

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, MARCH 19, 2025, 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
	Melanie Golden	Trustee
	Bruce Egenhauser	Trustee
	Michael Humphrey	Trustee
	Warren E. Berbit	Village Attorney
Absent:	Stacy Caridi	Deputy Mayor
Recording Secretary:	Joan Will	Village Clerk-Treasurer

### **Mayor's Report:**

Mayor Millman wished to Congratulate re-elected Village Justice Kenneth Gobetz and Trustee Bruce Egenhauser, and newly elected Trustee David Rose.

Mayor Millman stated that he has a conference call with Congressman Mike Lawler along with the other Mayors and Supervisors from the district to give a state of union to let us know what is going on in the state. One of the issues discussed, which affects us in Rockland County, is the congestion pricing in New York City. Congressman Lawler is working with President Trump to see if they can get it overturned, as they feel that Rockland has the least amount of transportation and is greatly impacted by this.

Mayor Millman announced that there were several Suffern High School students in attendance from the Participation in Government class, and he welcomed them to the meeting, and per tradition, he asked one for a question during the meeting..

Mayor Millman thanked the Town of Ramapo Police Department for all their hard work for the Village residents.

### **Building Department Report:**

The following is the Building Department Report for the month of February 2025:

- (11) building permits were filed. A total of \$25,766.00 in permit fees were collected.
- (7) Certificates of Occupancy were issued.
- (31) locations were inspected; no Fire Inspection fees were collected during the month.
- (11) code violations were issued.

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

The committee met on March 5<sup>th</sup>.

- Resignation of Ad-Hoc Josh Goldstein.
- No applications this month.
- The designation of roles for each member. This will aid promoting a better organized commission for overseeing their duties and for being a member of the HPPC.
- A brief discussion was held about having a clean-up day for the Village. At the April meeting a more detailed discussion will be held about when the Montebello Clean-Up day will be.

**Public Comment:**

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

**Resolution: 25 - 022**

**Village of Montebello**

Title: Appointment of Election Inspectors

WHEREAS, the following persons served as Election Inspectors for the Village Election held on March 18, 2025, the intent to appoint them having been presented to the Village Board at its Regular Meeting held on February 19, 2025;

<u>Name</u>	<u>Address</u>
Bessie Chinnery	25 Montebello Commons - Montebello
Carol Vissaris	92 Lackawanna Trail - Montebello
Marjorie Bass	200 Dashew Drive Apt C34 – Suffern; and

WHEREAS, written acceptances by said Election Inspectors were understood as enroute but not yet in hand so, upon advise of the Village Clerk-Treasurer, it was orally agreed that they would serve but formal approval was held in abeyance pending such receipt, and absent timely receipt an emergency meeting would have been held called to appoint others; and

WHEREAS, such acceptances were received before the Village Election and said Election Inspectors permitted to serve subject to retroactive approval.

THEREFORE, BE IT RESOLVED, that said appointments be and hereby are retroactively approved compensation set at a rate of \$300 per day or required minimum wage for Rockland County if higher.

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon Vote motion carries unanimously.

Deputy Mayor Caridi Absent

**Resolution No. 25 - 023**

**Village of Montebello**

Title: Certifying of Elected Officials

BE IT RESOLVED that the results of the Village Election held on March 18, 2025, be and hereby is certified, and the following declared as elected:

Bruce Egenhauser, Trustee, for a term of four years, by a vote of 164 to 34; and  
David Rose, Trustee, for a term of four years, by a vote of 237 to 0; and  
Kenneth Gobetz, Village Justice, for a term of four years, by a vote of 177 to 6; and

it being understood that said terms begins on the first business day in April and ends when a successor is elected and sworn.

Motion: Trustee Golden

Second: Trustee Humphrey

Upon vote, the Resolution carried unanimously.

Deputy Mayor Caridi - absent

**Resolution No. 25 - 024**

**Village of Montebello**

Title: Approval of Minutes for February 19, 2025

BE IT RESOLVED, the minutes of the Board of Trustees of February 19, 2025, be and are hereby approved.

Motion: Trustee Humphrey

Second: Trustee Golden

Upon vote, motion carries unanimously.

Deputy Mayor Caridi - absent

**Resolution No. 25 - 025**

**Village of Montebello**

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated March 19, 2025, and totaling \$168,627.92 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon vote, the Resolution was carried unanimously.

Deputy Mayor Caridi - absent

**Resolution No. 25 – 026**

**Village of Montebello**

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fees dated March 19, 2025, for Professional Fees, and totaling \$10,644.35 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Upon vote, the Resolution was carried unanimously.

Deputy Mayor Caridi - absent

**Resolution: 25 - 027**

**Village of Montebello**

Title: HPPC Resignation / Appointment

WHEREAS, by virtue of his email dated March 5, 2025, Josh Goldstein an Ad-Hoc member of the HPPC whose appointment ends April 2025, reluctantly resigned from his seat effective immediately; and

WHEREAS, the Mayor has recommended that Sheila G. Nealon residing at 22 Bayard Lane, be appointed to the Ad-Hoc position.

THEREFORE, BE IT RESOLVED, as follows:

1. That the resignation of Ad-Hoc member Josh Goldstein, be accepted effective March 5, 2025, and his seat be declared as vacant as of that date.

2. That Sheila G. Nealon be appointed to the aforestated vacant Ad-Hoc position effective April 1, 2025, for a two-year period, expiring April 2027.

Motion: Trustee Golden

Second: Trustee Humphrey

Upon vote, motion carried unanimously.

Deputy Mayor Caridi - absent

**Resolution 25 - 028**

**Village of Montebello**

Title: Return of Professional Fees on Closed Projects

BE IT RESOLVED that Professional Fees for the following projects in the amount of \$19,228.93 will be returned to the appropriate owners as the projects are deemed completed as per the Village Engineer and the C of O or other closing documents were issued.

2	5 Wilbur	\$1,151.07
3	10 Sycamore	\$292.50
5	14A lake road	\$4,452.75
6	19 Fant Farm	\$358.39
12	133 Spook Rock	\$1,476.00
13	Executive 9	\$4,375.66
17	Indian Rock HOA	\$850.00
18	27 Robin hood Road	\$675.00
23	Par Pharm.	\$242.50
27	Storage Post	\$434.33
30	Suffern CDC Generator	\$2,253.48
35	Indian Rock HOA	\$1,099.00
39	253 Spook Rock	\$139.50
41	5 Plum Hill Drive	\$682.25
46	12 Lake Road	\$400.00
47	3 Nottingham	\$346.50
		\$19,228.93

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

Mayor Millman recused himself

Deputy Mayor Caridi – absent

**Participation in Government Student Question:**

Lesli Aucatoma of 4 Kelly Court – Airmont asked the question for the students in attendance. Her question was: What is the process of applying for a building permit?

Village Attorney Berbit explained the process to the students and offered them the opportunity to go into Village Hall Building Department to ask the staff for more information.

**Resolution: 25 - 029**

**Village of Montebello**

Title: Resurfacing of Village Roads

BE IT RESOLVED, in furtherance of restoring and resurfacing Village roads on a rotating basis, and upon the prioritized listing by condition of the Village roads as prepared by the Village Engineer, Martin Spence, in his report dated March 19, 2025, referenced as if set forth hereinafter, a true copy of which shall be appended to the Minutes hereof, that authorization is hereby granted to resurface the following Village roads all at failed condition or are in a failing condition, to be funded as a line expense as budgeted, including utilizing CHIP's, EWR, POP, Pave New York Funding, and any utility cost sharing effort according to specifications proposed by the Village Engineer, with the understanding that this list can change if any utility projects get scheduled, and any remaining balance to be funded from unallocated surplus, as needed, such cost estimates as follows for paving and milling:

1. Karsten Drive \$62,024.24 (mil + pave\$)
2. Mile Road (Heather Hill Ln - Viola Rd.) \$182,643.48 (mil. + pave\$)
3. Montebello Road (West of Hemion Rd) \$133,788.59 (mil + pave\$)
4. Nottingham Drive \$59,561.65 (mil + pave\$)
5. Sterling Forest Lane \$50,363.68 (mil + pave\$)
6. River Road (Moriah Ln - Victory Rd) \$35,257.34 (mil + pave\$)

BE IT FURTHER, RESOLVED, that per the Village Engineer's strong recommendation to avoid further deterioration and risk, it is best that all such work be performed this year, even if the gross cost, plus the other above sources exceed the budgetary line item in the interest of safety and avoiding further deterioration and a worse future expense; and

BE IT FURTHER, RESOLVED, that a contract be entered into with Tilcon and for milling with Cavaliere Industries in an amount not exceeding approximately \$550,336.04 (noting that the uncertainty of gas prices may raise the final Asphalt Price Adjustment

(APA) cost) including, adding to the above, the cost of traffic control and trucking, price adjustment and engineering to accomplish the above if that is the most cost-effective methodology under the Town's Master Contract upon which bids are due at the end of June per the Spence Engineering budget estimate dated March 19, 2025 referenced as if set forth herein; and

BE IT FURTHER, RESOLVED, as consistent with the above, that the sum expended hereby be paid out of the following, in numerical order: CHIPS, EWR, POP, and Pave NY funds at +/- \$86,967.37, Veolia Cost Sharing (Nottingham, Sterling Forest, and River Road) at \$215,700.00, and Current budgetary funds of \$260,000.00 which includes pricing for a speed table; and

BE IT FURTHER RESOLVED, that this Resolution is expressly conditioned upon the results of the Town Master Contract bidding yielding a cost within the above approximate limit, but if such is not the case, then the Village Engineer, in his discretion, with the assistance from the Village Attorney, is hereby authorized to prepare bid documents and specifications and the Village is to proceed to bid for an alternate source of asphalt and alternate methodology, without further action from the Board except to award the bid or to further consider the matter if those bids, likewise, yield a cost above the expected limit.

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

Deputy Mayor Caridi was absent

**Resolution: 25 - 030**

**Village of Montebello**

Title: Accept Annual MS4 Report

WHEREAS, under his cover dated March 7, 2025, the Village Engineer, Martin Spence, has confirmed that the requirements of the MS4 permit (GP-0-24-001) have been met within the last reporting period of 2024 AND THAT THE Village is currently completing future requirements that are outlined in the permit; and

WHEREAS, the Village partners with the Cornell Cooperative Extension of Rockland under an agreement with the Stormwater Consortium of Rockland which assists the Village to meet many requirements of the permit (including public education and participation, training and document preparation); and

WHEREAS, the Village contracts with the Town of Ramapo Highway Department to complete requirements of the permit, including street and stormwater system maintenance; and

WHEREAS, the Village’s current permit is in effect from January 3, 2024, for a period of five years, with increased requirements and responsibility of the MS4 Operators, including a new interim report; and

WHEREAS, the Stormwater Consortium is currently exploring funding options through local legislators, but presently there is no funding through grants for these requirements.

WHEREAS, the Report was reviewed in public, and the public was given an opportunity to comment at 7:35 p.m., and with no one commenting, and the Village Board indicated satisfaction with the contents thereof.

THEREFORE, BE IT RESOLVED, the Report is accepted as written and that a completed copy of this Resolution be appended to the submission to the NYSDEC, and to act as instructions to complete and file this Report.

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

Deputy Mayor Caridi – absent

**Resolution No. 25 – 031**

**Village of Montebello**

Title: Arbor Day Tree Planting 2025

WHEREAS, as consistent with the Village’s past practice of honoring Arbor Day, the Deputy Clerk has contacted vendors to purchase one tree, 2-inch caliper, or more, no less than 7 ft. in height a White or Pink Dogwood tree, to be planted at Village Hall, and:

WHEREAS, several vendors were contacted, and the following proposals were received, and;

<b>Vendor</b>	<b>Tree Proposal</b>	<b>Price Quote</b>
Belleville	No Response	n/a
D&D Tree	Plant 1 Kousa Dogwood – location TBD	\$1,005.00
Perfect Cut	No Response	n/a
Ecoscape	No Response	n/a
Evergreen	No Response	n/a
Christopher Meredith	Supply and install (1) Dogwood Tree, mulch tree ring after installation	\$500.00
Prime Landscaping	No Response	n/a

Curti's Group	No Response	n/a
Steve's Lawns	No Response	n/a

; and

WHEREAS, based on the proposals as outlined, the proposal from Christopher Meredith at a total cost of \$500.00 is the best option.

THEREFORE, BE IT RESOLVED, that authorization is hereby granted to expend the sum of \$500.00 from the Shade Tree Fund to acquire and plant the tree on the grounds of Village Hall as outlined per the proposal .

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

Deputy Mayor Caridi - absent

**Old / New Business**

- The Mayor would like to thank Deputy Clerk Louise Renud on the wonderful job she has done on the March Village Newsletter. The Newsletter should have been in everyone's mailbox several weeks ago and if you did not receive one, contact Village Hall.
- Mayor Millman stated that this is the last official meeting that Trustee Melanie Golden will be actively participating in. He, along with the rest of the board, wished to thank Trustee Golden for all her hard work and dedication throughout the years. Mayor Millman stated that her knowledge and insight would be missed.
- Trustee Golden stated that as the Chairperson for the 2025 Comprehensive Plan for the Village that their will be a Public Hearing by the Comp Plan Committee on March 26 at the Dr. Jeffrey Oppenheim Community Center where the Comp Plan will be discussed with the public. At the April 23 Board of Trustees meeting, the Comp Plan will be introduced, and a Public Hearing date will be set for May 21. Trustee Golden urged all residents to attend these important meetings.
- Mayor Millman announced that the Village Planner Jonathan Lockman will be retiring at the end of March. He stated that the Village wishes him well in his future endeavors and also announced that Mr. Lockman has been nominated by the Village of Montebello to the Rockland County Planning Federation for recognition and is pleased to announce that Mr. Lockman will be this year's recipient of this prestigious award.
- Mayor Millman announced that the Village of Montebello has now successfully been a member of Tree City for the 16<sup>th</sup> year.
- Mayor Millman announced that the cell tower project will be moving forward, and a public hearing will be scheduled soon.

**Public Comment:**

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

At 7:44 PM, Trustee Golden made a motion to go into Executive Session to discuss legal and contractual matters, seconded by Trustee Egenhauser. Vote carried unanimously.

At 7:51 PM, Trustee Golden made a motion to exit the Executive Session, seconded by Trustee Egenhauser. Vote carried unanimously.

At 7:51 PM, Trustee Golden made a final motion from her tenure as Village Trustee to close the meeting, seconded by Trustee Egenhauser. Vote carried unanimously.