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NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Village of Monroe Village Board (the "Board") will hold a Public Hearing, open to all persons, on August 15, 2023 at the Village of Monroe Village Hall, 7 Stage Road, Monroe, New York, at 7:00 p.m. The public hearing is being held pursuant to Sections 201 - 204 of the New York State Eminent Domain Procedure Law ("EDPL") to consider the proposed acquisition by eminent domain of certain real property commonly known as 47 Lakes Rd, Tax Map No. 211-1-1, Village of Monroe, Orange County (the "Property") for the purpose of historic preservation, important cultural characteristics to the Village, potential creation of parkland and/or gardens, public health, well-being and other improvements that will benefit the entire Village of Monroe.

The purposes of the public hearing are to review the public use to be served by the acquisition and the impact of the acquisition on the environment and residents of the locality where the Project is proposed to be constructed, pursuant to Article 2 of the EDPL, and to give all interested persons an opportunity to present oral or written statements and to submit other documents concerning the acquisition of property to be acquired.

The proposed property acquisition involves the exercise by the Board of its power of eminent domain, either with or without a negotiated agreement, to all of the Property described as follows:

| Reputed Owner | Tax Map Parcel Number | Address |
|------------------|-----------------------|---------------|
| WC Lincoln Corp. | 211-1-1 | 47 Lakes Road |

More particular information concerning the Property to be acquired under the EDPL, including legal descriptions and maps, and the acquisition are available for public inspection during normal business hours at Village Hall, 7 Stage Road, Monroe, NY 10950.

All persons having an interest in the acquisition are invited to attend the public hearing to

give oral or written statements and to submit other documentation concerning this proposed

publicly needed project.

ACCORDING TO EDPL §202(C)(2), THOSE PROPERTY OWNERS WHO MAY

SUBSEQUENTLY WISH TO CHALLENGE THE CONDEMNATION OF THEIR PROPERTY VIA

JUDICIAL REVIEW, MAY DO SO ONLY ON THE BASIS OF ISSUES, FACTS, AND

OBJECTIONS RAISED AT THE HEARING.

Comments on the proposed acquisition may be made orally or in writing at the public

hearing on August 15, 2023, or presented in writing to the Board at Village Hall, 7 Stage Road,

Monroe, NY 10950 on or before August 15, 2023. Comments received after the close of the

public hearing on August 15, 2023 will not be considered.

BY ORDER OF THE BOARD OF TRUSTEES

VILLAGE OF MONROE

KIMBERLY ZAHRA VILLAGE CLERK

Data de les

Dated: July 18, 2023



Village of Monroe

7 Stage Road, Monroe, NY 10950 Tel: (845) 782-8341 · Fax; (845) 782-3006

Mayor Neil S. Dwyer

Trustees
Debra Behringer
Andrew Ferraro
John Karl, III
Martin O'Connor

Clerk Kimberly Zahra

Treasurer Anthony Feliz

Attorney Alyse D. Terhune

Building Department James Cocks 782-8341 x128

Police Department Darwin Guzman, Chief 782-8644

Department of Public Works 783-4440

Water Department 782-8341 x122

Planning Board Jeff Boucher, Ch.

Zoning Board of Appeals Paul S. Baum, Ch. July 18, 2023

WC Lincoln Corp. Attn: Simon Jacobs 1 Jackson Avenue Spring Valley, NY 10977

Re: 47 Lakes Road, Tax Map Parcel No. 211-1-1, Village of Monroe, NY

Dear Mr. Jacobs:

The Village Board of the Village of Monroe is preparing for the possibility of exercising its power of eminent domain under Village Law § 1-102 and the Eminent Domain Procedure Law ("EDPL") to acquire from you title to your Property situated at 47 Lakes Road, Village of Monroe, County of Orange, State of New York, known as Tax Map Number 211-1-1 (the "Property").

Section § 302 of the EDPL provides, in relevant part, that any real property to be acquired by eminent domain "shall be appraised on behalf of [the Village] by an appraiser." EDPL § 302 also provides that "in order to adequately prepare such appraisal ... [the Appraiser] shall have the right to Inspect such property." Furthermore, under section 404 of the EDPL, the Village has the right to enter upon your land for the purposes of making surveys, test pits, and borings, or other investigations, and also for temporary occupancy during construction.

In connection with the Village's Resolution authorizing Village officers, agents, and contractors to enter upon the Property for the purpose of making surveys, test pits and borings, or other investigations, and also for temporary occupancy during construction, and for the preservation of the historic structures on the Property, the Village's engineering firm plans to access the Property for the purpose of inspecting all structures and conducting any surveys or investigations it deems necessary. In addition, the Village plans to retain a surveyor and an appraiser both of whom will also require access to the Property together with all structures found thereon.

Pursuant to Section 404 of the New York Eminent Domain Procedure Law, the Village shall bear responsibility for any damages caused by the Village, its employees, agents and/or contractors resulting from such entry and investigations.

To protect your rights, and in the Village's continued efforts to act as a good neighbor, the Village is committed to performing all work in the following manner:

- Village employees, agents and contractors will carry identification at all times when on the Property;
- Village employees, agents and contractors will leave the Property in as good condition as found to the extent reasonably practical; and
- The Village will promptly and effectively remediate any damage resulting from or arising out of the work at the Village's sole cost and expense.

The activities described above are expected to be completed through separate mobilization events, meaning they may require more than one (1) visit to the Property. Each of the studies/investigations is anticipated to affect the Property for less than one week, depending on the weather. The first study is anticipated to start on or about July 26, 2023, and all studies are anticipated to be complete by September 4, 2023.

Should you have any questions about our planned entry and Investigations, please contact:

Neil S. Dwyer, Mayor (845) 782-8341

If you have any questions regarding this matter, please feel free to contact me directly. We thank you for your anticipated cooperation.



Village of Monroe

7 Stage Road, Monroe, NY 10950 Tel: (845) 782-8341 · Fax: (845) 782-3006

Mayor Nell S. Dwyer

Trustees
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Police Department
Darwin Guzman, Chief
782-8644

Department of Public Works 783-4440

Water Department 782-8341 x122

> Planning Board Jeff Boucher, Ch.

Zoning Board of Appeals Paul S. Baum, Ch. July 18, 2023

Yehuda Frank 1 Jackson Avenue Spring Valley, NY 10977

Re: 47 Lakes Road, Tax Map Parcel No. 211-1-1, Village of Monroe, NY

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