

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JANUARY 21, 2026, AT THE DR. JEFFREY OPPENHEIM COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:00 PM. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lance N. Millman	Mayor
	Stacy Caridi	Deputy Mayor
	Michael Humphrey	Trustee
	Bruce Egenhauser	Trustee
	David Rose	Trustee
	Warren E. Berbit	Village Attorney

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

Mayor Millman wished to thank the Tallman Fire Department for keeping current on their drills. Last week they held an ice recovery drill at the Kathryn Gorman Ponds Park. They do this every year and again it seemed like a big success.

Mayor Millman wished to thank the Town of Ramapo Police Department for all they do and to remind everyone to drive safely and to remove all their vehicles from the roadway in order to allow the road crew to do their job.

Mayor Millman hopes everyone stays warm and safe with the major winter storm that will be hitting our area this week.

### **Building Department Report:**

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

- (11) building permits were filed. A total of \$4,459.00 in permit fees were collected.
- (5) Certificates of Occupancy were issued.
- No locations were inspected during the month; \$0 in Fire Inspection fees were collected during the month.
- ( 6 ) code violations were issued. ( 2 ) appearance tickets were issued.

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

The commission met on Tuesday, January 13, 2026. There were no applicants on the agenda. Discussion regarding Resolution #22-07 concerning the Certificate of Appropriateness for 236 Spook Rock Road. The applicant asserts that there is an error in the resolution pertaining to the tree planting plan. They contend that the specified location of the trees was inaccurately documented in the resolution and wish to propose an amendment to the resolution. Per Village Attorney Berbit, the matter is being informally reviewed.

### **Public Comment:**

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

### **Resolution No.26 – 001**

**Village of Montebello**

Title: Approval of Minutes for December 23, 2025

BE IT RESOLVED, the minutes of the Board of Trustees of December 23, 2025, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Humphrey

Trustee Egenhauser abstained.

Upon vote, motion carries unanimously.

**Resolution No. 26 - 002**

**Village of Montebello**

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated January 21, 2026, and totaling \$184,115.67 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

**Resolution No. 26 - 003**

**Village of Montebello**

Title: Approval of Abstract & Schedule of Claims – PROFESSIONAL FEES

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims for the Professional Fees dated January 21, 2026, and totaling \$11,878.75 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

**Resolution No. 26 - 004**

**Village of Montebello**

Title: Approval of Abstract & Schedule of Claims – LOC Draw Fund

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims for the LOC Draw Fund dated January 21, 2026, and totaling \$136,551.53 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

**Resolution No. 26 - 005**

**Village of Montebello**

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

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims for the ARPA Fund dated January 21, 2026, and totaling \$11,802.13 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

**Resolution: 26 - 006**

**Village of Montebello**

Title: Authorization to Purchase Smart TV and Accessories

WHEREAS, The Village Clerk-Treasurer sought proposals for the purchase of Smart TV and accessories for the Building Inspector in order to view blueprints on a larger scale, Delaney suggested the following products:

- Samsung 65-inch Class Crystal UHD US80004K Smart TV – Delany \$427.99
- Wireless HDMI Display Dongle adapter – Miracast Dongle - \$44.69
- Mounting Dream TV Wall Mount for Most 37-75 Inch TVs - \$35.27
- Installation: Cable Drop for TV and Mounting of TV - \$675.00

THEREFORE, BE IT RESOLVED, that the proposal from Delaney Computer Services dated November 5, 2025, in the amount of \$1,182.95 for the items referenced as if set forth hereinafter, be and hereby is accepted.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

**Resolution: 26 - 007**

**Village of Montebello**

Title: Continued Contract for Alarm Monitoring Contracts - 2026

WHEREAS, Hi-Tech Security Services, Inc. has supplied Security Services to the Village since 1991; and

WHEREAS, Hi Tech proposes to continue to provide services for 2026 in a proposal dated December 17, 2025, referenced as if set forth hereinafter at length, a true copy of which shall be appended to the Minutes hereof (“The Proposal”).

THEREFORE, BE IT RESOLVED, that Hi-Tech Security shall continue services as per the Proposal.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

**Resolution No. 26 - 008**

**Village of Montebello**

Title: Return of Professional Fees on Closed Projects - Part IV

BE IT RESOLVED that Professional Fees for the following projects in the amount of \$5,571.15 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.

60	13 Kings Gate Road	\$ 120.65
71	7-9 Executive Blvd.	\$1,451.75
98	2 Chip Circle	\$ 907.55
110	37 West Gate Road	\$ 150.25
130	21 Par Road	\$ 191.66
133	54 West Gate Road	\$ 119.00
151	158 Spook Rock Road	\$ 228.29

167	4 Danielle Court	\$ 108.00
193	10 Lety Lane	\$ 367.25
212	13 Victory Road	\$ 500.00
220	15 West Gate Road	\$ 61.50
233	13 Nottingham Drive	\$ 648.00
243	16 Marget Ann	\$ 717.25

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, Resolution carried unanimously

**Resolution: 26 - 009**

**Village of Montebello**

Title: Accept Resignation of Groundskeeper / Laborer (Part-Time)

WHEREAS, Gavriel Saltzman, serving as the Groundskeeper / Laborer (Part-Time) since February 2025, has tendered his resignation on January 20, 2026 in order to pursue his career of study in the mental health field.

BE IT RESOLVED, that said resignation is accepted effective immediately and said position will remain vacant until filled. The Mayor and the Village Board would like to thank Gabe for a job well done and wish him well in his chosen career path.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

**Public Hearing – Cell Tower**

**Resolution No. 26 - 010**

**Village of Montebello**

Title: Continuation of Public Hearing Re: Lease to Homeland Towers, LLC

WHEREAS, the Public Hearing on the above subject has been continued from meeting to meeting to permit the applicant to respond to further questioning and issues as raised by members of the public and individual Board members, to permit review of additional documents submitted including improved lease terms and any further testimony; and

WHEREAS, given additional materials adding to the record and anticipating further testimony it is expected that a Special Meeting of the Village Board will be needed to render a decision.

THEREFORE, BE IT RESOLVED as follows:

1. That the Public Hearing be opened and continued at 7:20 p.m. motion by Deputy Mayor Caridi and seconded by Trustee Egenhauser.

2. That, in order to consider additional testimony and the expanded record, this matter will be continued to be decided at the Special Meeting to be held on January 18, 2026, beginning at 7:00 pm, unless, at the close of this meeting, the Village Board shall otherwise decide how next to proceed.

3. That in anticipation of the Special Meeting the Village Attorney is instructed to prepare a comprehensive Resolution fully addressing the matter, subject to the deliberation and vote of the Village Board.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carried unanimously.

### **Public Hearing – Cell Tower**

Village Attorney Berbit explains the process of moving forward. The Public Hearing will be re-opened, and the decision will be held another night at a Special Meeting unless changed later this evening.

Mayor Millman stated that at this time, the Board will begin having Homeland Towers and their representatives answer questions that were brought up at the last Public Hearing of October 22, 2025.

Mr. Robert Gaudioso of Snyder & Snyder, LLP, will be the attorney that represents Homeland Towers. Mr. Klaus Wimmer, Regional Manager, Mr. Vincent Xavier, Regional Director, and Mr. Michael Webster of Homeland Towers are also in attendance to answer any questions anyone should have.

Mr. Gaudioso took all the information and questions from the October Public Hearing and produced additional documents for the Board. Mr. Gaudioso explains that Homeland Towers is looking to lease the property located at 350 Haverstraw Road – Montebello. He went over the original information as well as the updated information and research conducted. He explained various points of the lease agreement. Mr. Gaudioso explained why this area was chosen and explained that the carriers contact them, Homeland, with a need for service coverage. Mr. Gaudioso explained what the timing of the project is based on the fact of environmental impacts with endangered species like timber rattlesnakes and bats. Mr. Gaudioso explained that he is working with Village Attorney Berbit on specific language in the contract itself. Mr. Gaudioso discussed the questions asked at the last public hearing as well as the comments written by Trustee Rose.

Mayor Millman opened the discussion to the public stating that Mr. Gaudioso will respond to questions at the end of the public comment period.

1. Vincent Caputo of 333 Haverstraw Road – Montebello stated:
  - He would like a guarantee that his property value will not decrease with the building of the cell tower.
2. Lee Krafcheck of 314 Haverstraw Road – Montebello stated:
  - He wants the current documents to be uploaded to the website and wants the vote on the cell tower to be delayed.
  - Does not trust the reports from Homeland Towers and does not trust that any report from them will reflect a decision other than a favorable one for the cell tower.
  - Wants to know how many reports are not favorable.

Mayor asked Mr. Krafcheck if he attended the prior Public Hearing since all the questions he asked were already asked at the prior meeting. Mr. Krafcheck responded that he did not attend the prior meeting.

- Mr. Krafcheck asked how many times the current consultants have been used by Homeland and how many times these consultants do not agree with the proposal of Homeland Towers. Mr. Krafcheck wants to know if there are any independent reports by the Village.
  - Mr. Krafcheck also wants to know that his property values will not be affected.
3. Prof. Richard Van Inwegen of 353 Haverstraw Road – Montebello stated:
    - He stated that there is a perception whether it is real or not about a cell tower in relation to a cell tower, which is emotion driven.
    - Wanted to know why a cell tower is needed at this location.
    - Wanted to know other locations were not considered and gave a list of properties.

4. Debra Leigh of 324 Haverstraw Road – Montebello stated:
  - Wants the village to wait a year to decide on the cell tower.

Mayor Millman stated that other municipal property owned within the Village do not need permission of the Village nor its residents to install a cell tower.

5. Moshe Engel of 21 Mayer Drive – Montebello stated:
  - Discussed that there is definitely a need for a cell tower in this area. As a first responder, he has connectivity issues due to no cell tower connectivity. He stated that we should not wait for someone to have an emergency before we act on a cell tower.
6. Harry Leigh of 340 Haverstraw Road – Montebello stated:
  - He congratulated the board due to keeping the village with mountains, trees, and streams yet he does not see why they need to add mechanization to the village.

Mr. Gaudioso responds to the Board and residents:

- Acknowledges that this is the second public hearing and Homeland Towers was also at two other board meetings giving presentations of the proposal of the cell tower. He stated that Homeland also did a publicly noticed balloon testing as well, at which the public was present.
- Acknowledges that Homeland Towers does 100's of 1000's of cell towers throughout the country and continued to show why this area was chosen, based on current cell tower coverage and location. Also, the need did not exist, no carriers would wish to collocate.
- All consultation reports are received from organizations that have the proper qualifications and professional engineers and are based on the big data from many sources. It is not a subjective opinion; it is data driven. The reports are not slanted, they are based on actual data. RF exposure report is a calculation based on the data that the FCC put forth. He also stated that Homeland goes through a thorough review of all facilities and does not pick sites that will not comply with the FCC data.

Trustee Humphrey asked if Homeland has ever proposed a site that the data did not support the location of the cell tower. Mr. Gaudioso stated no since Homeland would not expend the significant resources on an expensive venture that would not go anywhere.

Mr. Krafcheck stated that the visual reports are subjective as no one has taken photos from his home. Mr. Gaudioso stated that it is not subjective, it is objective analysis based on the DEC methodology that is spelled out in the reports and in the SEQRA process.

Mr. Gaudioso reiterated that there is a need for service and the data speaks for itself. Mr. Gaudioso discussed why this location was chosen. He also discussed that it is a limited overlap of coverage between towers and does not duplicate. This is the optimum location for the void to be addressed – least obtrusive and shortest tower.

Prof. Richard Van Inwegan stated that he has maps that show better locations for cell towers than this location. Mayor Millman advised that cell towers cannot be put on residential properties, and we lose control and cash flow if on other municipal property not owned by the village.

Mayor Millman asked if there were any other questions that anyone has other than having the material put online and any questions asked of him via email, he will respond to immediately.

Prof. Richard Van Inwegan asked about specific properties. One of the properties is the Town of Ramapo Senior Center which is out in the open and not owned by the village.

Leigh Hunt of 324 Haverstraw Road – Montebello stated:

- Wanted to know if the Mayor would want the cell tower at his house.

Mayor Millman stated that he purchased his home knowing it was right across from a water company facility with 24 hour access, but that is the buyers option.

Prof. Richard Van Inwegan asked why the tower is not being placed at Village Hall. Mr. Gaudioso responded that it would be duplicative service and therefore would not be permitted, plus, far more exposed location.

Mayor Millman closed the public questioning and opened questions to the Board.

Deputy Mayor Caridi asked if the emergency services were able to use the tower. Mr. Gaudioso responded that Homeland Towers allows emergency services free access to the top of the tower for their two-way communication and they may use the base for their equipment. Deputy Mayor Caridi asked if the state police who monitor the park behind the tower will have access to the tower. Mr. Gaudioso stated that the space on the tower is reserved for the Village use and that generally the state handles their own needs.

Mayor Millman stated that it is very important to have cell phone access within the Park given the fact that there was an accident within the park recently where service was needed. Mr. Gaudioso stated that emergency services have their carriers and if the village deemed it important to grant permission to another service that is its prerogative.

Deputy Mayor Caridi stated that she looked up the locations of the properties proposed by Prof Van Inwegan and stated that one of the properties is a school, which Mr. Gaudioso stated is exempt. One is the Senior Center owned by the Town, another one was the Town, and the final was the County. Mayor Millman stated that the residents do not have a say if they decide to move forward at those locations nor does the Village. But none of these other responded to Homeland.

Trustee David Rose discussed the two endangered species that would be affected. He asked if the trees are removed if that affects the species. Mr. Gaudioso stated that the experts must comply with FCC NEPA requirements.

Mayor Millman discussed the need to remove the trees during a specific timeframe in order to not bother wildlife.

Trustee Rose discussed that the internet has a lot of information that is for and against cell towers.

As per initial Resolution, after Board discussion about availability, Mayor Millman stated that the Board will put this off not until January 28, but to the regular board meeting of February 18<sup>th</sup>. Therefore, the prior resolution is amended to reflect the continuation of the Public Hearing and decision to February 18<sup>th</sup> at 7:00 pm.

Deputy Mayor Caridi made a motion to amend the prior Resolution that the Public Hearing will be continued at the February 18<sup>th</sup> meeting. Trustee Egenhauser seconded the motion. All in favor.

**Resolution No. 26 - 011**

**Village of Montebello**

Title: Conducting a Public Hearing to Amend the Zoning Code, Chapter 195, to prohibit potentially injurious fences in most zoning districts

LOCAL LAW NO. 1 OF 2026  
A LOCAL LAW AMENDING CHAPTER 195, ZONING, TO PROHIBIT POTENTIALLY  
INJURIOUS FENCES IN MOST ZONING DISTRICTS

WHEREAS, the Village periodically reviews its Zoning Code to ensure that the various provisions continue to effectively implement the purposes set forth in §195-3 of the Village Code, which directs the zoning law to protect and enhance environmental, human and community resources and maintain the rural and semirural character of the Village; and

WHEREAS, the Village found that certain types of potentially injurious fences have a blighting influence on the Village and negatively impact the health, safety and general welfare of its residents and present a danger to indigenous and domestic animals and to pets; and

WHEREAS, the Village Board directed the staff to prepare code amendments to address these issues.

THEREFORE, BE IT RESOLVED as follows:

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

a) That the Village Board designates itself as Lead Agency for adoption of proposed Zoning Amendments found in Local Law 1 of 2026, and immediately assumes such status, there being no other agencies involved in the Action for which such designation is to be coordinated with; and

b) That the Village Board as Lead Agency classifies the action as Type 1 for the purposes of SEQRA; and

c) That the Village Board as both project sponsor and Lead Agency accepts the Part 1 Environmental Assessment Form (“EAF”) as prepared by Max Stach, AICP on behalf of Mayor Millman as adequate for distribution and finds that it appropriately describes the proposed action; and

2. That a public hearing shall be held on February 18, 2026, beginning at 7 pm local time or as soon thereafter as the matter can be heard, on said Local Law amending the Zoning Code as aforementioned; and

3. That due notice with respect to same pursuant to GML §239 be given to the Rockland County Planning Department and to consider any recommendations therefrom; and

4. That due notice be given to the clerks of all abutting municipal entities and the Palisades Interstate Park Commission, and to General Code, and to consider any recommendations therefrom; and

5. The local law shall be provided to the Planning Board for review at its next available meeting, and with a request that the Planning Board provide recommendations to the Village Board regarding the matter, if any.

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

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

**Resolution No. 26 – 012**

**Village of Montebello**

Title: Continuation of Public Hearing Lease to Homeland Towers LLC, Amending Resolution No. 26-010

WHEREAS, earlier this evening by Resolution No. 26-010, the Village acted to continue the Public Hearing at a Special Meeting to be held on January 28, 2026, but subject to further consideration this evening after duly considering the contents of the ongoing Public Hearing as such evolved this evening; and

WHEREAS, upon such consideration and deliberation the Village Board wishes instead to continue the Public Hearing at the next Regular Meeting of the Village Board on February 19, 2026.

THEREFORE, BE IT RESOLVED, that said Public Hearing on February 18, 2026, at 7 pm or as soon thereafter as the matter may be heard, thus amending Resolution No. 26-010.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

**Public Comment:**

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

At 9:20 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss negotiations of contractual matters, seconded by Trustee Egenhauser. Vote carried unanimously.

At 9:47 PM, Deputy Mayor Caridi made a motion to exit the Executive Session, seconded by Trustee Egenhauser. Vote carried unanimously.

At 9:48 PM, Deputy Mayor Caridi made a motion to close the meeting, seconded by Trustee Egenhauser. Vote carried unanimously.

Respectfully submitted:

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Joan Will, Village Clerk - Treasurer