

VILLAGE OF MONROE

Regular Meeting

June 25, 2026

Present: Chairman Parise; Members Iannucci, Karlich, Hafenecker and Kelly. Engineer Higgins and Attorney Bonet

Absent: 2 Planning Board Vacancies

Pledge of Allegiance.

On a motion made by Member Kelly and seconded by Member Hafenecker it was resolved to:
Open the Regular Meeting

Aye: 5 Nay: 0 Absent: 2

Site Plan Review – Country Inn

236 High Street (Rest Haven)

Country Inn with a restaurant on the 1st floor, lodging on the 2nd, and private offices on the 3rd

On a motion made by Member Kelly and seconded by Member Hafenecker it was resolved to:
Declare 236 High Street as an Unlisted action under SEQRA

Aye: 5 Nay: 0 Vacancies: 2

On a motion made by Member Hafenecker and seconded by Member Kelly it was resolved to:
Declare the Village of Monroe Planning Board Lead Agency

Aye: 5 Nay: 0 Absent: 2

On a motion made by Member Hafenecker and seconded by Member Kelly it was resolved to:
Refer the application for Orange County Department of Planning for GML239 review

Aye: 5 Nay: 0 Absent: 2

Member Iannucci asked if since the plans are not set yet is it ok to move forward? Chairman Parise replied that we need to do SEQRA and declare the Planning Board Lead Agency so we can send it to outside agencies. He believes the site plan is at a point that this can be done to advance the application. Member Iannucci said that she still had many questions about the site plans and wanted to ensure that those questions could be addressed. Chairman Parise replied that they will be back before the Planning Board in the future and noted had recently made a submission.

Site Plan Review – Proposed 2 Story Office Building

573 Route 17M (220-5-19)

Lakeside Pet Lounge between Monroe Pharmacy & Orange Collision autobody

Proposed new 23,342 SF 2 story office building

Present representing the applicant: It was not necessary for anyone to appear

Chairman Parise noted that Mr. Morgante forwarded a letter (attached) requesting the Planning Board to waive the 62 day post Public Hearing period.

On a motion made by Member Kelly and seconded by Member Hafenecker it was resolved to:

Accept the applicant's letter dated 06/19/2026 to waive the 62-day period

Aye: 5

Nay: 0

Vacancies: 2

Renew Special Use Permit – Somni Restaurant

15 Lake Street – (207.1.15)

Restaurant in building formally used as municipal office and court

Present representing the applicant: Luis Naula, Owner

Mr. Naula explained that he was waiting for the final electrical inspection on the 2nd floor and to hook up the sprinkler system. Chairman Parise noted that this meeting was not for the 2nd floor construction but for the renewal of the Special Use Permit that is currently 13 months overdue. He noted that they were notified that this needed to be renewed on multiple occasions. Chairman Parise pointed out that since the last Special Use Permit was granted the ownership has changed. The Town of Monroe was originally co-owner but this has changed. Mr. Naula confirmed that the building is now owned by an LLC. Mr. Naula stated that he thought the owner name was changed and noted that he had some difficulties in the past when the building was owned by the Town of Monroe and he has subsequently bought the building. He also mentioned the permits he needs issued and Chairman Parise stated that the applicant is before the board to renew the special use permit and the Planning Board knows nothing about the extension of the restaurant to the 2nd floor. Mr. Naula said that in order to open the 2nd floor they will need a sprinkler system so originally, he made the decision to open the 1st floor only and in the future when the sprinkler system is in, they will open the 2nd floor. Mr. Naula said that after he bought the building he had to redo everything with the Village that he originally did with the Town of Monroe, costing him money. Chairman Parise confirmed with Building Inspector Berberena that there have been no permits requested for the 2nd floor and we are unaware of this expansion. Mr. Naula explained that the 2nd floor would be used for private events only. Chairman Parise noted that his concern is the additional parking needed with a restaurant and new catering hall. Engineer Higgins said that the Special Use Permit must be renewed yearly and the applicant should have had their consultant update their plan to reflect additional seating, event space and catering areas as part of their renewal application. Mr. Naula stated that the original application included the second floor. Member Iannucci pointed out that the original site plan was only approved for the first floor and noted that if they wanted to use the 2nd floor they would have to come back to the Planning Board. Mr. Naula asked if he had to redo the floor plan and Member Iannucci asked if the 2nd floor was on the original floor plan. Member Hafenecker remembers a second floor and the owners desire to get the first floor up and running prior to expansion. Mr. Naula said that the last adjustment he did with his architect was to move the walk-in boxes to the 2nd floor since they could not be outside of the building. Chairman Parise noted that the original approval Resolution stated approval was limited to the first floor and it said nothing about the 2nd floor. He noted that the Planning Board would revise the ownership on the Special Use Permit and renew it as written for only the 1st floor. Engineer Higgins said the prior approval could be approved and prior to the use of the 2nd floor the applicant must come back to the Planning Board to modify it. Mr. Naula confirmed that LM03 Realty LLC is the owner. Chairman Parise asked Building Inspector Berberena if there are any outstanding violations and he replied there were not. Engineer Higgins said that we could renew the Special Use Permit as previously granted and change the ownership and prior to the use of the 2nd floor the applicant would have to come back.

On a motion made by Member Hafenecker and seconded by Member Kelly it was resolved to:

Renew the Special Use Permit with the revision of ownership

Aye: 5

Nay: 0

Vacancies: 2

Chairman Parise reminded Mr. Naula that he would have to come before the Planning Board yearly to renew the Special Use Permit. Member Hafenecker asked what Mr. Naula would need to do in order to use the 2nd floor. Engineer Higgins said that they would need to submit updated the plans to reflect the changes and update the parking calculations and they would not have to wait the year until the permit needed to be renewed. Member Iannucci asked about the outdoor dining in the alley noting that is a thoroughfare used by residents and a business that they can no longer access. She asked if there is any thing being done to direct people that usually use that alley? Member Kelly said that there is a lease agreement and Chairman Parise noted there was an agreement with the Village Board from February of this year. Member Iannucci agreed but also noted that it is a hardship. Chairman Parise said he asked the Building Inspector if they had received any complaints and they have not. Mr. Naula said that he was told to leave 3 feet for people to walk through and he instead left 5 feet to accommodate even people using a wheelchair. Mr. Naula said that the new Mayor walked through and approved the set up and he has not received any complaints. Chairman Parise also said that complaints need to go to the Building Department and Member Iannucci said she believed there was one. Chairman Parise said that the Planning Board does not handle complaints and he received an email and told the sender to contact the building department. Member Iannucci asked how this could be resolved since a vehicle could not use the thoroughfare to access their parking spots. Chairman Parise said that years ago apartments in the building next door were approved and the thoroughfare (green alley) was open for the residents for ingress and egress. When he walked the location, he noted there is a way to get to the parking lot from the park and ride. He also said there are signs for the apartment parking. Chairman Parise continued that the Planning Board has no jurisdiction for the outdoor café and that is the Village Board's purview and they made this agreement in February. If there is a complaint the Building Department must investigate it. Member Hafenecker suggested Mr. Naula put up some signage? Mr. Naula said the outdoor dining has reduced traffic and it was dangerous having the cars driving there with children around. Member Iannucci asked if the second floor and sprinkler system was on the original plan. Mr. Naula replied that it was and he would bring an updated floor plan when they are ready to open the 2nd floor. Chairman Parise suggested the applicant come to a Planning Board workshop with updated plans to discuss.

Special Use Permit – Accessory Apartment

1 Alex Smith Ave. (230-1-1.232)

New kitchen in existing basement of single-family home

Present representing the Applicant: Jesse Shih, David Niemotko Architects

Per Chairman Parise we are ready to move forward and approve this site plan last updated on May 28, 2026.

On a motion made by Member Iannucci and seconded by Member Kelly it was resolved to:

Approve the Site Plan for 1 Alex Smith Ave last update on May 28, 2026

Aye: 5

Nay: 0

Vacancies: 2

Chairman Parise reviewed the conditions on the Special Use Permit per the attached and noted these conditions are also on the plans. He also noted that the applicant must go to the Building Department for the outstanding required building permits. Engineer Higgins said that completion of the cabana that requires a building permit does not preclude the Planning Board from approving the site plan. He explained that the Building Permit is issued by the Building Department. The Planning Board has no objection to the location of the cabana but is not authorizing the structure. It is the applicant's obligation to get a building permit and if not, they will get a violation and be in violation of the special use permit.

Mr. Shih asked if the building permit would hold up the signing of the plans. Chairman Parise said that was not the case and once the Planning Board Engineer and Attorney review and approve the site plan and all fees are paid we can move forward with the signing. He stressed it was Mr. Shih's responsibility to ensure the applicant obtain the building permit from the building department.

On a motion made by Member Hafenecker and seconded by Member Iannucci it was resolved to:

Approve the Special Use Permit and Conditions

Aye: 5 Nay: 0 Vacancies: 2

Site Plan Review – Proposed addition / Condos

581 Route 17M - Monroe Pharm Plaza Condo (220-5-16.312)

Proposed 14,370 SF 2 story office addition – condominiums

Present representing the applicant: Avi Weinberg, WeinbergLim Engineering and Shloimy Gelb, Hartman Design

The Planning Board reviewed the architectural materials and renderings. Chairman Parise noted that the application needed Site Plan approval, last updated June 17, 2026. Mr. Weinberg noted that the only change was from "variance requested" to "variance granted" on the note. Chairman Parise said that they did receive the variance from the ZBA and we also need the cost estimate. Mr. Weinberg asked what that process is. Engineer Higgins said that he would send a letter to the Planning Board with the cost estimate and if they find it acceptable they would in turn forward that to the Village Board of Trustees for their acceptance. Once that is done, the applicant will have to post a bond with the Village prior to signature.

On a motion made by Member Karlich and seconded by Member Kelly it was resolved to:

Approve the Site Plan for 581 Route 17M last updated on June 17, 2026

Aye: 4 Nay: 1 (Member Kelly) Vacancies: 2

Engineer Higgins went over the conditions of the approval which are:

1. All improvements shall be constructed in accordance with plans last revised 6/17/2026.
2. Compliance with all comments of the Village Engineer & Attorney.
3. Compliance with all applicable Village Code, Building Code, and Fire Code requirements.
4. Obtaining all required permits and approvals from outside agencies.
5. Posting a performance bond, letter of credit or cash deposit, sufficient to cover the full cost of all improvements and treatment as outlined on the Site Plan and in accordance with §200-72.E(4)(d).
6. Payment of all required fees, escrows, and inspection costs.
7. Any modifications to the approved plans shall require Planning Board approval.

On a motion made by Member Hafenecker and seconded by Member Iannucci it was resolved to:

Approve the Site Plan conditions

Aye: 5 Nay: 0 Vacancies: 2

On a motion made by Member Iannucci and seconded by Member Karlich it was resolved to:

Approve the final Bond Estimate

Aye: 5 Nay: 0 Vacancies: 2

On a motion made by Member Hafenecker and seconded by Member Iannucci it was resolved to:

Send the Bond Estimate to the Village Board for Review and Acceptance

Aye: 5 Nay: 0 Vacancies: 2

Chairman Parise noted that the applicant gave hard copies of the renderings, colors, and materials samples to the board and they must forward electronic copies.

Mr. Weinberg asked if there was any timeline to after this approval to get the plans signed. Chairman Parise said we would need the copies to sign. The Planning Board Secretary asked if mylar copies were necessary and Engineer Higgins said they were not since this is not a subdivision. Mr. Weinberg asked if a resolution for the subdivision was required? Engineer Higgins said that was unclear since a subdivision map will not be filed in the County. Mr. Weinberg said he would feel better having a resolution since they went through this process of sub division approval and the applicant spent a lot of money having that done.

On a motion made by Member Iannucci and seconded by Member Hafenecker it was resolved to:
Approve the subdivision plot dated June 17, 2026

Aye: 5 Nay: 0 Vacancies: 2

Chairman Parise said the Planning Board does not need to sign the plot but it will go to the County. Mr. Weinberg said it is the opposite and said it can be signed and filed at the Village and the County does not need it. Engineer Higgins agreed that the County told him they did not need this subdivision plot.

Mr. Weinberg expressed his thanks to the board and consultants for a very straightforward and clean process. Chairman Parise commended the board on their work especially regarding the landscaping. Mr. Weinberg agreed and said it was nice to see a sea of pavement and break it up. The Planning Board Secretary asked if 3 copies of the plans to be signed was sufficient and it was decided 4 were needed. Copies going to: Planning Board, Building Department, Planning Engineer, and applicant. It was decided that the applicant would scan their signed copy and send it to the Planning Board electronic retention.

Minutes

On a motion made by Member Hafenecker and seconded by Member Iannucci it was resolved to:
Approve the minutes from 04/13/26

Aye: 5 Nay: 0 Absent: 2

On a motion made by Member Karlich and seconded by Member Iannucci it was resolved to:
Approve the minutes from 04/28/26

Aye: 5 Nay: 0 Absent: 2

On a motion made by Member Hafenecker and seconded by Member Karlich it was resolved to:
Approve the minutes from 05/11/26

Aye: 4 Nay: 0 Absent: 2 Abstain: 1

Planning Board Business

Chairman Parise asked if there was anyone that would have an issue changing the Tuesday meetings to Thursdays since Attorney Bonet can not make it on Tuesday nights. The Planning Board discussed the possibility and it was decided to table the matter to give the board members more time to decide.

On a motion made by Member Hafenecker and seconded by Member Kelly it was resolved to:
Adopt the 62 day post public hearing waive letter

Aye: 5 Nay: 0 Absent: 2

The board agreed to review the new Lead Agency notice and the Resolution and Special Use Permit form to be approved in the future.

Chairman Parise noted that we retained DTS Provident as our traffic consultant for the Q due to a conflict of interest with our usual traffic consultant.

On a motion made by Member Kelly and seconded by Member Iannucci it was resolved to:
Approve DTS Provident as traffic consultant on the Q due and forward to the Village Board

Aye: 5 Nay: 0 Absent: 2

Chairman Parise introduced Building Inspector Berberena. Member Hafenecker asked if he would be attending Planning Board meetings in the future and he replied in the affirmative.

On a motion made by Member Kelly and seconded by Member Iannucci it was resolved to:
Adjourn the Meeting

Aye: 5 Nay: 0 Absent: 2

ARDEN CONSULTING ENGINEERS, PLLC

June 19, 2026

Members, Village of Monroe Planning Board
7 Stage Road
Monroe, NY 10950

Re: 573 Route 17M
Village of Monroe
SBL: 220-5-9

62-Day Waiver

Arden Consulting Engineers, PLLC is providing this letter on behalf of the Applicant, 573 17M LLC. The Applicant has consented to waive the 62-day time period, after closure of the public hearing, for the Village of Monroe Planning Board to render a decision.

Please do not hesitate to contact me if you have questions or concerns.

Sincerely,

Arden Consulting Engineers, PLLC



Michael A. Morgante, P.E.

C:\Users\Owner\Box\JOBS\24-048 573 NYS Route 17M\62 Day Waiver 2026-06.docx

VILLAGE OF MONROE PLANNING BOARD

SPECIAL PERMIT RENEWAL

WHEREAS, the Applicant Luis Naula and LM03 Realty LLC, previously received a Special Use Permit (granted to Luis Naula and The Town of Monroe as owners) to operate a restaurant; and

WHEREAS, the existing special use permit is subject to renewal every year to provide the Planning Board the opportunity to evaluate compliance with the terms and conditions of the underlying special use permit; and

WHEREAS, the renewal of an existing permit is a Type II action pursuant to the State Environmental Quality Review Act and no further environmental review is required; and

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby renews the applicant's special use permit. The Special Use Permit shall be valid for a period of one year from the date of adoption.

BE IT FURTHER RESOLVED, that such renewal is conditioned on the following:

1. The permit issued is valid for a period of one year. Any continued use permitted by the Special Use Permit past the expiration date must be renewed prior to expiration.
2. Use of the second floor of the building is not included in the Special Use Permit. The applicant must submit an application to the Board with updated plans if the second floor is to be used.

Date: June 25, 2026

Motion by: Member Hafenecker

Seconded by: Member Kelly

Chairperson: Gary Parise Aye
Member: Barbara Iannucci Aye
Member: Fred Kelly Aye

Member: Paul Hafenecker Aye
Member: Marilyn Karlich Aye

Filed in the Office of the Planning Board Clerk on this _____ day of _____ 2026

Terri Brink, Planning Board Clerk

I, Kimberly Zahra of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Kimberly Zahra, Clerk

Village of Monroe.

VILLAGE OF MONROE PLANNING BOARD

RESOLUTION OF SITE PLAN

Application: 1 Alex Smith Avenue

Address: 1 Alex Smith Avenue, Monroe, NY - Section 230 Block 1 Lot 1.232

Applicant: Marcia Rhone

Date: June 25, 2026

RESOLVED:

The Village of Monroe Planning Board hereby grants **Site Plan Approval** for the above-referenced application, subject to the following conditions:

CONDITIONS

1. All improvements shall be constructed in accordance with plans prepared by David Niemotko, Architect, dated 04/28/2025, last revised 05/28/2026.
 2. Compliance with all comments of the Village Engineer, Attorney, Planner, and consultants.
 3. Compliance with all applicable Village Code, Building Code, and Fire Code requirements.
 4. Obtaining all required permits and approvals from outside agencies, if required.
 5. Payment of all required fees, escrows, and inspection costs.
 6. Any modifications to the approved plans shall require Planning Board approval.
-

VOTE

Motion by: Member Iannucci

Seconded by: Member Kelly

Chairperson: Gary Parise Aye

Member: Paul Hafenecker Aye

Member: Barbara Iannucci Aye

Member: Marilyn Karlich Aye

Member: Fred Kelly Aye

Filed in the Office of the Planning Board Clerk on this _____ day of _____, 2026

Terri Brink, Planning Board Clerk

I, Kim Zahra, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Kim Zahra, Clerk
Village of Monroe

VILLAGE OF MONROE PLANNING BOARD

RESOLUTION OF SPECIAL USE PERMIT

Application: 1 Alex Smith Avenue

Address: 1 Alex Smith Avenue, Monroe, NY - Section 230 Block 1 Lot 1.232

Applicant: Marcia Rhone

Date: June 25, 2026

RESOLVED:

The Village of Monroe Planning Board hereby grants **Special Use Permit Approval** for the above-referenced application, subject to the following conditions:

CONDITIONS

1. Upon receiving special use authorization, the owner must file a covenant at the County Clerk's office and with the local assessor stating that the right to rent an accessory apartment ceases upon transfer of title. A copy of said covenant shall be provided to the Planning Board and Building Department. Upon a transfer of title, the local assessor shall notify the Building Department, who will then take the appropriate steps to ensure compliance with these provisions.
 2. Purchasers of homes that have special use authorization for accessory apartments who want to continue renting those apartments must reapply for special use authorization.
 3. Upon any approval from the Planning Board, full compliance with Chapter 158, Rental Property, including registration of the property with the Village of Monroe as a rental property, shall be completed prior to occupancy of the new accessory apartment.
 4. Any condition of approval should note the applicant's requirement to obtain a building permit for this structure, in addition to the building permit required for the accessory apartment.
-

VOTE

Motion by: Member Hafenecker

Seconded by: Member Iannucci

Chairperson: Gary Parise Aye

Member: Paul Hafenecker Aye

Member: Barbara Iannucci Aye

Member: Marilyn Karlich Aye

Member: Fred Kelly Aye

Filed in the Office of the Planning Board Clerk on this _____ day of _____, 2026

Terri Brink, Planning Board Clerk

I, Kim Zahra, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Kim Zahra, Clerk

Village of Monroe

VILLAGE OF MONROE PLANNING BOARD

SPECIAL PERMIT

This special permit is issued to Marcia Rhone, owner of the property located at 1 Alex Smith Avenue, Monroe, NY for an accessory apartment pursuant to § 200-49 of the Village of Monroe Village Code subject to the Planning Board's special permit procedures and regulations as set forth in the Village of Monroe Code Article XII § 200-48, et seq.

FINDINGS

The board determines, after review of all the application materials, consultant comments and public comments, that the applicant/owner has satisfied the findings required by the Village Code § 200-48.2, in particular:

- A. The location and size of the use, the nature and intensity of the operations and traffic involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- B. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.
- C. Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristics than would be the operations of any permitted use not requiring a special use permit.
- D. Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives are laid out so as to achieve maximum safety.
- E. Existing municipal facilities are adequate for the proposed use.
- F. The property will be suitably landscaped to protect the neighborhood and adjacent property in perpetuity.

Dated: _____

VILLAGE OF MONROE PLANNING BOARD

BY: _____

Gary Parise, Chairman



62 Day Waiver

VILLAGE OF MONROE
PLANNING BOARD
7 Stage Road, Monroe, NY 10950

To: Village of Monroe Planning Board

Date: _____, 20____

RE: Subdivision / Site Plan / Special Permit Application of:

_____, premises located off
(applicant's name)

(address)

Village of Monroe, tax description: Section _____ Block _____ Lot _____

The Planning Board having conducted a public hearing for preliminary / final subdivision / site plan / special permit approval on _____, 20____, it is requested on behalf of the above applicant that the time for the Planning Board to take action on the application shall be extended to and including _____, 20____.

Authorized Signature: _____

.....

Agreed as of _____, 20____

Planning Board of the Village of Monroe

By: _____

VILLAGE OF MONROE PLANNING BOARD

RESOLUTION OF SITE PLAN AND SPECIAL PERMIT APPROVAL

Application: [Project Name]

Address: [Property Address], Section ___, Block ___, Lot ___

Applicant: [Applicant Name]

Date: [Date]

RESOLVED:

The Village of Monroe Planning Board hereby grants **Site Plan Approval** [and **Special Permit** **Approval** for the above-referenced application, subject to the following conditions:

CONDITIONS

1. All improvements shall be constructed in accordance with plans prepared by [Engineer/Architect], dated [date], last revised [date].
 2. Compliance with all comments of the Village Engineer, Attorney, Planner, and consultants.
 3. Compliance with all applicable Village Code, Building Code, and Fire Code requirements.
 4. Obtaining all required permits and approvals from outside agencies.
 5. Posting a performance bond, letter of credit or cash deposit, sufficient to cover the full cost of all improvements and treatment as outlined on the Site Plan and in accordance with §200-72.E(4)(d).
 6. Payment of all required fees, escrows, and inspection costs.
 7. Any modifications to the approved plans shall require Planning Board approval.
-

VOTE

Motion by: _____

Seconded by: _____

Chairperson: Gary Parise	Aye ___ Nay
Member: Paul Hafenecker	Aye ___ Nay
Member: Barbara Iannucci	Aye ___ Nay
Member: Marilyn Karlich	Aye ___ Nay
Member: Fred Kelly	Aye ___ Nay

Filed in the Office of the Planning Board Clerk on this _____ day of _____, 2026

Terri Brink

Planning Board Clerk

I, Kim Zahra, Clerk of the Village of Monroe, does hereby certified that the foregoing resolution was filed in the Office of the Village Clerk on _____.

Kim Zahra, Clerk

Village of Monroe.



VILLAGE OF MONROE
PLANNING BOARD
7 Stage Road, Monroe, NY 10950

LEAD AGENCY NOTICE

<APPLICANT>

PLEASE TAKE NOTICE:

1. On _____, 2026, the Planning Board of the Village of Monroe declared its intent to be lead agency and to coordinate SEQR review of the action.
2. This lead agency declaration is made for purposes of Article 8 of the Environmental Conservation Law and declares as follows:

Title of Action:

Descripton:

Loation:

Tax Map Designation:

Involved Agencies: Village of Monroe Planning Board

Contact Person: Gary Parise, Chairman
Village of Monroe Planning Board
7 Stage Road
Monroe, New York 10950
(845) 782-8341 x131

COPIES OF THIS NOTICE SHALL BE SENT TO:

_____ DEPARTMENT

_____ DEPARTMENT

PLEASE TAKE NOTICE: that the Planning Board of the Village of Monroe intends to be lead agency and the failure of any involved agency to object within thirty (30) days after mailing of the Notice of the Board's intended lead agency status shall be deemed

acquiescence to such intent and the Board shall be deemed to be the lead agency at that time.

This notice of lead agency designation shall be deemed a notice in accordance with Part 617.6 of the SEQR Regulations.

Dated: _____ 2026