

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, NOVEMBER 15, 2023, 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	Mayor
	Stacy Caridi	Deputy Mayor
	Melanie Golden	Trustee
	David A. Liebergall	Trustee
	Bruce Egenhauser	Trustee
	Warren E. Berbit	Village Attorney
Recording Secretary:	Joan Will	Village Clerk-Treasurer

### **Mayor's Report:**

Mayor Millman reported that the New York State Thruway Authority will be continuing to make critical bridge repairs on the thruway above Saddle River Road in Monsey between exits 14B and 14A. Last weekend they were working on the northbound lanes, this coming weekend they will be working on the southbound lanes. Mayor Millman advised that there will be significant delays due to closed lanes and alternate routes should be entertained.

Mayor Millman announced that the Village Newsletter is currently at the printer and should be in everyone's mailbox next week.

Mayor Millman reports that the Village is looking into the possibility of doing a traffic study for a traffic light on the tee intersection of Montebello Road and Mile Road.

Mayor Millman reports that Homeland Tower will be conducting a balloon test for the possible installation of a cell tower on the community center property.

Mayor Millman reports that the second-floor office rental property located at 350 Haverstraw Road will be available for rent, as ultimately will be both floors of offices. If anyone is interested, please contact the Village Clerk-Treasurer.

Mayor Millman reports that the Algonquin pipeline work being conducted by Enbridge will be concluded on Friday, November 17. Mayor Millman will be meeting with them as well to discuss several issues with them, especially regarding their impact when they do pipeline work.

Mayor Millman reminds all users of the Community Garden to please clean out your plots and get them ready for winter. The bags are located in the shed and should be placed inside the dumpster at Village Hall.

Mayor Millman reports that Congressman Michael Lawler will be holding a Rockland County Town Hall meeting on Sunday, November 19 at Rockland Community College Theater from 6pm – 8pm. All are welcome to attend.

Mayor Millman congratulates Rockland County Highway on their ribbon cutting of the new highway facility located at 26 Scotland Hill Road in Chestnut Ridge. It was a \$40 million dollar venture that spans 24 acres and purchased for \$1 from New York State DOT. It will have 7 buildings. This is a state of the art environmentally correct green facility with the ability to serve all the residents of Rockland County.

Mayor Millman reports that the Village report has been sent to the Arbor Day Foundation for the Tree City USA status.

Mayor Millman reports that Rockland County's 2024 Proposed Budget proposed capped percent has been affirmed by the New York State Comptroller.

Mayor Millman is happy to report that an agreement has been made with the Town of Ramapo and their highway department for plowing and snow removal at the Village of Montebello Village Hall and at the Dr. Jeffrey Oppenheim Community Center.

Mayor Millman reports that Orange and Rockland Utilities is informing all customers of the new tactics of scammers. They are attempting to educate their customers, so the customers learn how to detect scammers. For more information you can contact Orange and Rockland directly at [www.fraudweek.com](http://www.fraudweek.com).

Mayor Millman reported that he attended a Rockland County meeting to discuss the proposal of Local Law 6 of 2023 to establish restrictions on the operations of municipal government outside the County of Rockland to ensure cooperation and the sanctity of the home rule. Every municipality will have to vote on this.

### **Building Department Report:**

The following is the Building Department Report for the month of October 2023:

- (9) building permits were filed. A total of \$3,598.00 in permit fees were collected.
- (11) Certificates of Occupancy were issued.
- To date all locations have been inspected; \$3,375.00 in Fire Inspection fees were collected during the month.
- (19) code violations were issued.

### **Historic Preservation and Parks Commission (HPPC)**

A Certificate of Appropriateness hearing was held for 103 Montebello Road. The Commission approved the Amended Conditioned Certificate of Appropriateness at the November 1, 2023, meeting.

W3R sign installation is ongoing. The State Highway department picked up the signs at Village Hall.

Discussion on the Overlay District and procedures for these properties to be discussed at the December 6, 2023, meeting.

With no one from the HPPC wishing to speak, Mayor Millman closed this portion of the meeting.

### **Public Comment:**

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

### **Public Hearing – Budget**

#### **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that a Public Hearing will be held on Wednesday, November 15, 2023 beginning at 7:00 p.m. or as soon thereafter as the matter can be heard for the purpose of considering and adopting a Budget for the period of January 1st through December 31, 2024. The meeting will be held at Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, NY.

All interested parties are invited to attend. The Tentative Budget will be available for inspection and review at the Village Office during normal working hours, Monday through Friday, 9:00 a.m. to 4:00 p.m. as well as on the Village of Montebello website [www.villageofmontebello.org](http://www.villageofmontebello.org)

The proposed salaries of the Village Board members are as follows:

Mayor -	\$ 42,500.00
Deputy Mayor -	\$ 11,500.00
Trustees (3) -	\$ 19,500.00

Joan Will  
Village Clerk - Treasurer

Village of Montebello  
One Montebello Road  
Montebello, NY 10901  
(845) 368-2211

Warren E. Berbit  
Village Attorney  
October 18, 2023

**Resolution: 23 - 131**

**Village of Montebello**

Title: Adoption of 2024 Budget

WHEREAS, a Public Hearing to adopt the 2023 budget was opened at 7:18 p.m. on November 15, 2023, by motion by Deputy Mayor Caridi and seconded by Trustee Liebergall, all approved; and

WHEREAS, no one from the public spoke; and

WHEREAS, a motion to close the Public Hearing at 7:46 p.m. was motioned by Deputy Mayor Caridi and seconded by Trustee Egenhauser, all approved.

THEREFORE, BE IT RESOLVED, that the Tentative Budget be amended at the public hearing and hereby is adopted as the Budget of the Village of Montebello for the tax year 2024 in a total amount of \$3,223,088 and that the sum to be raised by taxation of real property, \$1,280,479, shall be and hereby is levied, and that the warrant of the Village should be issued for the collection thereof, based upon a tax rate of 11.15644 per one thousand dollars (\$1,000) of taxable assessed valuation, being and intended to be the sum to be raised by taxation divided by the total taxable assessment of \$114,774,921 and

BE IT FURTHER RESOLVED that in addition, the Village Clerk-Treasurer is hereby authorized to re-levy unpaid professional and property maintenance fees on those properties subject to same.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

The Board was polled:	Mayor Millman	-	Aye
	Deputy Mayor Caridi	-	Aye
	Trustee Golden	-	Aye
	Trustee Liebergall	-	Aye
	Trustee Egenhauser	-	Aye

**Resolution No. 23 -132**

**Village of Montebello**

Title: Approval of Minutes for October 18, 2023

BE IT RESOLVED, the minutes of the Board of Trustees of October 18, 2023, be and are hereby approved.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, motion carries unanimously.

**Resolution No. 23 – 133**

**Village of Montebello**

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims dated November 15, 2023, and totaling \$157,364.91 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, the Resolution was carried unanimously.

**Resolution No. 23 – 134**

**Village of Montebello**

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated November 15, 2023, for Professional Fees, and totaling \$20,683.65 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, the Resolution was carried unanimously.

**Resolution: 23 - 135**

**Village of Montebello**

Title: 2024 Contract with Financial Consultant

WHEREAS, the Village’s Financial Consultant Marvin Nyman has been providing financial consultant services to the Village since its inception; and

WHEREAS, Mr. Nyman’s services include budget preparation, assisting the Village Clerk-Treasurer in maintaining the Village’s financial records, preparation and submittal of the New York State AUD and Constitutional Tax Limit Report as well as an annual audit of the Justice Court accounts; and assisting the Village Clerk - Treasurer as needed.

WHEREAS, the Financial Consultant proposes continuing such services for 2024 pursuant to the terms set forth in a proposal dated October 27, 2023, referenced as if set forth hereinafter, a true copy of which shall be appended to the Minutes hereof, said proposal being according to the updated terms of \$33,420.00 year (\$2,785.00/month)

THEREFORE, BE IT RESOLVED, that Marvin Nyman continue to provide financial consultant services to the Village for the budgeted amount of \$33,420.00/year paid in monthly installments of \$2,785.00 for the period of January 1, 2024, through December 31, 2024.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, motion carries unanimously.

**Resolution No. 23 - 136**

**Village of Montebello**

Title: Addendum to 2024 Contract with Town of Ramapo for Highway Services

WHEREAS, the highway services contract with the Town of Ramapo covers, amongst other things, snow and ice removal on the Village’s roads; and

WHEREAS, the Village has traditionally obtained snow and ice removal services for the Village Hall and the Dr. Jeffrey Oppenheim Community Center, and landscaping for all the Village properties, from other sources via an RFP process, but solicitation this year for same does not appear to have yielded economically viable proposals; and

WHEREAS, as a consequence, negotiations were held with the Town of Ramapo yielding acceptable terms and conditions to be included as a highway contract addendum for snow and ice removal services at the Village Hall and Dr. Jeffrey Oppenheim Community Center, but at this time, the Town is unable to supply landscaping services.

THEREFORE, BE IT RESOLVED as follows:

1. That the outside sourced proposals for landscaping and snow and ice removal services be and hereby are rejected as economically unviable.
2. To that, effective December 1, 2023, through December 31, 2024, an addendum to the highway services agreement with the Town of Ramapo be and hereby is approved supplying snow and ice removal services at the Village Hall and Dr. Jeffrey Oppenheim Community Center, driveways, parking lots, and walkways, including supplying and the application of salt, as necessary, on the parking lots and driveways, and the same with respect to the walkways, provided chemicals for the latter use, are supplied by the Village according to Town specifications, at a total cost of \$200 per location per each plowing as needed, all according to consistent terms in the addendum to be drawn by the Town and Village Attorneys.
3. That the Mayor, Village Clerk, and Village professionals pursue various means to obtain landscaping services, including by outside contractors and by hybrid means (e.g., partly or fully by internal staff and equipment), and report back to the Village Board with options, hopefully timely for the next regular meeting of the Village Board.
4. That the Town is thanked for its cooperation.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, 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**

- The board discussed the possibility of getting a traffic study for the corner of Montebello Road and Mile Road.
- The Mayor announced that the Village is current with all of its bond payments.
- The Mayor announced that neither the Village nor the Village Planner have heard from or received any updates on the Stonehedge project and that it will remain on hold until updates are received.

At 7:58 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss contract and legal matters, seconded by Trustee Liebergall. Vote carried unanimously.

At 8:15 PM, Deputy Mayor Caridi made a motion to exit the Executive Session, seconded by Trustee Golden. Vote carried unanimously.

At 8:16 PM, Deputy Mayor Caridi made a motion to close the meeting, seconded by Trustee Liebergall. Vote carried unanimously.

Respectfully submitted:

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Joan Will – Village Clerk-Treasurer