

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, AUGUST 17, 2022, VIA TELECONFERENCE ZOOM MEETING. 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 Evan T. Kuperman David A. Liebergall	Mayor Deputy Mayor Trustee Trustee Trustee
Other:	Warren E. Berbit	Village Attorney
Recording Secretary:	Joan Will	Village Clerk-Treasurer

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, August 17, at 7:00 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's Report:**

Mayor Millman stated that the Village currently has two positions available. One as an Ad-Hoc Member of the Planning Board and the other as an Ad-Hoc Member of the Zoning Board. Any interested party should send their resume to the Village Clerk-Treasurer.

Mayor Millman stated that Ramapo Valley Ambulance Corps will no longer be responding to 911 calls. Town Supervisor Specht met with Mayor Millman and other area Mayors to advise us of this decision and the Town of Ramapo is in the process of making sure that there is increased coverage by the Spring Hill Ambulance Corps and Faist Ambulance in a more centralized location.

Mayor Millman and the Board wish to express their condolences and support to Assistant Building Inspector Marcos Padilla on the recent death of his wife.

Mayor Millman stated that he has several issues to discuss in Executive Session.

Mayor Millman stated that he has just received the Engineering Report regarding the Eagle Scout Project for bat houses which we will discuss further in the meeting.

Mayor Millman stated that he and Trustee Golden would be on a conference call on Friday with Rockland Community Power to discuss the possible conversion to their program once they see the bid proposals from ESA's they have to offer. If viable bids are received the Mayor would then speak with all the rest of the Trustees to see if this is a direction we wish to go forward with. The Mayor will also be in contact with other municipalities who may also be participating in the program.

Mayor Millman stated that our Village website is now ADA Compliant. He stated that there is an Accessibility widget in the left-hand corner, and it provides visitors to our site with access to tools that help make the site more accessible based on their disabilities.

Mayor Millman stated that Brookfield Properties, who took over the Novartis Property, now has security being utilized by a company for which the Mayor was a CFO called Mulligan Security Corp. The Mayor advised that he is no longer involved with that company nor is he involved in any contracts with either party. He stated that he just wanted everyone to be aware of the former connection.

### **Building Department Report:**

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

- (14) building permits were filed. A total of \$372,006 in permit fees were collected.
- (7) Certificates of Occupancy were issued.
- (14) locations were inspected or reinspected; \$2,025.00 in Fire Inspection fees were collected during the month.
- (8) code violations were issued.

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

Mayor Millman asked Lisa Levin, Chairperson for the HPPC, to attend this evening to discuss and show the Board what the W3R signs. He stated that he would also like a sample of the sign dropped off at Village Hall for all the Trustees to look at.

Chairperson Levin stated that the HPPC would like to get the W3R (Washington-Rochambeau Revolutionary Route) sign produced and installed as soon as possible along with a historic marker explaining what it means. Chairperson Levin explained the location of the signs, which is the official sign of the National Parks Service, within Montebello along Route 202, Lake Road, etc. She stated that they would be installed by the highway department from the various department that handles the particular road including the Ramapo Highway Department and County Highway Department and spaced based on highway sign rules. She showed the main sign.

### **Resolution No. 22 - 097**

Village of Montebello

Title: Purchase of W3R Signs for National Historic Trail Land Route Marking

WHEREAS, the Historic Preservation and Parks Commission wishes to add road markings to mark the National Historic Trail Land Route, called the Washington-Rochambeau National Historic Trail (W3R), which runs from New Hampshire to Virginia and through the Village of Montebello; and

WHEREAS, the Deputy Chairperson Tony Piazza for HPPC by resolution requests that the Village move forward with the purchase of those road markings and accompanying arrows; and

WHEREAS, the Village Clerk – Treasurer along with the Village Historian Craig Long solicited estimates from local sign makers; and

WHEREAS, having only one local sign maker, Highway Traffic Supply in Pearl River, able to recreate the W3R signs that will be used to mark the trail so that individuals can follow and study a part of the historic exploration journey.

THEREFORE, BE IT RESOLVED, that said proposal for Highway Traffic Supply in the amount not to exceed \$3,300.00 be and hereby is accepted, and that the use of \$3,300.00 is authorized contingent to Trustees seeing the signs in person.

Motion: Trustee Golden  
Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

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: RealTerm Energy – Mike Coyle**

Mr. Coyle, Vice President of Sales & Marketing, on behalf of Steve Harriman, Sr. Director of Business Development, discussed their Proposal to purchase and convert the streetlights to LED. Mr. Coyle discussed value, lighting quality, inventory, and investment to the Village. (The energy savings short term would fund the project, and long term would substantially reduce costs)

The Board and Mr. Coyle discussed various aspects of the proposal with the Village requesting additional information of Mr. Coyle as well as requesting that the Village Clerk contact our insurance carrier to see what additional costs this may add. There are two versions of lights – photocell activated or smart lights which allow individual control.

Mayor Millman advised Mr. Coyle that the next steps would be for the Board to discuss and possibly do a workshop on this as well as checking the references with other Villages in the area that have already completed this.

**Presentation: Stonehedge**

Mr. Marsel Amona discussed with the Board his revised counter proposal to make 3 single family homes at the entrance with eight (8) semi-attached (duplex) homes making sixteen (16) homes for a total of nineteen (19) homes altogether not including the main house and caretaker’s cottage. Mr. Amona believes this is a good thing for the village. If he cannot get this proposal, he feels it is not feasible for him to continue and he will sell the whole parcel. Discussions ensued with Mr. Amona, Mayor, and Board.

Mayor Millman advised that the Board will take this under consideration and asked Mr. Amona if his offer of nineteen (19) homes or nothing stands. Mr. Amona responded yes. Mayor Millman reminded Mr. Amona that the Board offered him sixteen (16) homes on the project. Mr. Amona will vary the sizes and appearances of the homes.

**Resolution: 22 - 098**

Village of Montebello

Title: Accept 2021 Independent Audit Report

BE IT RESOLVED that the audit report from EFPR Group, Certified Public Accountants, for the calendar year ending December 31, 2021, is hereby accepted.

Motion: Deputy Mayor Caridi  
Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

**Resolution No. 22 - 099**

Village of Montebello

Title: Approval of Minutes for July 13, 2022

BE IT RESOLVED, the minutes of the Board of Trustees of July 13, 2022, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Kuperman

Upon vote, motion carries unanimously.

**Resolution No. 22 – 100**

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims August 17, 2022, and totaling \$135,677.76 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 - 101**

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated August 17, 2022, for Professional Fees, and totaling \$17,788.30 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 - 102**

Village of Montebello

Title: Establishing a Standard Workday for Retirement System Purposes

BE IT RESOLVED, that the Village of Montebello Location Code 40575 hereby confirms establishing 6 hours per day as the standard work day for Elected and Appointed Officials and will report days worked to the New York State and Local Employees' Retirement System based on the time keeping system records or the record of activities maintained and submitted by these officials to the clerk of this body, as based upon said standard work day in accordance with Regulation 315.4 of the New York State & Local Retirement System; and

BE IT FURTHER RESOLVED that all Elected and Appointed Officials that are presently members of the New York State & Local Retirement System, shall have days worked reported on the monthly report, set as per the attached Form RD2417-A, and shall include the term of office and expiration for each elected and appointed official.

BE IT FURTHER RESOLVED, that upon adoption, this Resolution shall be posted on the Village’s website for 30 days and the Village Clerk shall submit an affidavit of posting and a copy of the Resolution to the Office of the State Comptroller within 45 days of adoption.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, motion carries unanimously.

**Resolution No. 22 - 103**

Village of Montebello

Title: Village Insurance Renewal- September 7, 2022 - September 7, 2023

WHEREAS, it is prudent that the Village maintain insurance coverage for loss to property, general liability, auto, hired car-non owner auto, crime, public officials, boiler/machinery, and umbrella liability, etc., as has been covered in prior years, the coverage for which will expire on September 7, 2022; and

WHEREAS, last year competitive proposals were sought via our broker, Salerno Brokerage, such coverages through our broker remain available this year at a still optimized cost as set forth hereafter, the total cost being about \$3,574.00 higher than last year; and

WHEREAS, Salerno Brokerage described the proposals it received in its letter dated and received August 5, 2022, a true copy of which with attachments shall be appended to the Minutes hereof as if a part of the Resolution, as summarized as follows:

	<b>Travelers and Cyber</b>
<b>Travelers Municipal Package</b>	<b>\$50,059</b>
<b>Including: equipment breakdown and inland marine; General Liability including Employee Benefits Liability, Municipal Automotive, Public officials Liability and Employment Practices Liability, and Municipal Umbrella</b>	
<b>Municipal Public Employee Blanket Crime</b>	<b>Included</b>
<b>Property Fee</b>	<b>Included</b>
<b>Motor Vehicle Fee</b>	<b>Included</b>
<b>Cowbell Cyber Insurance</b>	<b>\$2,739</b>
<b>Total</b>	<b>\$52,798</b>

;and

WHEREAS, Salerno Brokerage recommends that said coverage be obtained as afore described in the best interest of the Village.

THEREFORE, BE IT RESOLVED, that insurance coverage as afore described for the Village be renewed with Travelers and Cowbell Cyber as brokered by Salerno Brokerage for the period of September 7, 2022, to September 7, 2023, at the cost of \$52,798, such found to be reasonable and prudent, all factors considered; and

BE IT FURTHER RESOLVED that the terms and conditions of such insurances and undertaking shall be as set forth on the face of same, which policies and undertaking shall be considered appended to the minutes hereof as if fully set forth hereinafter.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, resolution carried unanimously.

**Resolution: 22 – 104**

Village of Montebello

Title: Establishing Parking Fines

WHEREAS, the current established parking fine schedule was set in 2012; and

WHEREAS, the Code Enforcement Officer/Assistant Building Inspector reports the need to update the current schedule to reflect the New York State Vehicle and Traffic Law as per the following schedule.

Offense	Current Fine	New	Second Offense
			Within 18 months
Handicapped Space (no permit)	\$100.00 plus mandatory \$30.00 surcharge	\$150 + 30 surcharge	\$300 + 30 surcharge
Fire Zone	\$50.00	\$150 + 25 surcharge	\$300 + 25 Surcharge
Fire Hydrant	\$50.00	\$150 + 25 surcharge	\$300 + 25 Surcharge
Overnight Commercial Vehicle Parking	\$50.00	\$100 + 25 surcharge	\$150 + 25 Surcharge
Expired Registration	\$50.00	\$100 + 93 surcharge	X
Expired Inspection	\$50.00	\$100	X
Parking in Crosswalk	\$50.00	\$100 + 25 surcharge	\$300 + 25 Surcharge
Overnight Winter Parking	\$25.00	\$75 + 25 surcharge	\$150 + 25 Surcharge
Double Parking	\$25.00	\$75 + 25 surcharge	\$150 + 25 Surcharge
Blocking Driveway	\$25.00	\$75 + 25 surcharge	\$150 + 25 Surcharge
Parking on Sidewalk	\$25.00	\$75 + 25 surcharge	\$150 + 25 Surcharge
Parking in Loading Zone	\$25.00	\$75 + 25 surcharge	\$150 + 25 surcharge
All Other Violations	\$25.00	\$75 + 25 surcharge	\$150 + 25 Surcharge

THEREFORE, BE IT RESOLVED, effective immediately, subject to change by future Resolution of the Village Board, that the foregoing schedule of parking fines be and hereby is adopted,

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

**Public Comment:**

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

**Old / New Business**

- The Village has had an inquiry about marijuana dispensary locations. The Building Department researched our laws and requirements, and it was determined that the only potential area would be in the Indian Rock shopping center.
- The Village has received a couple of requests to hold processions from various groups within the Village.
- Mayor Millman stated that the Eagle Scout has been awaiting the Village Engineers report regarding the installation of the bat house. The Mayor read the Engineers report to have the bat houses installed along Lake Road and possibly Marian Drive.

The Mayor and the Board all approve the Eagle Scout’s proposal in concept, so he may continue with his project design.

At 8:44 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss legal issues, potential litigation and contract terms, seconded by Trustee Golden. Vote carried unanimously.

At 9:10 PM, Deputy Mayor Caridi made a motion to exit Executive Session, seconded by Trustee Golden. Vote carried unanimously.

**Resolution No. 22 – 105**

Village of Montebello

Title: Giving Authority to Mayor to Act on Rockland Community Power Bid Under the Community Choice Aggregation Program (CCA)

WHEREAS, Rockland Community Power / Joule Community Power is conducting a bid for electrical services for ten municipalities including the Village of Montebello on Friday, August 19, 2022; and

WHEREAS, a decision must be made whether to award that bid pursuant to their recommendations no later than 5 pm on that same day.

THEREFORE, BE IT RESOLVED that Mayor Millman is given the authority to take action for the entire Board understanding that he will be assisted by Trustee Golden, and he will also be checking with the other municipalities involved.

Motion: Deputy Mayor Caridi

Second: Trustee Kuperman

Upon vote, the Resolution carried unanimously.

At 9:12 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