

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JUNE 15, 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, June 15, at 7:30 pm by joining our ZOOM Meeting. Links to gain access have been posted to our website 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 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 stated that the Chabad and Rabbi Gancz held their Annual Friendship Circle Gala Awards Ceremony at the Village Hall Gazebo on Monday, June 13th. Mayor Millman and Deputy Mayor Caridi were in attendance. This is a wonderful event thanking all the teens and high school students that volunteer for the Chabad. The Mayor stated that this is truly an asset to our community. They congratulated all the volunteers on their achievement.

Mayor Millman stated that the Village has booked Gratefully Yours for September 18, 2022, event at Village Hall.

Mayor Millman stated that the Town of Ramapo Police Department informs him to remind the residents to lock their vehicles in their driveways and to remove all valuables from the vehicles including your car fob, purses, and wallets. The Police stated that there was a Mercedes Benz going house to house attempting to break into vehicles. They reminded us to contact the Police Department if they see any suspicious vehicles.

Mayor Millman and the entire Board of Trustees would like to thank all who participated in the Memorial Day Remembrance Ceremony and a huge shout out to Louise Renud, Deputy Village Clerk, who made the event so wonderful and easy by organizing and putting the entire event together. Thank you to all the Viola Elementary 5th grade reader, Marine Corp League color guard, and our keynote speaker, Nick Milillo, for making the event so special.

Mayor Millman advised everyone to be aware of money scams with fake ID. Please verify anyone who comes to your home for official reason by contacting the company that they represent or the Town of Ramapo Police Department.

Building Department Report:

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

- (13) building permits were filed. A total of \$5,366.00 in permit fees were collected.
- (4) Certificates of Occupancy were issued.
- (15) locations were inspected; \$2,575.00 in Fire Inspection fees were collected during the month.
- Several code violations were issued. Many were for property maintenance (grass/weeds) and were resolved within a day or two.

Historic Preservation and Parks Commission (HPPC)

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

Public Comment:

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

Title: Retaining NPV for Review of Brookfield Property Survey

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 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 26th, 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 (Novartis Plan) at a cost between approximately \$600 - \$800; and

BE IT FURTHER RESOLVED, also retroactive to April 26th that the Village retain Colliers Engineering and Design to prepare a Traffic Study of the Brookfield Project (Novartis Plan) including truck traffic at a cost 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, 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, Debenedictus, 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 1st, 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.

Resolution No. 22- 079

Village of Montebello

Title: Local Law Amending Chapter 195 Regarding ZBA Standards and Regarding the Definition of “Accessory, Building or Structure”

WHEREAS, the Village Planner and Assistant Village Attorney assigned to the Planning Board and ZBA, after an Advice of Counsel meeting and with the assistance of Trustee Melanie Golden, recommended the adoption of proposed Local Law No. 2 of 2022 to better conform to the wording of NYS Law pertaining to the standards for granting area variances, related to, and to more appropriately limit the size of accessory building or structure relative to the principal building; and

WHEREAS, the Village Attorney, generally is in agreement, but wishing to discuss possible edits, has requested approximately 30 days to better dialogue with the aforementioned proponents, and to get the guidance of General Code, and then to prepare circulation documents under SEQRA.

THEREFORE, BE IT RESOLVED, that this matter be tabled until the July agenda to permit the aforementioned preliminary activity in anticipation of acting at the July 2022 meeting to declare Lead-agency status, to commence SEQRA circulation, and to authorize the holding of a Public Hearing on said Local Law as it may be revised, at the August or September 2022 meeting as soon as time and circulation permit.

Motion: Deputy Mayor Caridi

Second: Trustee Kuperman

Upon vote, motion carried unanimously, after the Village Attorney explained in more detail the genesis for the amendment.

Resolution No. 22 - 080

Village of Montebello

Title: Appointment to Hire Summer Interns

WHEREAS, the Village Clerk – Treasurer has a need to have documents shredding and files moved in the basement; and

WHEREAS, the Village Clerk – Treasurer would like to hire two summer interns to handle that job; and

WHEREAS, two college students have applied for the positions.

THEREFORE, BE IT RESOLVED, the Mayor has authorized the Village Clerk – Treasurer to hire Natasha Renud and Andrew Rivera at \$14.00 / hour as summer interns with proper vetting from Rockland County Personnel not to exceed 3 months or until the project is completed.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, motion carried unanimously.

Resolution No. 22 - 081

Village of Montebello

Title: Approval of Minutes for May 18, 2022

BE IT RESOLVED, the minutes of the Board of Trustees of May 18, 2022, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Kuperman

Upon vote, motion carries unanimously.

Resolution No. 22 – 082

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims June 15, 2022, and totaling \$452,077.35 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

Resolution No. 22 - 083

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated June 15, 2022, for Professional Fees, and totaling \$14,013.75 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

Resolution No. 22 - 084

Village of Montebello

Title: Approval of Abstract & Schedule of Claims – Shade Tree Fund

BE IT RESOLVED, the Abstract and Schedule of Claims - Shade Tree Fund dated June 15, 2022, for Shade Trees, and totaling \$4,755.00 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 - 085

Village of Montebello

Title: Accepting Resignation of Steven H. Beldock from the Board of Trustees

WHEREAS, Steven H. Beldock, has very ably served the Planning Board as an Ad-Hoc member from November 2013 through January 2016, and as a Trustee beginning February 2016; and

WHEREAS, Steven advised for family reasons that he is moving outside of the Village but remaining within the County, and thus has tendered his resignation from the Village Board of Trustees effective June 30, 2022; and

WHEREAS, Steven, a noted attorney, applied his skills including his ability to engage in calm, in-depth, logical reflection, laced with dry humor, to serve the Village and its residents, and he and such service were most appreciated will be missed.

THEREFORE, BE IT RESOLVED, that Steven H. Beldock's resignation is hereby reluctantly accepted effective June 30, 2022, and his seat declared vacant as of that time; and

BE IT FURTHER, RESOLVED, that gratitude for Steven's service to the Village and its residents is hereby spread across the minutes for posterity, and that a Proclamation be prepared in ceremonious form, originally signed, and presented to Steven; and

BE IT FURTHER RESOLVED that Steven Beldock and his family be wished well and many years of happiness and joy in their new surroundings

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

The Mayor and all Trustees expressed their gratitude for Trustee Beldock’s services, were sorry he was leaving, and wished him well.

Resolution No. 22 - 086

Village of Montebello

Title: Appointment of Trustee to Fill a Vacancy

WHEREAS, the seat of Trustee Steven H. Beldock has become vacant effective June 30th as a consequence of his resignation; and

WHEREAS, the Mayor has recommended the appointment of David A. Liebergall, M.D. residing on Cobblestone Farm Court, to fill said seat until he or a successor is elected for the balance of the term at the next Village Election in March of 2023 and takes the oath of office.

THEREFORE, BE IT RESOLVED, albeit the Mayor has the authority to so appoint, as a show of solidarity and support, that the Mayor’s recommendation is hereby ratified, and that David A. Liebergall, M. D. is hereby appointed to fill the vacated seat as aforescribed.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, motion carries unanimously.

Resolution No.22 -087

Village of Montebello

Title: Arbor Day Tree Planting

WHEREAS, as consistent with the Village’s past practice of honoring Arbor Day, the Village Clerk-Treasurer explored proposals from vendors for one tree, a 2-inch Caliper Dogwood tree to be planted at Village Hall, and the following were received:

Vendor	Tree Proposal	Price Quote
Belleville Landscaping	1 – 2” Caliper Dogwood, mulch tree with root munch	\$1,085.00

; and

WHEREAS, based on the proposals as outlined, and providing many nurseries do not have the trees in stock, the proposal from Belleville Landscaping, Inc. at a total cost of \$1,085.00 is the best option.

THEREFORE, BE IT RESOLVED, that authorization is hereby granted to expend the sum of \$1,085.00 from the Shade Tree Fund to acquire and plant one of each tree on the grounds of Village Hall as outlined per the proposal of Belleville Landscaping, Inc.

Motion: Deputy Mayor Caridi

Second: Trustee Kuperman

Upon vote, motion carries unanimously.

Resolution No.22 – 088

Village of Montebello

Title: Approving Proposal for Garden Work and Proposal for Weed Prevention in the Community Garden

WHEREAS, the Community Garden is in need of repair and the Village Clerk-Treasurer explored proposals from vendors to clean, repair, and weed the Community Garden, yielding the following:

Vendor	Proposals	Price Quote
Belleville Landscaping, Inc.	Garden Work – Decrease area by 3 posts, remove fence post and run back to close in garden, grade and remove excess soil, seed and straw areas disturbed	\$5,760.00
Belleville Landscaping, Inc.	Garden Area – Installation of fabric to prevent weeds along perimeter of garden area, installation of fabric to prevent weeds on the inside pathways of garden, install 3/8 chip pea gravel over all fabric and clean up and remove all debris.	\$6,230.00

; and

WHEREAS, based on the proposals as outlined, and providing many nurseries did not submit a proposal, the proposal from Belleville Landscaping, Inc. at a total cost of \$11,990.00 is the best option.

THEREFORE, BE IT RESOLVED, that authorization is hereby granted to expend the sum of \$11,990.00 to repair the Community Garden at Village Hall as outlined per the proposal of

Belleville Landscaping, Inc. To be funded by Rockland County Resilient Recreation Grant or ARPA funds.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, motion carries unanimously.

Resolution 22 - 089

Village of Montebello

Title: 6 Cobblestone Farm Road – Return of Escrow

BE IT RESOLVED, as per the report of Village Engineer, that escrow for 6 Cobblestone Farm Road, in the amount of \$ 10,000.00 be returned to Mordechai Spira as the project has been completed as per the attached schedule.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

Resolution 22 - 090

Village of Montebello

Title: 38 Montebello Road – Return of Escrow

BE IT RESOLVED, as per the report of Village Building Inspector, that escrow for 38 Montebello Road, in the amount of \$ 1,000.00 be returned as the project has been completed as per the attached schedule.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

Public Comment:

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

Old / New Business:

- The Village has booked Gratefully Yours for September 18, 2022 event.
- The Mayor would like to have Steve Harriman of Realterm Energy attend the July 20 Board meeting to present their proposal for LED Streetlight Conversion.

At 8:04 PM, Trustee Golden made a motion to go into Executive Session to discuss contractual matters in negotiation, seconded by Deputy Mayor Caridi. Vote carried unanimously.

At 8:32 PM, Trustee Golden made a motion to exit Executive Session, seconded by Trustee Kuperman. Vote carried unanimously.

At 8:32 PM, Trustee Beldock made a motion to close the meeting, seconded by Trustee Golden. Vote carried unanimously.

Respectfully submitted:

Joan Will – Village Clerk-Treasurer