

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, MAY 18, 2022, VIA TELECONFERENCE ZOOM MEETING. THE MEETING WAS CALLED TO ORDER AT 7:30 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lance N. Millman Stacy Caridi Melanie Golden Steven H. Beldock Evan T. Kuperman	Mayor Deputy Mayor Trustee Trustee Trustee
Other:	Warren E. Berbit	Village Attorney
Recording Secretary:	Joan Will	Village Clerk-Treasurer

**Mayor's Report:**

Mayor Millman read the following statement:

**PLEASE TAKE NOTICE**, on and in response to the current COVID-19 virus emergency, Governor Kathy Hochul issued Executive Order S.5001A/A.40001 that suspended the Open Meetings Law requirement to hold in public in-person meetings and allowed official meetings to be held via telephone conference or similar technologies.

**PLEASE TAKE FURTHER NOTICE**, that the public may access the teleconference recording on Wednesday, May 18, at 7:30 pm by joining our ZOOM Meeting. Links to gain access have been posted to our website [www.villageofmontebello.org](http://www.villageofmontebello.org). Please note the rules for public participation are as follows:

- 1 – the public is allowed to view and listen to the Board of Trustees meeting live via Zoom.
- 2 – if the public wishes to make a comment or has a question, they were asked to wait for the Public Comment portion of the meeting.
- 3 – all participants of this meeting will be muted.

**PLEASE TAKE FURTHER NOTICE** that a copy of this Board of Trustees meeting link and agenda have been available on our website @ [www.villageofmontebello.org](http://www.villageofmontebello.org) and the minutes of this meeting will be available to the public once adopted.

**AS A REMINDER TO EVERYONE** that this meeting is being recorded and a version will be posted to our website. In order for each of the Board of Trustees to be heard, please make sure only one person speaks at a time so that there will be an understandable recording.

Mayor Millman reminded everybody that the Newsletter will be out shortly. He wished to invite everyone to the Memorial Day Remembrance Ceremony on Sunday, May 29 at 9:00 am here at Village Hall. This year our keynote speaker will be Nick Milillo who lives in Montebello. The elementary school will again be reading the Gettysburg Address.

Mayor Millman reported that the milling and paving of eight (8) roads within Montebello has started and reminded everyone to drive carefully.

Mayor Millman invited the local residents to join the Community Garden at Village Hall. It is currently being mulched and planter boxes are ready for plants. If anyone is interested in a plot, please contact Village Hall.

Mayor Millman announced that he will be performing weddings for anyone interested at no charge with legal marriage certificate from the State. Contact Village Hall to check availability.

Mayor Millman announced the beginning of the Mayor's Montebello Golf Group for individuals that wish to play golf with other local residents.

The Mayor, Village Attorney Berbit along with our Planner and Traffic Consultant, met with Brookfield Property owners to discuss what is going on with Old Mill Road and the old

Novartis Property in conjunction with the IV-2 Rockland application before the Village of Suffern. He is hopeful these meetings will be ongoing throughout the project.

Mayor Millman would like to congratulate everyone who got out and voted in the School Board election and to congratulate those elected to the board.

Mayor Millman encourages everyone to check out our website at [www.villageofmontebello.org](http://www.villageofmontebello.org) to stay up to date with what is going on in the village. We will be looking into clean energy alternatives and that information is on our website.

Mayor Millman would like to thank Sheriff Lou Falco and the Rockland County Sheriff's Department for assisting with the spring cleanup of the community garden here in Montebello.

Deputy Mayor Stacy Caridi attended the 7<sup>th</sup> Annual Awards Ceremony & Breakfast with the Town of Ramapo Police Department to recognize officers who performed exceptionally this year. Over sixty awards were presented.

Mayor Millman announced that on Friday, May 13<sup>th</sup> he met with Senator Reichlin-Melnick. The Senator presented the Mayor with a check for \$125,000 for a DASNY grant for Village Hall roof repairs. He thanked the Senator for his efforts on behalf of the Village.

### **Congratulations to Montebello Graduates in the Top 10% of the Class of 2022 from Suffern High School**

The Mayor wished to congratulate and recognize the following students for their accomplishments. He also invited all the graduates to attend the Memorial Day Remembrance Celebration:

- Michael Assad
- Tess Barg
- Alexa Cooperstein
- Elizabeth Curran
- Imogen Daszak
- John Doherty
- Ilana Feder
- Allegra Glassman
- Ron Guter
- Brooke Hirsch
- Kayla Levy
- Samantha Miller
- Emma Muchnick
- Owen Park
- Esther Pollak
- Charles Poulos
- Dylan Vo
- Evan Xim

### **Building Department Report:**

The following is the Building Department Report for the month of April 2022:

- Fourteen (14) building permits were filed. A total of \$13,176.00 in permit fees were collected.
- Three (3) Certificates of Occupancy were issued.
- One (1) location was reinspected; \$975.00 in Fire Inspection fees were collected during the month.
- Four (4) code violations were issued.

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

With no one from the HPPC wishing to speak, Mayor Millman closed this portion of the meeting. Village Clerk – Treasurer Will stated that the SHPO – CLG Audit has been successfully completed by her office and submitted to Linda Mackey.

**Public Comment:**

Even though there were people from the public in the audience, no one from the public wishing to speak, Mayor Millman closed this portion of the meeting.

**Resolution No. 22 - 069**

Village of Montebello

Title: Approval of Minutes for April 20, 2022

BE IT RESOLVED, the minutes of the Board of Trustees of April 20, 2022, be and are hereby approved.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, motion carries unanimously.

**Resolution No. 22 – 070**

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims dated May 18, 2022, and totaling \$135,527.93 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Golden

Second: Trustee Kuperman

Upon vote, the Resolution carried unanimously.

**Resolution No. 22 - 071**

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated May 18, 2022, for Professional Fees, and totaling \$15,080.58 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Kuperman

Upon vote, the Resolution carried unanimously.

**Resolution No. 22 - 072**

Village of Montebello

Title: ARPA – Tablet Purchase for Remote Accessibility

WHEREAS, the Board of Trustees often work outside of Village Hall and need to have access to all Village email and correspondence as well as the documents for the Board of Trustees meetings; and

WHEREAS, in an effort to embrace tree sustainability, the Village Clerk – Treasurer contacted our IT Company, Delaney Computer Services to discuss remote working capabilities; and

WHEREAS, Delaney Computer Services, as set forth in his quote dated May 16, 2022, quoted \$1980.00 for five Apple 10.2-inch iPad Tablets; and

WHEREAS, it appears that under the American Rescue Plan Act (ARPA) and the United States Department of the Treasury application of same, use of ARPA funds is on hand to fund said proposal and is an appropriate use of same.

THEREFORE, BE IT RESOLVED, that said proposal for Delaney Computer Services in the amount of \$1,980.00 be and hereby is accepted, and that the use of \$1,980.00 of ARPA funds is authorized and found to be an appropriate use of same.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

**Resolution No. 22 - 073**

Village of Montebello

Title: Retaining NPV and Collier Engineering for Review of Brookfield Property Application

WHEREAS, the Suffern Planning Board is holding their Public Hearing regarding the Brookfield Project (Novartis Property) on May 18th. The Mayor would like permission to move forward on the following issues to ensure that the Village of Montebello is heard; and

WHEREAS, the Village would like permission to retain Jonathan Lockman of Nelson, Pope and Voorhis to represent the Village of Montebello on plan review of the Brookfield Project (Novartis Plan) at a cost between \$600 - \$800; and

WHEREAS, the Village would like permission to hire a Traffic Study group Collier Engineering to represent the Village of Montebello on preparing a Traffic Study of the Brookfield Project (Novartis Plan) including truck traffic at a cost between \$3,000 - \$5,000.

WHEREAS, time being of the essence, the Board of Trustees was poled on April 26 via email with the Village Clerk – Treasurer:

- Mayor Millman - Yea
- Deputy Mayor Caridi - Yea
- Trustee Golden - Yea
- Trustee Beldock - Yea
- Trustee Kuperman - Yea ;and

WHEREAS, subsequent thereto Colliers Engineering and Design per a written proposal, and after negotiations, agreed he perform said work, prepare and personally present its traffic study on May 18, 2022, at a cost of around \$5,000.

THEREFORE, BE IT RESOLVED retroactive to April 26<sup>th</sup>, that Jonathan Lockman of Nelson, Pope and Voorhis is retained to represent the Village of Montebello to represent the Village on plan review of the Brookfield Project (Novatis Plan) at a cost between approximately \$600 - \$800; and

BE IT FURTHER RESOLVED, also retroactive to April 26<sup>th</sup> that the Village retain Colliers Engineering and Design to prepare a Traffic Study of the Brookfield Project (Norvatis Plan) including truck traffic at a cost of around \$5,000.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, motion carries unanimously.

**Resolution No. 22 - 074**

Village of Montebello

Title: Authorize Road Resurfacing Supplemental

WHEREAS, the Village Engineer in his email dated May 3, 2022, referenced as if set forth hereinafter, a true copy of which shall be appended to the Minutes hereof, recommends that a portion of Montebello Road that is in poor riding condition and the Town of Ramapo cannot repair via patching any further be added to the roads to be paved at an additional cost of \$18,000 under the Tilcon contract arranged through the Town.

WHEREAS, the Village Engineer also recommends the change in milling companies to Cavaliere Industries of Stamford Connecticut.

THEREFORE, BE IT RESOLVED, that said work be and hereby is authorized in the circumstances, as is the change of milling companies, and any additional funds needed to pay for same above that budgeted to be transferred from surplus.

Motion: Deputy Mayor Caridi

Second: Trustee Kuperman

Upon vote, the Resolution carried unanimously.

**Resolution: 22 - 075**

Village of Montebello

Title: Independent Audit Services for 2022, 2023, and 2024

WHEREAS, the Board of Trustees has authorized an independent audit of the Village's financial statements annually since 2004; and

WHEREAS, the Village Clerk-Treasurer sent out letters of interest seeking proposals from auditors for the 2022, 2023 and 2024 fiscal years; and

WHEREAS, proposals were received from EFPR Group, LLP and Donna L. Crowley, RBT CPA's, LLP and from no other auditors referenced as if set forth hereinafter, a true copy of which shall be appended to the minutes hereof, the salient details of which is as follows:

	<u>2022</u>	<u>2023</u>	<u>2024</u>
EFPR Group, LLP	\$13,500	\$14,500	\$15,300
Donna L. Crowley, RBT CPA's, LLP	\$15,000	\$15,300	\$15,600

Vanacore, Debenediticus, DiGiovanni & Weddell, LLP – Did not respond

Korn, Rosenbaum, LLP – Did not respond

said proposals considered a part hereof; and

WHEREAS, it is prudent that such services be obtained, and EFPR Group, LLP, has offered such services at the lowest cost and appears to have the requisite skills and experience to perform the work, and performed such services satisfactorily for the Village since 2016.

THEREFORE, BE IT RESOLVED, that the Proposal of EFPR Group., be accepted, a copy to be appended to the Minutes hereof, said firm being retained to perform independent auditing services at \$13,500, for 2022, \$14,500 for 2023 and \$15,300 for 2024, the Village reserving the right to terminate the arrangement in any year for the succeeding year, and the fees set forth in the Proposal authorized to be paid for same.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

**Resolution No. 22 - 076**

Village of Montebello

Title: Accept Annual Justice Court Audit

WHEREAS, the Village's Justice Court commenced operation on or about June 1<sup>st</sup>, 2012, and §2019-a of the Uniform Justice Court Act ("the Act") requires that the Village Justices annually provide their court records and dockets to the village auditing board (the Village Board), and that such records thereby be examined or audited and that fact be entered into the Minutes of

the Board’s proceedings, and thereafter that such be filed with the Director of Internal Audit, NYS Office of Court Administration; and

WHEREAS, the Village’s Financial Consultant, Marvin Nyman has, under his cover of May 3, 2022, authored his analysis of the records of the Village of Montebello’s Justice Court, and the Justice Court bail records to determine adherence to court procedures and compile relevant operating data and to determine if the bail account held sufficient assets to cover the associated liability, which analysis is likewise dated May 3, 2022; both documents (hereinafter “The Reports”) referenced hereat as if fully set forth hereinafter, true copies of which shall be appended to the minutes hereof; and

WHEREAS, the Village Board has reviewed the Reports and associated records, and confirms the conclusions drawn by the Village’s Financial Consultant.

THEREFORE, BE IT RESOLVED, pursuant to the Act, as hereby entered into the Minutes of the Village Board, that said Reports be and hereby are approved after the required examination was conducted, and that the Reports and a Clerk certified completed copy of this Resolution be filed with Joan Casazza, Internal Audit Service Unit, NYS Office of Court Administration, 2500 Pond View-Suite LL01, Castleton On Hudson, NY 12033 – email: jcasazza@nycourts.gov.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

**Resolution: 22 - 077**

Village of Montebello

Title: NYSBOC of Rockland Training Program – Building Inspector and the Assistant Building Inspector

BE IT RESOLVED that attendance by Building Inspector Adam Gordon and Assistant Building Inspector Marcos Padilla at NYSBOC of Rockland Training Program on September 20, 2022, through Thursday, September 22, 2022 at a cost of \$150.00 for the Building Inspector’s, and \$300.00 for the Assistant Building Inspector classes is hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon Vote motion carries unanimously.

**Resolution 22 – 078**

Village of Montebello

Title: Stonehedge – Public Hearing Continued

WHEREAS, the Public Hearing on Stonehedge Heights be continued until the next meeting on Wednesday, June 15, 2022, while the applicant considers the alternate possibility presented by the Village to reduce the density as set forth at this meeting.

Motion: Trustee Melanie Golden

Second: Deputy Mayor Caridi

Upon vote, motion carried unanimously.

**Public Comment:**

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

**Old / New Business**

- Gratefully Yours will be performing here at Village Hall on September 18, 2022.
- Newsletter has gone to print and mailing.
- The village will be looking into LED lighting to reduce costs within the village.

At 8:12 PM, Trustee Golden made a motion to go into Executive Session to discuss legal matters, seconded by Deputy Mayor Caridi. Vote carried unanimously.

At 8:19 PM, Trustee Golden made a motion to exit Executive Session, seconded by Trustee Kuperman. Vote carried unanimously.

At 8:19 PM, Trustee Kuperman made a motion to close the meeting, seconded by Deputy Mayor Caridi. Vote carried unanimously.

Respectfully submitted:

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Joan Will, Village Clerk-Treasurer