

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, SEPTEMBER 20, 2023, 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
	David A. Liebergall	Trustee
	Bruce Egenhauser	Trustee
	Warren E. Berbit	Village Attorney

Absent:

Recording Secretary: Joan Will	Village Clerk-Treasurer
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Mayor's Report:

Mayor Millman stated that Big Brothers Big Sisters of Rockland will be celebrating their 40th birthday anniversary on Saturday, November 11th at the Crown Plaza. If any board member is interested and wants further information, please let him know. The price is \$100 per person or \$150 per couple.

The Mayor spoke about the accident that happened on Friday, November 15th at the Montebello Road/Mile Road intersection. One of the cars involved hit and downed a pole after rolling. Due to these circumstances the road was closed for several hours while Orange and Rockland made repairs. Mayor Millman emphasized the need not to speed and be aware of the people around you. He has asked the Clerk to get a police report in order to submit to get a traffic study for this location from the County.

The Community Garden was very successful this year. Mayor Millman reminded participants to come pick their vegetables and once the weather gets colder to clean out their plot. Anyone who is interested in next year should contact Village Hall.

Mayor Millman stated Orange and Rockland will be hosting an EV Drive on September 22nd and 23rd at the Blue Hill Plaza in Pearl River. This is an opportunity to come drive an EV and get more information.

The Mayor also spoke about Orange and Rockland updating their Customer Service System. This will lead to them giving all customers new account numbers. This will be effective as of October 10th. Those who pay their bills directly through their bank will need to update their account number with their bank.

Mayor Millman stated that the discussion with a cell tower company is continuing.

Mayor Millman discussed his attendance at the Village of Airmont Planning Board meeting on September 19th. This is in regard to a workshop for Brookside Storage, a proposed cold storage warehouse at the former landscaping business on Rt. 59. This warehouse is a huge and very tall building located only 5' from a property line too near to Rt. 59. He told the Planning Board they need to take into consideration the other warehouses being built in the area. Our Village Planner sent a detailed letter to the Airmont Planning Board on behalf of the Village of Montebello. Mayor Millman thanked Mr. Lockman for this letter.

Building Department Report:

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

- (15) building permits were filed. A total of \$16,408.00 in permit fees were collected.
- (10) Certificates of Occupancy were issued.
- (13) locations were inspected; \$12,050.00 in Fire Inspection fees were collected during the month.
- (10) code violations were issued

Historic Preservation and Parks Commission (HPPC)

With no one from the HPPC wishing to speak, Mayor Millman stated that he will require an update from the commission at next month's meeting and closed this portion of the meeting.

Public Comment:

Susan McDonald of 20 River Road wanted to know the status of her request for a speed table on River Road. Mayor Millman informed her the board had just received a letter from Our Village Engineer which determined that the percent threshold needed for the request was not met. Trustee Golden explained the specific guidelines for the threshold, pointing out that homes on Moriah Lane and Rocklyn Drive should not be included in the petition if the description was corrected. The Village Attorney indicated that the signatures on the resubmitted petition could not be added to the petition because the road segments at the head were not the same. Mrs. McDonald will be provided with a copy of the letter from our Village Engineer and can resubmit her request.

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

Presentation: Stonehedge

Mayor Millman requested the Village Planner, Jonathan Lockman, to attend the meeting in regard to the Stonehedge (Marsel Amona's) project. Mr. Amona, who was not present at the meeting, has been submitting information to Jonathan for his project. Mr. Lockman has found several inconsistencies with the plans submitted.

Mr. Lockman outlined for the Board in detail the many open issues and deficiencies listed with his comprehensive memo dated September 11, 2023.

Mayor Millman stated the Board still wants to move forward with the project but only after the missing information is provided, and after the previous “no’s” which were unilaterally changed in the proposal were changed back.

1. The Trustees will not accept the placement of the accessory caretaker’s house behind the Minetto Farmhouse on its own separate lot even if such did not require a variance, which it does.
2. A second street connection will also be required, per the Building Inspector’s ruling letter of January 21, 2022.
3. Although you have assured the Trustees that basement areas of the proposed duplexes will not be able to be converted to sleeping areas, the floor plans you recently submitted for the basement level still show three window-well “areaways” as well as a full sliding door set. Please remove these features from the basement floor plans to remove the potential for quick, easy conversion of the basement to 3 or 4 additional bedrooms. The only reason for provision of an “areaway” is to provide a compliant egress window to enable a sleeping area below grade. Further, your “assurance” must translate to deed restrictions and by-law prohibitions.
4. You must explain the purpose and limitations of usage of the pool complex, including the layout of the pool house and function thereof. By-laws should make it clear that the pool complex is for use by residents and their individual guests, not wholesale use by outside groups. Do you intend to be used by single-family residents? If so, do you now propose that those homes also be condominiums?

Mayor Millman asked each of the Trustees their opinion on the project and got a consistent response as mentioned above.

Mayor Millman thanked Mr. Lockman and stated that Mr. Lockman and the Village Attorney should draft a response for the Mayor’s consideration.

Resolution No. 23 - 0115

Village of Montebello

Title: Approval of Minutes for August 16, 2023

BE IT RESOLVED, the minutes of the Board of Trustees of August 16, 2023, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, motion carries unanimously.

Resolution No. 23 – 0116

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims dated September 20, 2023, and totaling \$259,321.32 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. 23 – 0117

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated September 20, 2023, for Professional Fees, and totaling \$18,204.83 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, the Resolution was carried unanimously.

Resolution No. 23 - 0118

Village of Montebello

Title: Power Washing of Dr. Jeffrey Oppenheim Community Center

WHEREAS, the outside of the Dr. Jeffrey Oppenheim Community Center has not been power washed in a number of years and appears quite dirty and

WHEREAS, the Village Clerk-Treasurer sought proposals from several contractors to provide power washing services, and

WHEREAS, the only proposal received was from D&M Power Washing Solutions Inc. as outlined below (a bid from Vanguard was received after the work was completed);

Vendor		Price Quote
D&M Power Washing Solutions Inc.	<ul style="list-style-type: none"> • Gutter Cleaning • Commercial Exterior Cleaning of Building • Package cleaning deal (cleaning of all concrete curbs in parking lot and entrance signs cleaning) 	\$1,500.00

; and

WHEREAS, based on this proposal from D&M Power Washing Solutions Inc. it is recommended to move forward with power washing of the Dr. Jeffrey Oppenheim Community Center at a total cost of \$1,500.00.

THEREFORE, BE IT RESOLVED, that the proposal of D&M Power Washing Solutions Inc. be accepted at a total cost of \$1,500.00.

Motion: Deputy Mayor Caridi

Second: Trustee Liebergall

Upon vote, motion carried unanimously.

Public Comment:

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

Old / New Business

- The Mayor discussed a proposed Local Law from Clarkstown which would require property owners that are LLC's to register with the Town the owner's name and contact information. He confirmed with the Village Attorney that Montebello already has something similar.

- Mayor Millman has a TEAMS meeting with Realterm. One of the topics covered was the number of lights which need to be updated. Orange and Rockland have been systematically updating streetlights to LED lights, so there is a number of lights which have already been changed. Realterm needs to discuss with Orange and Rockland.
- Our Village Engineer has discussed with the Village the need for a traffic study for the intersection of Montebello Road and Mile Road especially after the accident this past week. It was decided a letter will be sent to the County of Rockland to perform this study along with a request for a traffic light and/or other changes at this location in the interest of road safety.
- Mayor Millman spoke of a letter he received from Senator Bill Weber who is proposing a reduction in the speed limit on Route 202. Mayor Millman sent a letter to the Senator in agreement with his proposal.
- Mayor Millman discussed with the Board the proposed office building project for 5 Hemion Road and their request for a minor encroachment into the conservation easement. The Planning Board needs the approval of the Board in order to move the project forward. The Village recommends such in the interest of public safety and the Village Attorney will explore this and advise.

At 8:27 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss possible legal actions, seconded by Trustee Liebergall. Vote carried unanimously.

At 8:47 PM, Deputy Mayor Caridi made a motion to exit the Executive Session, seconded by Trustee Liebergall. Vote carried unanimously.

At 8:47 PM, Deputy Mayor Caridi made a motion to close the meeting, seconded by Trustee Egenhauser. Vote carried unanimously.

Respectfully submitted:

Joan Will – Village Clerk-Treasurer