

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JANUARY 15, 2025, AT THE DR. JEFFREY OPPENHEIM COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:00 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lance N. Millman Stacy Caridi Melanie Golden Michael Humphrey Warren E. Berbit	Mayor Deputy Mayor Trustee Trustee Village Attorney
Absent:	Bruce Egenhauser	Trustee
Recording Secretary:	Joan Will	Village Clerk-Treasurer

Mayor's Report:

Mayor Millman stated that there are several residents from Montebello in attendance and he will be discussing the recent burglaries, along with the Ramapo Police Department, that have occurred throughout the year.

Mayor Millman stated that he, and the Village Attorney and Village Clerk had a joint meeting last week with the Ramapo Police Department to discuss the burglaries and that there are two detectives in attendance tonight for a discussion.

Mayor Millman stated that the Village is looking to collect email addresses from Village residents in order to keep them apprised of any important happenings within the Village, such as issues of public concern. He stated that it would not be used for political, or any other purpose and it would not be disseminated.

Mayor Millman stated that there have been heavy winds in recent weeks and the recycling and trash has been blowing around. Village Hall has sent out our maintenance team to pickup any trash on the public access. If the trash is on personal property, please pick it up.

Mayor Millman stated that the Village is currently working on the next newsletter, and it will be mailed within the next few weeks.

Mayor Millman stated that the Village is always looking for candidates to fill open board positions on the Historic Preservation and Parks Commission, the Zoning Board of Appeals, and the Planning Board. If anyone is interested, please send your resume to Village Hall.

Building Department Report:

The following is the Building Department Report for the month of December 2024:

- (17) building permits were filed. A total of \$30,480.00 in permit fees were collected.
- (6) Certificates of Occupancy were issued.
- (4) locations were inspected; \$1,600.00 in Fire Inspection fees were collected during the month.
- (3) code violations were issued.

Historic Preservation and Parks Commission (HPPC) Report

The committee met on Wednesday, December 4, 2024.

Historic Preservation

- Certificate of Appropriateness Status:
 - Carlos Cabrero and Tina DiMeo of 29 Bayard Lane presented a proposal for a single-family home to be built. Ms. DiMeo presented the architectural details of the 5,876 square foot home. They are using the same architect as the house across the street. A lengthy discussion ensued about the native vegetative buffer

required. The Commission discussed possibly adding more evergreens. They agreed that they should conduct a site visit for more perspective.

- David Fried of 63 Viola Road was present and stated he submitted the additional photos requested by the Commission at the November meeting along as revised plans. A Certificate of Occupancy was granted conditioned upon the enhancement of the buffer.
- Nachman Rotenberg of 62 Montebello Road regarding construction of a new single-family dwelling. A representative of Construction Expeditors presented on behalf of the applicant/property owner. Additional photos of the property and shed were submitted as requested and the footprint of the dwelling has been staked out. A motion to grant a Certificate of Appropriateness conditioned upon the additional plantings, the driveway curb cut to the left side of the garage, the restoration of the stone wall and moving the house back a minimum of 10 feet after removal of the non-historic house shed was approved.

Public Comment:

Detective Lieutenant Chris Franklin and Detective Sergeant Michael Higgins from the Ramapo Police Department are in attendance tonight to field questions and comments from the residents.

- Daniel Kwilecki of 41 Oxford Drive discussed that his home has been burglarized twice in the past few years. He described what the burglars did to his home and changes he suggests others do as well. He said dogs were a deterrent. He also suggested that the Village residents start community watch programs.
- Sheri Kwilecki of 41 Oxford Drive wants to discuss if the Ramapo Police Department notifies the Village and what procedures are in place.

Mayor Millman explained that he is in contact with the Ramapo Police Department whenever there is an issue. There is only limited information they can give in an ongoing investigation.

- Arlene Cale of 40 Oxford Drive wanted to discuss the amount of information and how often the Ramapo Police Department notifies the Village of any criminal activity.

Mayor Millman stated again that the Ramapo Police Department do contact him at the Village. He reiterated the importance of the residents signing up for email contact.

- Devora Samet of 14 Linda Drive discussed that her house was surveilled several times by the same person acting as a landscaper. She contacted Chaverim and the Ramapo Police Department about this.
- Moshe Engel of 21 Mayer Drive stated that he finds it difficult to install license plate readers on his property due to violations to others who did.

Mayor Millman stated that no one received a violation for the camera or license plate reader, vs. a violation for the installation in a right of way. There can be no installations in the right of ways.

- Elliot Mittelman of 5 Robin Hood wanted more information about streetlights and license plate readers.

Mayor Millman stated that there are 11 license plate readers within the Village controlled by the Ramapo Police Department. The Village is not stopping any resident who wishes to install a license plate reader on their home or property, and he reminded them that it does not stop them from being burglarized.

- Moshe Engel of 21 Mayer Drive inquired what the process would be to install more cameras and license plate readers closer to the road.

Mayor Millman stated again that the cameras cannot be installed in the right of way. He stated that who replaces them if a snowplow throws snow on them or a driver is injured, and they are destroyed. It now turns into a liability issue.

Village Attorney Berbit stated that the right of way varies in depth depending on the street / road you are driving on. Some of the historic roads have little margins.

Mayor Millman stated that cameras are permitted but don't face them at your neighbors, to avoid other issues.

- Devora Samet of 14 Linda Drive stated that the police asked her for the license plate of the truck that was surveilling her home. She stated her cameras did not pick it up and she understands that it will be after the fact.

Mayor Millman stated that it is very important to call 911 first before calling any other party including Chaverim. Mayor Millman stated that the Ramapo Police Department works well with outside parties including Chaverim, but the residents' first call should be to the Police Department.

- Daniel Kwilecki of 41 Oxford Drive explained that license plate readers do not always work as the criminals are smarter than that and they alter their license plates.

Mayor Millman reminded the residents that they should be locking their doors and windows, turning lights on, and using their alarm system. If you see something, say something. Don't be afraid to contact the Police. We can create neighbor watches within neighborhoods and the Village will purchase the signs for them. With that understanding that they are to not confront anyone, they should be contacting the Police immediately. He stated that you can install cameras, but not in the right of way. If you have questions, contact the Building Department for more information. He also stated that if you go away, you should contact the Police and notify them that you will not be home. Mayor Millman introduced the Ramapo Police Department Officers.

- Detective Lieutenant Chris Franklin addressed the residents with statistics of the recent burglaries not only in Montebello, but within the Town and County and even other states. He stated that they are organized groups and professionals at what they do. He stated there were about 15 this past year. Yes, there is a spike within the last few months due mostly to daylight savings time and it getting darker early. He stated that they usually avoid confrontation and burglarize homes when no one is at home. He stated that this is a multi-jurisdictional effort to stop these rings along with the FBI. He stated that there is a lot of information sharing between agencies and they can comfortably state that many of the burglaries are being committed by the same gang. He explained that this is a difficult job to catch these criminals. He stated that they work very well with Chaverim, and they are very helpful with giving over information; however, he stressed that the first call should be to 911.
- Moshe Becker of 59 Montebello Road asked if the burglaries seemed to be planned in advance.
- Detective Sergeant Michael Higgins stated that the Mayor and / or Village is contacted of any occurrence within Montebello. He stated that 911 phone calls should be a priority. He handed out a flyer to all residents. He stated that if you see something, say something. He said keep your neighbors informed of when you go away as well as the Police Department, this way the police can check the premises.

Mayor Millman thanked the Detectives and the residents for attending the meeting tonight.

No one else from the public wishing to speak, Mayor Millman closed this portion of the meeting.

Resolution No. 25 - 001

Village of Montebello

Title: Rescheduling Public Hearing on Revised Proposed LL 1 of 2025 (Tent Law)

WHEREAS, Resolution No. 024-136 adopted December 18, 2024, authorized Scheduling a Public Hearing at tonight's meeting on proposed LL1 of 2025 (tent law) and SEQRA circulation and due Notice with respect to same, anticipating that revisions to the proposed law as then discussed would be timely prepared; and

WHEREAS, with the recommendation of the Village Attorney and Planner, and concurrence of the Mayor, it was concluded that the Public Hearing was best postponed to enable revising and circulating the proposed edited Local Law as consistent with the discussion at the December 18, 2024, meeting.

THEREFORE, BE IT RESOLVED that Resolution No. 024-136 to the extent inconsistent herewith be and hereby is amended and superseded as follows:

1. The Public Hearing is Scheduled for the Regular Village Board Meeting to be held on February 19, 2025, beginning at 7:00 pm local time, or as soon thereafter as the matter can

be heard, and timing and posting and SEQRA circulation and due notice shall occur and be timed accordingly.

2. The proposed Local Law under consideration and being circulated for review and reaction shall be the version edited as per the Board's instructions as prepared and circulated by the Village Planner as made available for tonight's meeting.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the motion carries unanimously.

Resolution No. 25 - 002

Village of Montebello

Title: Accept the Dam Safety Inspection and Maintenance Plan

WHEREAS, the Dam Safety Inspection and Maintenance Plan prepared by the Village Engineer, Martin K. Spence, as last dated December 31, 2024, and stamped in as received on January 14, 2025, "The Plan", referenced as if fully set forth hereinafter, is acknowledged and has been reviewed and discussed.

THEREFORE, BE IT RESOLVED, that the Plan be and hereby is accepted by the Village Board and shall be complied with, a true copy of same to be appended to the and attached to the Minutes hereof, The Plan with this Resolution to be filed with the NYS as directed by the Village Engineer.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, motion carried unanimously.

Resolution No. 25 - 003

Village of Montebello

Title: Approval of Minutes for December 18, 2024

BE IT RESOLVED, the minutes of the Board of Trustees of December 18, 2024, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, motion carries unanimously.

Resolution No. 25 - 004

Village of Montebello

Title: Approval of Minutes for December 30, 2024

BE IT RESOLVED, the minutes of the Board of Trustees of December 30, 2024, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Humphrey

Trustee Golden abstained.

Upon vote, the Resolution was carried unanimously.

Resolution No. 25 - 005

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated January 15, 2025, and totaling \$174,773.76 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the Resolution was carried unanimously.

Resolution No. 25 – 006 **Village of Montebello**

Title: Approval of Abstract & Schedule of Claims – Professional Fees

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fees dated January 15, 2025, for Professional Fees, and totaling \$15,018.63 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Humphrey

Upon vote, the Resolution was carried unanimously.

Resolution No. 25 - 007 **Village of Montebello**

Title: Polling Place for Federal / State / Local Primary and General Election

BE IT RESOLVED that the polling place for the Federal/State/Local Primary Election to take place on:

- Tuesday, June 24th, 2025, for State / Local Primary
- Tuesday, November 4th, 2025, for General Election

at Dr. Jeffrey Oppenheim Community Center (Montebello Community Center), 350 Haverstraw Road, Montebello, NY, located in the Town of Ramapo and authorized by the Rockland County Board of Elections according to New York State Election Law Section 4-104 at a rate of \$240 per use.

Motion: Deputy Mayor Caridi

Second: Trustee Humphrey

Upon vote, motion carries unanimously.

Resolution No. 25 - 008 **Village of Montebello**

Title: Fire Department – Ice Training Drills

WHEREAS, the Tallman Fire Department, by its letter dated January 13, 2025, requests, for the fourth year in a row, use of the ponds in Kathryn Gorman Ponds Park for the annual ice rescue refresher course; and

WHEREAS, said letter recognizes the need for sufficient Fire Department insurance, that no heavy equipment can be on the walking trails, that the Ramapo Police Department will be given notice to help monitor the activity, and that notice shall also be given to the public; and

WHEREAS, after consulting with the HPPC Chairperson or HPPC and the Village’s insurer, which has not yet occurred, any other conditions believed reasonably necessary to protect the public, the ponds and the park, shall be considered included herewith; and

WHEREAS, additional details are required from the Fire Department setting forth the exact nature of its drills, when they will be held, and an alternate date if the weather doesn't cooperate.

THEREFORE, BE IT RESOLVED that said use is hereby approved and permitted in the public good, subject to meeting any further reasonable conditions as mentioned above, which shall be made known to the Fire Department as soon as possible it being believed that the Fire Department has anticipated these conditions as mentioned in its letter and due to its prior usage.

Motion: Trustee Golden

Second: Trustee Humphrey

Upon vote, motion carries unanimously.

Resolution No. 25 - 009

Village of Montebello

Title: Certain Justice Court Prosecutions

BE IT RESOLVED, in furtherance and acceptance of the letter of the District Attorney of Rockland County, Thomas E. Walsh II, ("DA") dated January 1, 2025 referenced as if fully set forth hereinafter, a copy of which shall be appended to the minutes hereof, pursuant to the DA's consenting to the prosecution of the matters listed therein, that such shall be prosecuted by the Village Attorney or Assistant Village Attorneys in the Justice Court of the Village of Montebello.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the motion carries unanimously.

Public Comment:

No one else from the public wishing to speak, Mayor Millman closed this portion of the meeting.

Old / New Business

- Mayor Millman stated that the Newsletter will be mailed within the next few weeks.
- Mayor Millman stated that the Village is still working with Homeland Towers, and they will be updating their information regarding the Balloon Test and visuals.
- Mayor Millman stated that the Village is sad at the resignation of Carl Wanderman and we will discuss this at next month's meeting.
- Trustee Golden stated that the Comprehensive Plan will be holding a Public Hearing on their Draft proposal in March and that in April they will be presenting it to the Village Board of Trustees. She also stated that the Comp Plan meetings are open to the public.

At 8:27 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss contractual matters, seconded by Trustee Golden. Vote carried unanimously.

At 8:58 PM, Deputy Mayor Caridi made a motion to exit the Executive Session, seconded by Trustee Golden. Vote carried unanimously.

At 8:59 PM, Deputy Mayor Caridi made a motion to close the meeting, seconded by Trustee Golden. Vote carried unanimously.

Respectfully submitted:

Joan Will, Village Clerk - Treasurer