

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, FEBRUARY 21, 2024, 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
	Bruce Egenhauser	Trustee
	Michael Humphrey	Trustee
	Warren E. Berbit	Village Attorney

Recording Secretary: Joan Will

Village Clerk-Treasurer

Mayor's Report:

Mayor Millman thanked the Town of Ramapo Highway Department for the great job they did clearing the roads and our Village Hall and Dr. Jeffrey Oppenheim Community Center parking lots during the last snowstorm. There were no complaints. If there are any complaints, issues, or suggestions from the residents, they should reach out to Village Hall.

Mayor Millman reported helping to set up and attend a meeting with our Village Attorney, Ed Day, our County Executive, the Town of Ramapo, Villages of Airmont and Suffern along with the DOT, regarding area traffic. We are trying to come up with a viable global solution not only now but into the future.

Mayor Millman stated we are moving forward on renting the top floor of the Community Center offices. The space has been updated with new carpeting and paint and we are looking forward to a new tenant for this rental.

Mayor Millman announced that the next edition of our Newsletter will be the beginning of March, so check your mailboxes and our website.

Mayor Millman stated that the Village will once again be holding the Montebello Jazz Festival on the grounds of Village Hall. This was started several years ago by Gary Goldberg at the Mansion. Mayor Millman has spoken to a music professional to assist booking groups. This event will take place in September, date and time to be determined. In addition to the bands, we anticipate having food trucks. The announcement to the public will be made once the details have been finalized.

Mayor Millman announced the use of the new sound system for use during meetings in order for the public to hear better.

Mayor Millman stated that he has received questions about cameras being installed in various areas of the Village. He reminded everyone that these are being installed per an agreement with the Town of Ramapo and the Town of Ramapo Police to be used in emergency situations and that they are license plate reader cameras.

Public Comment:

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

Building Department Report:

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

- (10) building permits were filed. A total of \$20,126.00 in permit fees were collected.
- (10) Certificates of Occupancy were issued.
- (8) properties were inspected. A total of \$200.00 in fees were collected. One was an outstanding fee from 2023 (\$75.00).
- (13) code violations were issued. (3) violations have been cured.

Historic Preservation and Parks Commission (HPPC)

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

PRESENTATION – STONEHEDGE

Marsel Amona, owner

Jonathan Lockman, Village Planner

Jonathan Lockman, Village Planner, prepared a packet of files for the Board to review. He carefully highlighted points of the packet – including what has been submitted by Mr. Amona to date. All as more particularly referenced in the following resolution including an explaining the history of various approval and newer proposals regarding the subject 17 acres; the proposed revised subdivision into 6 lots including 9 duplexes and a possible pool complex on one lot in condominium ownership; the SEQRA EAF forms, map and details for circulation; declaration of lead agency; etc.

Resolution No. 24 – 009

Village of Montebello

Title: Conducting Public Hearing on Local Law 1 of 2024 to Amend the Zoning Code §195-62 Rural Preservation Overlay District, and associated definitions and listings in the Table of General Use Requirements, to allow the conversion of the approved Stonehedge subdivision, approved with 11 new single-family homes, alternately to construct 3 new single-family homes and 16 new duplex residences (in 8 buildings)

WHEREAS, the Stonehedge Subdivision was approved by the Planning Board on March 12, 2019, with 12 lots, one containing the preserved historic Minetto farmstead and 11 lots for new single-family residences; and

WHEREAS, a plan of the aforesaid Stonehedge Subdivision with 12 lots, dated April 16, 2019, was submitted to the Village Planning Board Clerk, and the approved plans were never signed by the Planning Board Chairman or filed with the County of Rockland; and

WHEREAS, the owner of the Stonehedge Subdivision petitioned the Village Board on or about June 21, 2023, requesting that the Village of Montebello Zoning Code be amended to allow the redesign of the approved Stonehedge subdivision, which was approved with 11 new single-family homes, alternately to construct 3 new single-family homes and 16 new duplex residences, while still preserving the Minetto farmstead; and

WHEREAS, the Village Board, wishing to provide an opportunity for this alternative housing type, referred the matter to the CDRC for its review and recommendations, and requested that the Village Planner and Village Attorney work with the applicant and the applicant’s consultant team to prepare a local law to accomplish the goal of allowing the substitution of duplex houses in the Rural Preservation Overlay, while creating a sensitive design within the objectives of the overlay, maintaining the Spook Rock Road historic and scenic road corridor. and preserving the Minetto farmstead; and

WHEREAS, a draft of Local Law 1 of 2024 has been submitted, with a footer dated February 21, 2024, which has been reviewed by the Village Attorney and Village Planner;

WHEREAS, a proposed planimetric plan for Stonehedge Heights Subdivision has been submitted, stamped by Steven Sparaco, PE, Sparaco & Youngblood, PLLC, with the latest revision date of February 9, 2024;

WHEREAS, the following supporting documents have been submitted in support of the SEQRA review:

- Traffic Evaluation, Stonehedge Heights, by Colliers Engineering & Design, signed by Philip Grealy PhD, PE, and Ronald Rieman, dated August 16, 2021, and revised November 24, 2023.
- Willingness to Serve Letters from Utilities:
 - Veolia Water, signed by Frank McGlynn, dated November 21, 2023
 - Town of Ramapo Department of Public Works (Sewer), signed by Paul Gdanski, PE, dated November 16, 2023
- Floor Plan for pool house, undated, unsigned
- Set of Architectural Elevations and Floorplans, for New Duplex Model for Stonehedge Heights, 5 sheets, stamped by Eric Knute Osborn, RA, as follows:
 - A-1, Front and Right-Side Elevations, Roof Plan, dated November 22, 2023
 - A-2, Rear and Left Side Elevation, dated November 22, 2023
 - A-3, Basement Plan, dated November 22, 2023
 - A-4, Main Floor Plan, dated November 22, 2023
 - A-5, 2nd Floor Plan, dated November 22, 2023
- Memorandum, from Adam Gordon, Building Inspector, to Mayor Millman, re: Boulevard access, dated February 5, 2024.
- Hydrant Flow Test Results, from Veolia, re: Hydrant 31-11, dated May 25, 2023.

THEREFORE, BE IT RESOLVED as follows:

1. That, pursuant to 6 NYCRR 617 (SEQR), the following shall occur:

- a) That the Village Board notifies its intent to serve as Lead Agency in a coordinated review for the adoption of Local Law No.1 and review of the Stonehedge Heights Subdivision with 5 lots, as follows:
 - i) Lot 1: Containing the preserved Minetto farmhouse and outbuildings including an accessory caretaker's cottage
 - ii) Lot 2: To be developed with 16 condominium units in 8 duplex buildings with accessory pools and pool house
 - iii) Lots 3, 4, and 5: With each containing new one-family residence

Notification shall be provided to all involved and interested agencies with a copy of Local Law 1 of 2024, a copy of the FEAF Part 1 Form, and a copy of the plan for Stonehedge Heights with the latest revision date of February 9, 2024; and

- b) That the Village Board accepts the Part I Full Environmental Assessment Form ("FEAF") signed by John Lange for the Stonehedge Heights Corporation on January 19, 2024, as adequate for distribution and finds that it appropriately describes the proposed action; and
- c.) That the Village Board accepts the Part II Environmental Assessment Form ("EAF") as prepared by Jonathan Lockman, AICP on behalf of the Village Board as Lead Agency, dated February 21, 2024, and finds that it appropriately describes the potentially significant impacts of proposed action which the sponsor, Stonehedge Heights Corporation shall address in a future Part III submission; and

2. That a Public Hearing shall be held on March 20, 2024, beginning at 7 pm local time, on said Local Law amending the Zoning Code as aforementioned, and per the referenced attachments; and

3. That due notice with copies of

- a) Local Law 1 of 2024;
- b) FEAF Part 1&2 Forms;
- c) The Planimetric Plan for Stonehedge Heights with the latest revision date of February 9, 2024; and
- d) All supporting documents listed above;

with respect to same pursuant to GML §239 and Village Law 7-706 be given to the Rockland County Planning Department for its review, and to all abutting municipal entities and other required outside agencies, and to consider any recommendations therefrom; and

4. That copies of

- a) Local Law 1 of 2024;
- b) FEAF Part 1&2 Forms;
- c) The Planimetric Plan for Stonehedge Heights with the latest revision date of February 9, 2024; and
- d) All supporting documents listed above;

be submitted to the Planning Board for their review and report, pursuant to §195-118; and

5. That a copy of Local Law 1 of 2024 be submitted to General Code, the Village's code codification firm, for their review and comments; and

6. That the Village Clerk is authorized to post and publish any required Legal Notice to be drawn by the Village Attorney.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

The Board was polled:	Mayor Millman	-	approve
	Deputy Mayor Caridi	-	approve
	Trustee Golden	-	approve
	Trustee Egenhauser	-	approve
	Trustee Humphrey	-	approve

Upon vote, motion carries unanimously.

Resolution No. 24 – 010

Village of Montebello

Title: Approval of Minutes for January 17, 2024

BE IT RESOLVED, the minutes of the Board of Trustees of January 17, 2024, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

Resolution No. 24 - 011

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims dated February 21, 2024, and totaling \$152,587.74 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution was carried unanimously.

Resolution No. 24 –012

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated February 21, 2024, for Professional Fees, and totaling \$21,968.52 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the Resolution was carried unanimously.

Resolution: 24 - 013

Village of Montebello

Title: Appointment of Election Inspectors

BE IT RESOLVED that the Board of Trustees of the Village of Montebello does hereby appoint the following persons to serve as Election Inspectors for the upcoming Village election to be held on March 19, 2024:

<u>Name</u>	<u>Address</u>
Karen May	22 Bayard Lane – Montebello (845) 304-7564
Carol Vissaris	92 Lackawanna Trail - Montebello (845) 608-4074
Joan Asch	8 Marian Drive – Montebello (914) 522-8612

BE IT FURTHER RESOLVED that their compensation be set at a rate of \$200.00 per day or required minimum wage for Rockland County if higher.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon Vote motion carries unanimously.

Resolution No. 24 - 014

Village of Montebello

Title: Polling Place for Federal / State / Local Primary and General Election

BE IT RESOLVED that the polling place for the Federal/State/Local Primary Election to take place on:

- Tuesday, April 2nd, 2024, for Presidential Primary
- Tuesday, June 25th, 2024, for State / Local Primary
- Tuesday, November 5th, 2024, for General Election

at the Dr. Jeffrey Oppenheim Community Center (Montebello Community Center), 350 Haverstraw Road, Montebello, NY, located in the Town of Ramapo and authorized by the Rockland County Board of Elections according to New York State Election Law Section 4-104 at a rate of \$240 per use, \$720 in total.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, motion carries unanimously.

Resolution No. 24 - 015

Village of Montebello

Title: Voter Registration Date

BE IT RESOLVED that the Election Inspectors for the upcoming Village election to be available on March 19, 2024, from 7:00 am until 9:00 pm at Village Hall, One Montebello Road, Montebello, NY in order to register and assist voters.

BE IT FURTHER RESOLVED that the Village Clerk – Treasurer shall notice and post same as required by the Election Law.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the motion carries unanimously.

Resolution 24 - 016

Village of Montebello

Title: 49 N. Airmont Road – Reduction of Escrow

BE IT RESOLVED, as per the report of Village Engineer, that escrow for 49 N. Airmont in the amount of \$ 128,270.40 be reduced by \$97,245.36 to the maintained amount of \$31,025.04, as the applicant has substantially completed most of the project with a few items outstanding. The \$97,245.36 escrow will be returned to Aaron Berger and the balance of \$31,025.04 will be held in escrow until the project has completed as per the attached schedule.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution was carried unanimously.

Resolution No. 24 – 017

Village of Montebello

Title: Authorize Creation of New Position – Chief Clerk – Office of Boards and Commissions

WHEREAS, a significant need for additional assistance in the Building Department including Boards and Commissions, has developed; and

WHEREAS, after consulting with Rockland County Personnel and reviewing position specifications and needs and submitting a Job Classification Questionnaire and such approved creating the position of Chief Clerk – Office of Boards and Commissions.

NOW, THEREFORE BE IT RESOLVED, effective February 21, 2024, that Village Board authorizes the creation of the position of Chief Clerk – Office of Boards and Commissions with an estimated annual salary of \$40,000.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, motion Carries unanimously.

Resolution No. 24 - 018

Village of Montebello

Title: Appointment to the Position of Chief Clerk – Office of Boards and Commission

WHEREAS, Angela Spina has been employed by the Village for 9 months as a Clerk-Typist (Part-time), assigned to duties within the Building Department, including the Boards and Commissions, which limits her time to 15 hours per week; and

WHEREAS, the Village has significant need for additional full-time assistance within the Building Department, including assisting with the Planning Board, Zoning Board of Appeals, CDRC, and Historic Preservation and Parks Commission; and

WHEREAS, Rockland County Personnel has suggested and approved the creation of the title Chief Clerk – Office of Boards and Commissions to assist in those duties of the Building Department and enabling making more available personnel and coverage to benefit the public; and

WHEREAS, the position of Chief Clerk - Office of Boards and Commissions has been created.

THEREFORE, BE IT RESOLVED, at the suggestion of the Village Clerk-Treasurer with the approval of the Mayor, that Angela Spina is hereby appointed to the position of Chief Clerk – Office of Boards and Commissions, (full-time), effective February 26, 2024 at the rate of \$40,000 per year, for a term to expire at the reorganization meeting in April 2024, or as soon thereafter as a successor can be appointed; and

BE IT FURTHER RESOLVED that Angela Spina’s former position as Clerk-Typist (part-time) be retained as vacant subject to further action of the Village Board.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

Resolution: 24 - 019

Village of Montebello

Title: 2024 Fueling Agreement with Town of Ramapo

WHEREAS, the Town of Ramapo has offered to renew a Fueling Agreement with the Village of Montebello for one-year effective January 1st, 2024, and ending December 31, 2024, pursuant to Article 5G of the General Municipal Law; and

WHEREAS, as more particularly set forth in said Agreement, referenced as if fully set forth hereinafter, a true copy of which shall be appended to the Minutes hereof, the Village's two vehicles may be fueled at the Town's facility on Pioneer Avenue, Tallman and the Village agrees to pay for such usage at the Town's cost plus 20% administrative fee to cover the Town's expense, said total cost to the Village being less than obtaining fuel by other means.

THEREFORE, BE IT RESOLVED, that said Agreement be entered into, and the Mayor authorized to execute same on behalf of the Village, actual use of the Town’s fueling facility to be discretionary, subject to the spillage insured issue.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

Resolution No.24 – 020

Village of Montebello

Title: Approving Village Hall Roof Repairs for leaks

WHEREAS, the Village Hall roof is in need of repair around the chimney area and the Village Clerk-Treasurer contacted our Village Engineer, Martin Spence to explore remedies for the leak problem, yielding a proposal from a vendor whose expertise is in slate roofs as follows:

Emerald Roofing and Siding of Spring Valley will remove the existing chimney flashing and roofing materials around the chimney; repair and replace any damaged areas; caulk and seal all seams; install copper flashing where appropriate; and

WHEREAS, based on the proposal as outlined on the attached work order, the Village Engineer suggests the proposal from Emerald Roofing and Siding which is a licensed contractor in the County of Rockland, license #H-20215, at a total cost of \$7,888.01.

THEREFORE, BE IT RESOLVED, that authorization is hereby granted to expend the sum of \$7,888.01 to repair the Village Hall Roof as outlined per the proposal of Emerald Roofing and Siding to be funded by DASNY SAM Grant.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, motion carries unanimously.

Title: Landscaping of Village-Owned Properties

WHEREAS, the Village Clerk-Treasurer in coordination with the Village Engineer have sent out RFP's for Landscaping of Village owned properties for:

- Landscaping service at Village Hall
- Landscaping service at Dr. Jeffrey Oppenheim Community Center
- for landscaping services at the Viola Road Cemetery
- for landscaping services at Kathryn Gorman Ponds Park for the grassy margin between it and Senator Levy Drive
- for landscaping services at Kathryn Gorman Ponds Park around the pond areas, including the pathway and parking area, and meadow
- for landscaping services of the open space at 8 & 14 Lake Road as per specs
- for landscaping services at the community garden
- root mulching of Village Hall and Community Center
- spring and fall planting of Village Hall

for the period January 1, 2024, to December 31, 2024, all as set forth in her Request for Proposal dated February 8, 2024, referenced as set forth hereinafter, to be considered as part of the contractual Agreement; and

WHEREAS, several proposals were received and summarized as follows, said proposals referred as if set forth hereinafter :

Company	Proposed Bid (over 12 months)
Curti Group	Did not respond
Ecoscope	\$5,117.50 / month
C. Meredith	\$3,662.50 / month
Evergreen Landscaping	\$2,251.66 / month
Mr. Landscape	Did not respond

; and

WHEREAS, this second attempt at receiving proposals for the coming year deleted the tradition of also including snow removal services at the Village Hall and Dr. Jeffrey Oppenheim Community Center because of the unacceptable combined proposals received in the first solicitation, causing obtaining such snow removal services from the Town of Ramapo due to the then approaching winter weather, but also changing the need to at this stage commence landscaping services effective January 1st, thus delaying the landscaping contract this year until March 1st; and

WHEREAS, in his memo dated February 8, 2024, referenced as of set forth hereinafter, the Village Engineer after checking with prospective landscaper references and reviewing their proposals, recommends the award of the Landscaping Agreement to Evergreen Landscaping, Inc. as the lowest proposed package cost.

THEREFORE, BE IT RESOLVED, that the Village Board upon due deliberation and for the aforesaid reasons, does hereby accept the proposal of Evergreen Landscaping, Inc., for Landscaping Services of Village-Owned Properties as per attached RFP and as stated above, for the period March 1, 2024 to December 31, 2024 at an all-inclusive package price of \$2,702.00 per month when payable over 10 months, and authorizing that said sum be expended for said purposes, contract to be in a form as written by the Village Attorney, and subject to proof of insurance and ongoing proof of payment of prevailing wages to the extent mandated under the New York Labor Law.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution was carried unanimously.

Public Comment:

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

Old / New Business

- Mayor Millman stated that the Village will be working with the County on traffic control on Montebello and Hemion Roads since part of these roads fall under Rockland County.
- Mayor Millman stated that we are moving forward with streetlights after getting some clarity from RealTerm.
- Mayor Millman stated that the Village has received information on fast charger charging stations from RTE Energy proposing two (2) stations each at Village Hall and Dr. Jeffrey Oppenheim Community Center.
- Mayor Millman reminded everyone that the Village will be holding a Special Election for two open Trustee positions on Tuesday, March 19th at Village Hall Senior Center. Any registered voter is welcome to vote.

At 8:11 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss contractual matters and security matters, seconded by Trustee Egenhauser. Vote carried unanimously.

At 8:33 PM, Deputy Mayor Caridi made a motion to exit the Executive Session, seconded by Trustee Golden. Vote carried unanimously.

At 8:33 PM, Deputy Mayor Caridi made a motion to close the meeting, seconded by Trustee Golden. Vote carried unanimously.

Respectfully submitted:

Joan Will, Village Clerk - Treasurer