

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JULY 13, 2022, AT THE DR. JEFFREY OPPENHEIM COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:30 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

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

Mayor's Report:

Mayor Millman spoke about a proposal before the Board from an Eagle Scout to install Bat Houses for his Eagle project. This will be discussed further into the meeting.

Mayor Millman discussed the major water main break on Kings Gate last night. It was a double break in the line and the fourth one in two years. The new water company, Veolia, is looking into the problem. They have begun repairing residents' properties as the water has been turned off.

The Mayor reminds everyone to call the Police if you see anything suspicious.

Mayor Millman explained that the old Novartis Property, which is now or soon will be owned by Brookfield Properties, that Old Mill Road which went up for auction by the Thruway Authority was not won by Brookfield Properties.

Mayor Millman stated that Cornell Cooperative Extension has summer education programs available as webinars and for more information please go to their website.

Mayor Millman advised that Lake Welch is still closed as well as a few other parks and lakes and people should contact the facility before heading there.

Mayor Millman would like to welcome new Trustee Dr. David Liebergall.

Building Department Report:

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

- (9) building permits were filed. A total of \$4,642.00 in permit fees were collected.
- (7) Certificates of Occupancy were issued.
- (6) locations were reinspected; \$825.00 in Fire Inspection fees were collected during the month.
- (9) code violations were issued.

Historic Preservation and Parks Commission (HPPC)

Village Attorney Berbit stated THE HPPC is in the midst of public hearings for Certificates of Appropriateness for two properties, the Ryan Mansion at Montebello Road opposite Hemion, for renovation of the exterior; and, due to being on a Historic Road, the vacant parcel at 131 Spook Rock Road upon which a new home is proposed. The HPPC is to meet in the field on the former to look at materials and the front doors. The latter was approved for a Certificate subject to 1) gathering the loose stones on the property formerly comprising a wall to recreate the semblance of a wall across the frontage to the extent possible without importing more stone and, 2) to plant and create a native species vegetative buffer approximately 28’ in depth along the frontage of the property. With no one additionally from the HPPC wishing to speak, Mayor Millman closed this portion of the meeting.

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.

Presentation: Stonehedge

Mr. Marsel Amona discussed with the Board his proposal to reduce the units and vary their appearance for the Stonehedge Property the Public Hearing on which has been held in abeyance. Discussions ensued with Mr. Amona, Mayor, and Board. Albeit the proposed changes were similar to those viewed as insufficient before

Ms. Peggy Kurtz of Rockland Community Power was asked to explain why advertisements by the company stated Montebello has joined versus Montebello is considering joining Rockland Community Power. Mayor Millman explained that residents are concerned that a decision was made before they were instructed.

Mayor Millman explained that Rockland Community Power needs to do more advertising about the program and has suggested that they attend the Suffern Street Fair and advertise for not only Suffern but Montebello.

Resolution No. 22 - 091

Village of Montebello

Title: Approval of Minutes for June 15, 2022

BE IT RESOLVED, the minutes of the Board of Trustees of June 15, 2022, be and are hereby approved.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Trustee Liebergall abstained.

Upon vote, motion carries unanimously.

Resolution No. 22 – 092

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims July 13, 2022, and totaling \$135,090.55 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 - 093

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated July 13, 2022, for Professional Fees, and totaling \$15,811.70 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, the Resolution carried unanimously.

Resolution No. 22 - 094

Village of Montebello

Title: Approval of Abstract & Schedule of Claims – ARPA Funds

BE IT RESOLVED, the abstract and Schedule of Claims – ARPA Funds dated July 13, 2022, for ARPA Funds, and totaling \$2,972.00 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 - 095

Village of Montebello

Title: Retaining NPV for Review of Brookfield Property

WHEREAS, the Suffern Planning Board will be lead agent for the Brookfield Project (Novartis Property); and

WHEREAS, the Village would like to continue the services of 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 not to exceed \$3,000; and

WHEREAS, the Village would like to continue the services of Colliers Engineering and Design to represent the Village of Montebello on preparing a Traffic Study of the Brookfield Project (Novartis Plan) including truck traffic not to exceed \$5,000.

THEREFORE, BE IT RESOLVED that Jonathan Lockman of Nelson, Pope and Voorhis continues to represent the Village of Montebello on plan review of the Brookfield Project (Novartis Plan) at a cost not to exceed \$3,000; and

BE IT FURTHER RESOLVED that the Village continue to retain Colliers Engineering and Design to prepare a Traffic Study of the Brookfield Project (Novartis Plan) including truck traffic at a cost not to exceed \$5,000.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, motion carries unanimously.

Resolution No. 22 - 096

Village of Montebello

Title: Accepting Resignation and Appointment Member to the Planning Board

WHEREAS, Planning Board Member Howard Hochberg whose appointment expires April 2027, has tendered his resignation effective June 30, 2022, due to relocating; and

WHEREAS, the Mayor recommends the appointment of Marlo Dickman, a resident of Montebello, who has been serving as Planning Board Ad-Hoc since August 2021.

THEREFORE, BE IT RESOLVED, that said resignation is accepted effective June 30, 2022, and said seat declared as vacant, and that effective July 1, 2022, Marlo Dickman is hereby appointed, as Member of the Planning Board to serve until April 2027, or until a successor is duly appointed, and declare the Planning Board Ad-Hoc seat vacant.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

Purchase of W3R signs for National Historic Trail land route marking has been tabled. After reading the proposed resolution, the Mayor and Board had several questions they needed answered. Therefore, until a representative from the HPPC attends the Village Board meeting with samples of the signs and a map of the locations to be installed, the request will be put on hold.

Public Comment:

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

Old / New Business

- Eagle Scout Bat House project. The Mayor and Board invite the Eagle Scout to the August board meeting to present his project. Prior to his attendance he has been requested to submit schematic drawings to the Village Engineer for comments.
- Mayor Millman would like to have installed a charging station at the Community Center and the possibility of electric vehicles for municipal use.

At 8:42 PM, Trustee Golden made a motion to go into Executive Session to discuss legal matters impacting negotiating contract terms and possible litigation and prosecutions, seconded by Deputy Mayor Caridi. Vote carried unanimously.

At 9:54 PM, Trustee Liebergall made a motion to exit Executive Session, seconded by Trustee Golden. Vote carried unanimously.

At 9:55 PM, Trustee Kuperman made a motion to close the meeting, seconded by Trustee Liebergall. Vote carried unanimously.