

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, OCTOBER 22, 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
Stacy Caridi
Bruce Egenhauser
Michael Humphrey
David Rose
Warren E. Berbit

Mayor
Deputy Mayor
Trustee
Trustee
Trustee
Village Attorney

Recording Secretary: Joan Will

Village Clerk-Treasurer

Mayor's Report:

The Mayor is limiting his remarks due to a full agenda and public hearings and many in audience likely wanting to speak.

Mayor Millman stated that the Town of Ramapo Police have been warning residents that with it getting darker earlier, it is more difficult to spot the deer that are roaming around and suggests that people drive more carefully.

Building Department Report:

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

- (15) building permits were filed. A total of \$9,302.00 in permit fees were collected.
- (14) Certificates of Occupancy were issued.
- (0) locations were inspected; \$3,000.00 in Fire Inspection fees were collected during the month.
- (56) code violations were issued. (11) appearance tickets were issued. (16) violations were closed.

Historic Preservation and Parks Commission (HPPC) Report

The commission met on Wednesday, October 8, 2025.

- A Fall Clean Up Day has been arranged with Keep Rockland Beautiful for Sunday, October 19, 2025, from 9:00 AM to 12:00 PM. Meeting will be at the Senior Room at Village Hall. The Main Focus will be Kathryn Gorman Ponds Park on Senator Levy Drive. (The Mayor inquired, and the Village Attorney confirmed this successfully took place and chair wrote a comprehensive report. All advanced advertising was done by Rockland Green).
- Kathryn Gorman Ponds Park – the Village Clerk provided Chairman Moetzinger with an update on the progress of the issues bought forth by the Commission on the issues within the park.
- Resolution 25-02 which conditionally approves a Certificate of Appropriateness for the Stonehedge Heights Subdivision located at 220 Spook Rock Road., allowing for the relocation of the detention basin into the Preservation Zone.
- Resolution 25-03 – Certificate of Appropriateness for Stonehedge Heights Subdivision located at 220 Spook Rock Road had been approved for the preliminary granting of a conditional COA regarding the location of the detention pond, and such approval of HPPC made final following the approval from both the Village Board of Trustees and the Planning Board.
- The Commission will be presenting a Resolution to the Village Board of Trustees regarding a budget for historical markers.

Public Comment:

The Mayor guided that anyone wishing to speak about Homeland Towers should do so at tonight's public hearing, not now.

Sherry Berbit of 46A Mile Road – Montebello wanted to know when the construction on Hemion Road bridge would be complete as it is a hazardous situation for bicycle riders and walkers that do not have access to the side of the road.

Mayor Millman advised that the Village will contact the State for an update on that project.

Dorice Buck Madronero of 4 Regis Court – Montebello stated that there is high grass on the corners of roads on Route 202 and that cable wires are too low in sections of the Village.

Mayor Millman advised that the Village will contact the State to clean up the corners on Route 202 and Deputy Mayor Caridi stated that the low wires were one of the cable companies and since they are not electrically charged, the company does not usually remove them.

Aaron Abramowitz of 5 Danielle Court – Montebello wanted to let the Village know they are doing a great job. He also wanted to know if sidewalks could be added in certain areas as it is dark walking at night on Viola Road. He wanted to know if there were any plans to add additional playgrounds in the Village.

Mayor Millman advised that Viola Road is a County road and the cost to add sidewalks is very expensive. Mayor Millman also stated that Village Hall has a newly expanded Tot Park for children's use and entertainment.

Brian Demuro of 356 Haverstraw Road – Montebello stated that there are several potholes on Haverstraw Road especially near the Community Center.

Mayor Millman stated that the State has already been notified.

Dorice Buck Madronero of 4 Regis Court – Montebello stated that there is a large amount of debris on Route 202.

Mayor Millman stated that the State has already been notified about the debris and the abandoned tires.

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

Comprehensive Plan

Mayor Millman explained that this is the final Resolution of the Comprehensive Plan. All the comments have been discussed, and Mayor Millman asked the Board if they wished to discuss Trustee Rose's comments any further. The Board declined to discuss it further. Mayor Millman advised that the Trustee's comments are not reflected in the updated plan; however, they were mentioned in the minutes.

ACTION II

Resolution: 25- 119

Village of Montebello

Title: Adopting the Draft Comprehensive Plan Update as Amended after a Negative Declaration pursuant to State Environmental Quality Review ("SEQR")

WHEREAS, on September 17, 2025, the Village of Montebello Board of Trustees ("Village Board"), adopted a Negative Declaration of Environmental Significance for its Comprehensive Plan Update pursuant to State Environmental Quality Review ("SEQR"); and

WHEREAS, the many "Whereas" clauses included in that resolution are relevant to this resolution and incorporated herein by reference; and

WHEREAS, on September 17, 2025, PRECEDING adoption of the Negative Declaration, the Village Board by motion of Trustee Egenhauser as seconded by Trustee Humphrey, closed the public hearing on the Comprehensive Plan as reflected in Resolution No. 25-108, by a vote of 3 to 1, motion carries; and

THEREFORE, BE IT RESOLVED, that the DRAFT Proposed 2025 Village of Montebello Comprehensive Plan as last revised September 5, 2025, including any amendments described hereafter be and hereby is adopted as the Village of Montebello Comprehensive Plan by virtue of the authority of the New York State Village Law Section 7-722, the Village Board generally finding that such improves upon and updates the already environmental sensitive 2003, 2009 and 2017 Comprehensive Plans and, as recognized by the Rockland County Department of Planning in its GML review, with which the Village in part concurs, "Our department applauds the Village

for its continuous review and update for this vital land use document. We commend their efforts to focus on historic preservation and the protection of natural resources.”; and

BE IT FURTHER RESOLVED, that the Board of Trustees agrees in concept with all of the recommendations of the Rockland County Department of Planning, except that the following clarifications are provided with regard to that Department’s review and to the extent these clarifications constitute a disagreement with requested modifications, that requested modification is hereby overridden as further explained herein, and that this resolution be provided to the County as the Village’s report of final action:

1. The Village agrees that the map should be updated in the future. However, as the Department noted., the changes have been minor, and the effort here is to “update” the Comprehensive Plan, not completely update it. In addition, map “updates” are beyond the budget the Board of Trustees set aside for this iteration of the Comprehensive Plan. For these reasons, the Village Board overrides this comment.
2. See above response. The cost to update all the maps is prohibitive and beyond the scope and budget for the 2024-2025 “update.” For these reasons, the Village Board overrides this comment with the intent of updating the maps, as it deems necessary at a future more appropriate time.
3. The FAR and bulk tables are beyond the scope of HPPC authority and apply to ALL properties in the Village. It should be noted that the Zoning Board of Appeals is the only Board with authority to modify the bulk table and FAR as applied to individual properties and does so only when it finds and determines that variances will either not affect or will have a minor effect on the character of a neighborhood. However, the Village Board is always cognizant of changing needs of the community and will consider revising the bulk table and FAR as part of a future zoning modification to specifically address “loopholes”, if any, in the current FAR and bulk tables associated with R-25 and R-35 zoning districts, provided, however, that such modifications comply with the intent of the Comprehensive Plan. However, the language of the 2024-2025 update will be modified to reflect the Village’s position on this issue and more closely, align with this RCPD comment.
4. The Update explains that no sufficiently large “greenfield” sites are available for development, and all large vacant sites have already been developed. For these reasons, the Village Board overrides this comment.
5. Noted. Thank you.
6. This modification has been made.
7. Noted. Thank you
8. Noted. Thank you.
9. The language referenced is carried over from an earlier draft of the Comprehensive Plan and leads to the reader’s confusion. The sentence on page 41 of the plan has been changed from “At this time, there is no formal Village protection of the aquifer...,” to “Prior to 2019, there was no formal Village protection of the aquifer....” Note that this update on page 48 describes the protections implemented in 2019 and further recommends a multi-tiered protection of the aquifer, including expanding the 500-foot buffer around wellheads to one mile. See specifically, “Natural Resources Element, Recommendations of this 2024 Comprehensive Plan Update,” on pages 48-49.
10. This recommendation (that the Village consider recommending that the mapping of the F-EPOD be based on the increased horizontal floodplain) has been added to the Update.
11. The Village will add this language to the Update to replace the word “natural” with “native” trees and plants.
12. This language has been included in the Update.
13. As a threshold issue, the Village notes that much of the commercial- and industrial-zoning property has been built out or has been issued site plan/subdivision approvals, obviating the need to prepare comprehensive updates of maps. The Village’s policies associated with such areas have already been implemented. Also, as noted earlier, the cost to update all the maps is prohibitive and beyond the scope and budget for the 2024-2025 “update.” The Village will update all maps as part of a comprehensive revision to the Comprehensive Plan at a future date. For these reasons, the Village Board overrides this comment.

14. The May 2017 figure has been removed as recommended.
15. The reference has been removed and the language modified as recommended.
16. The Village has reviewed the referenced document and has identified recommendations that would be helpful in the future. The Village will continue to work with the Town, Villages, County, and State to address traffic safety issues as recommended.
17. The Comprehensive Plan references several tools for sustainable building practices and now includes a reference to the Living Building Challenge for continued exploration of sustainable building systems and philosophies as suggested.
18. Noted. Thank you.
19. Noted. Thank you.
20. All maps have been revised to include the naming tags as recommended.
21. Understood. This resolution serves as the Village's report of final action.

BE IT FURTHER RESOLVED, that the Village Board in adopting this Comprehensive Plan incorporates the following additional changes, which along with acceptance of the redlined changes as indicated at the September 5, 2025, draft shall be made and verified to the satisfaction of the Village Mayor prior to filing the Comprehensive Plan in the office of the Village Clerk:

- Nothing additional was submitted at this time.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Roll Call: Deputy Mayor Caridi - Yes
Trustee Egenhauser - Yes
Trustee Humphrey - Yes
Trustee Rose - Yes
Mayor Millman - Yes

Upon vote, motion carried unanimously. Clerk to send certified resolution to the Rockland County Department of Planning.

Mayor Millman congratulated the hard work by the Comprehensive Plan Commission and reminded everyone that the Comp Plan is a guideline to the Village, and it is used for guidance for all laws.

Public Hearing – Cell Tower

Mayor Millman explained that the purpose of this aspect of tonight's meeting is to hold a Public Hearing on the cell tower. He stated that the Board will not be voting tonight, because we will wish to carefully consider all that we hear going on record tonight and to give the public another evening in December to have their voices heard on this subject as well as the applicant and that any other responses be considered.

Village Attorney Berbit briefly explained the history of the Cell Tower and how it came to be at the Public Hearing tonight. He explained that all the information about the tower has been properly posted in several locations as well as mailings sent to residents in the area around the proposed site and circulated to interested parties. At this point, Village Attorney Berbit questioned the Village Clerk – Treasurer about the postings and the ensure that all documents pertaining to this Public Hearing were available to the public, any interested parties and the Village Board. The Village Clerk – Treasurer responded yes and stated that the documents were on the Village website at www.montebellony.gov as well.

Village Attorney Berbit asked who received the hard copy of the drawings and documents and the Village Clerk – Treasurer responded that all of the Village Board and the Village Engineer received a copy and there was a copy available at Village Hall for anyone to look at. Village Attorney Berbit deemed that proper Notice was given of the Public Hearing.

Title: Public Hearing upon Application of Homeland Towers, LLC to Lease Property at the Dr. Jeffrey Oppenheim Community Center at 350 Haverstraw Road, and to Erect and Operate a Proposed Public Utility Wireless Telecommunications Facility.

WHEREAS, by operation of Resolution No. 25 – 110 Village Board approved holding a Public Hearing commencing on October 22, 2025, on the above subject; and SEQRA circulation pursuant to a Notice of Public Hearing reading as follows:

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a Public Hearing will be held on Wednesday, October 22, 2025, beginning at 7:00 p.m. or as soon thereafter as the matter can be heard at the Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, NY 10901 to consider the application of Homeland Towers, LLC.

The application is to lease a portion of the property at 350 Haverstraw Road, Montebello from the Village for a proposed public utility wireless telecommunication facility, including a monopole tower and equipment compound designed for the collocation of Village emergency communications equipment and four wireless carriers. The plans show a 100- and a 110- foot tower to be considered.

All interested parties are invited to attend. The proposed application will be available for inspection and review at the Village Office during normal working hours, Monday through Friday, 9:00 am to 4:00 pm as well as on the Village of Montebello website www.montebellony.gov.

Joan Will
Village Clerk – Treasurer
Village of Montebello
One Montebello Road
Montebello, NY 10901
(845) 368-2211

Warren E. Berbit
Village Attorney
September 17, 2025

; and

WHEREAS, the Village Attorney questioned the Village Clerk-Treasurer, and stated that due notice was given by publishing, posting, SEQRA circulation and making the application and all associated documents available by various means for review by the Village Board, parties to whom circulated and to the public, as well as all documents were uploaded to the Village's website; and

WHEREAS, a motion was made to open the Public Hearing at 7:38 pm by Deputy Mayor Caridi and seconded by Trustee Egenhauser all in favor; and

WHEREAS, the Village Attorney requested that the following be placed on the record:

1. Legal Notice
2. Proposed Lease
3. RF Justification Report
4. FCC Compliance Report
5. Full EAF
6. Visual Resource Assessment
7. Site Plan

October 16, 2025 Filing:

1. Verizon Wireless Joinder Letter
2. Revised Visual Resource Assessment
3. Alternative Site Analysis
4. Species Analysis Letter
5. Revised Site Plan

; and

WHEREAS, the Village Attorney also asked if any other materials had been received since publication posting and circulated, and the Village Clerk- Treasurer stated the following which he also asked be included in the record and noted that all documents were uploaded to the Village's website:

Nothing additional was added.

NOW, THEREFORE BE IT RESOLVED, that the Public Hearing open at 7:38 PM and given the Mayor's advance announcement that such will be continued, after discussion by the Village Board, motion was made by Deputy Mayor Caridi and seconded by Trustee Egenhauser to continue the Public Hearing at the next subsequent meeting on December 17, 2025.

Upon vote, motion carried unanimously.

Mayor Millman opened the Public Hearing at 7:38 pm by a motion of Deputy Mayor Caridi and seconded by Trustee Egenhauser, all in favor. At this point the Mayor announced that Homeland Towers would be giving a presentation on the project.

Mr. Robert Gaudioso of Snyder & Snyder, LLP, will be the attorney that represents Homeland Towers and Mr. Klaus Wimmer, Regional Manager of Homeland Tower, is also in attendance.

Mr. Gaudioso presented the project to install a public utility wireless telecommunications facility at 350 Haverstraw Road and all the documentation to the Board including Homeland Towers seeking lease approval with the Village. Mr. Gaudioso went over the SEQRA documents, the design of the tower, the visual renderings, the fenced-in compound design in detail parroting the documents, and the need to keep as many trees as possible. Mr. Gaudioso mentioned that Verizon and T-Mobile have expressed interest in utilizing the tower, with the possibility of AT&T as well. Mr. Gaudioso explained that they prefer to deal with municipalities on these projects rather than on a site on private property.

Mr. Gaudioso went through each of the documents submitted on the record, as well as explaining and applying the "Monroe Balancing Test" associated case law, and findings relative to this application.

Additionally, Mr. Gaudioso discussed the height of the tower of 100 ft or 110 ft. and discussed the various studies that were accomplished in this area as well as frequency exposure, federal government regulations, and full environmental assessments, including endangered species of bats and timber rattlesnakes. Mr. Gaudioso also mentioned that emergency services would be able to utilize the tower at no cost.

Mayor Millman opened the discussion to the public stating that Mr. Gaudioso will respond to questions at the end of the public comment period unless better in context when raised.

1. Caroline Krafcheck of 314 Haverstraw Road – Montebello had several questions:
 - She stated she was given short notice of this Public Hearing.
 - Questions the business need for coverage and states she has no issues with connectivity.
 - Why was this site chosen over any others that may not be in a residential area?
 - She stated that property prices will be affected by this, and that her home is currently for sale, that her property value will go down.
 - She is worried about the health concerns and wonders if the FCC compliance has been met and would like two or three opinions on that.
 - She stated that it would not be visually appealing, especially in the winter months.
 - She stated that she was worried about the wildlife in the area.
2. Joshua Rose – 122 Spook Rock Road – Montebello stated:
 - He has lived here all his life.
 - Stated he does not see any meaningful studies on the long-term effects of cell towers.
 - He rejects the notion that there is not enough coverage and speed in Montebello nor that there is an issue with 911.
 - He also stated that in order to preserve the nature and tone of Montebello, sidewalks are something that should not be done.

3. Richard Van Inwegen of 353 Haverstraw Road – Montebello stated:
 - He agrees with all the issues already brought up.
 - He understands the reports that show the different heights of the tower but does not see any reports that state it is needed in this area.
 - Why can't the neighboring cell towers on Hemion Road be more utilized.
 - He is worried about the health concerns.
 - Why in this area, why not somewhere else possibly more wooded?
 - He is afraid that bears will get radiation if they are near it and become more aggressive.
4. Brian Demuro of 356 Haverstraw Road – Montebello stated:
 - He has seen the balloon test and the ribbons in the forest, he is concerned about the frequency waves as a cumulative effect of all waves, like microwave and wi-fi and ultraviolet waves, but cell tower waves would be constant and that is concerning.
 - He is concerned about his property values even though there is a natural gas line in the rear of his property but now the proposed cell tower that you can see instead of trees in the yard.
 - He stated he has no issues with cell service.
5. Dorice Buck Madronero of 4 Regis Court – Montebello stated:
 - She is concerned about the noise the cell tower will make.
 - She is concerned about the timber rattlesnakes in the area.
 - She wants to know what the benefit is to the Village.
 - She wants to know how the proposed thruway tower will affect the usage or need of this tower.
 - She wants to know how much the village taxes will change if this goes through.
6. Debra Leigh of 324 Haverstraw Road – Montebello stated:
 - She did not receive any notice of this Public Hearing and wants another Public Hearing.
7. Dan Goetz of 2 East Mayer Drive – Montebello stated:
 - He echoes everyone who spoke already sentiments.
 - He stated he has no issues with his cell service.
 - Wants to know the long-term epidemiology from the FCC on the safety of 5G as he believes that information does not exist and he does not want to be the guinea pig for that information.
8. Vincent Caputo of 333 Haverstraw Road – Montebello stated:
 - He does not wish to see the cell tower every day when he walks out the door.
 - Wants to know what the effect will be on everyone's well water.
9. Aaron Abramowitz of 5 Danielle Court – Montebello stated:
 - That packaging states things are healthy when they really are not, he is concerned that the FCC is stating that this is not harmful when it really may be.
10. Debra Leigh of 324 Haverstraw Road – Montebello stated:
 - Wants to know why it is not being installed at Village Hall property
11. Harry Leigh of 340 Haverstraw Road – Montebello stated:
 - He agrees with all the comments made
12. Moshe Engel of 21 Mayer Drive – Montebello stated:
 - He has T-Mobile with no service to his personal phone and has an emergency services phone with no service as well.
 - He trusts our local government, and he hopes all reports and reviews come back positively.
13. Kevin Heslop of 3 Regis Court – Montebello stated:
 - Does not see the need, he has great service at his home.
 - He moved to Montebello for nature and the outdoors and does not want to look at a tower.
 - He does not see the financial benefit to the village.

- He would like to see an updated FCC report on the effects of 5G.

14. Shmuli Schlesinger of 49 Oxford Drive – Montebello stated:

- He does not want to hear buzzing coming from the tower like electrical lines do.
- Is concerned with EMF – electromagnetic fields that can cause cancer or something and wants to see reports and testing about that.

15. Richard Van Inwegen of 353 Haverstraw Road – Montebello stated:

- Stated that Montebello claims to preserve, but this will affect bats and other wildlife.

16. Harry Leigh of 340 Haverstraw Road – Montebello stated:

- Wants to know the origin of this project

17. Dorice Buck Madronero of 4 Regis Court – Montebello stated:

- Wants to know if the PIP was contacted.
- Wants to know if this is a security risk with the pipeline nearby.

18. Caroline Krafcheck of 314 Haverstraw Road – Montebello stated:

- She wants her questions in writing.
- She wants to know what the financial benefit to the village

Mr. Robert Gaudioso began to respond to the residents and explained that some of the responses will be delivered to the Village in writing. He responded:

- a. Homeland noting the need and blank areas in vicinity, first checked municipally owned properties which are preferable, and only village responded. Village did mention Village Hall site, but not a good location to fill the void. With the origin of the project and everything that went into this location over any other including the need for carriers to expand coverage due to capacity load restrictions.
- b. Discussed the agreement between Homeland Towers and Verizon.
- c. Discussed further why they wish to install the tower on municipal property
- d. Briefly stated the possible financial incentives to the village.
- e. Explained about radio frequency, EMF, and the differences between them. He emphasized that at maximum capacity the tower reports under 7% of FCC established safe levels.
- f. Discussed 5G and FCC regulations.
- g. Discussed that there is not any noise like that of power lines, but there may be limited noise from the fans inside the equipment cabinets or generator if there is a power failure, which is only used in an emergency.
- h. Stated that the reports show that there is no diminution of property values due to the installation of a cell tower.
- i. Explained the SEQRA process and the impact on wildlife and habitat.
- j. Stated that he will return on December 17th to answer any additional questions from the residents.

At this time, Mayor Millman asked if the Board had any questions for Mr. Gaudioso.

1. Deputy Mayor Caridi asked if the cell tower would assist the service in her home as it is virtually nonexistent. Mr. Gaudioso responded that the stronger the signal the better the service and the existence of grids associated with towers.
2. Deputy Mayor Caridi asked if the tower emits sounds that will affect wildlife. Mr. Gaudioso responded no, they are not high-tension wires that emit noise or a transformer buzz.
3. Deputy Mayor Caridi asked about 5G and radiation. Mr. Gaudioso responded that cell phones held to your head are worse than a cell tower that is 100 – 110 feet above. He stated that your cell phone is still safe, as the studies have shown, but everything gives off radio frequency, like baby monitors, lights, refrigerators, even other people.
4. Trustee Humphrey asked in regard to 911 emergency services if they have reached out to have any discussion to fulfill the need in the area. Mr. Gaudioso stated that they would like to be put in touch with local emergency service providers to see what their needs are.
5. Mayor Millman stated that a comment was made with regard to the FCC guidelines stating that a cell tower cannot be restricted because of possible health concerns. Mr. Gaudioso

responded that that is not the case here because the proposed tower would be on Village owned property and the Village could refuse if they wanted to.

6. Mayor Millman stated that the Village has already addressed endangered bats by installing several bat houses on the Berbit Preserve.
7. Village Attorney Berbit, not expressing an opinion about the application, noted two prolonged efforts negotiating the lease terms, and who also noted he holds two degrees in Electrical Engineering and having worked on radio and data communications and flew for 3 years on military aircraft helping to evolve such systems. He stated the inverse square law pertaining to the location of your phone to your head and the amount of potential radiation you are subjecting yourself to in comparison to the amount of radiation from a distant tower is much higher with the phone. Yet, he noted at least half of the speakers actively consulted their cell phones when speaking.
8. Trustee Rose was not able to locate the FCC Compliance report and Mr. Gaudioso guided him on the location in his packet.
9. Trustee Rose stated that he does not see legitimate local interest in this project. He believes it would have an adverse environmental impact and believes that health, safety and welfare of the Village should be foremost. Mr. Gaudioso explained that in modern society there are different franchises villages give like cable, electric utilities, water, sewer, telephone and now wireless service is a public and essential service utility.
10. Trustee Rose asked why Montebello. Mr. Gaudioso reiterated the choosing process.
11. In response to the Mayor's inquiry in reaction to some of Mr. Gaudioso's remarks, the Village Attorney confirmed that there is precedent and regulations indicating that if the Village Board grants and there is a challenge, such challenge will not be sustained if based upon fear of health impacts or property devaluation. However, since on Village property applicant will not be able to reverse a denial because of considering such issues.

Mayor Millman asked the residents if anyone else had any further questions.

1. Richard Van Inwegen of 353 Haverstraw Road – Montebello stated:
 - That there are dead zones everywhere
2. Kathy Elwell of 12 Copeland Drive stated:
 - The blasting from construction will disrupt wildlife

Mr. Gaudioso stated there would be no blasting.

3. Dorice Buck Madronero of 4 Regis Court – Montebello stated:
 - Why the park?

Mr. Gaudioso stated because there is a need there at that location projecting South, East and West.

The hearing will be continued on December 17, 2025.

Resolution: 25 - 121

Village of Montebello

Title: 2025 Mid-Year Budget Modifications

WHEREAS, the Village's financial consultant, Donalee Berard CPA, has issued a mid-year Budget Comparison Report for 2025; and

WHEREAS, said consultant recommends making final adjustments to the 2025 Village Budget as consistent with said report as follows:

- Total income increases \$236,734
- Total expense increased \$236,734

THEREFORE, BE IT RESOLVED, that the 2025 Budget be and hereby is adjusted to reflect all changes by said report, a true copy of which shall be appended to the Minutes hereof as if fully set forth hereinafter.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries.

Resolution No. 25 - 122

Village of Montebello

Title: Approval of Minutes for September 17, 2025

BE IT RESOLVED, the minutes of the Board of Trustees of September 17, 2025, be and are hereby approved.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Upon vote, motion carries.

Resolution No. 25 - 123

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated October 22, 2025, and totaling \$171,699.79 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

Resolution No. 25 – 124

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fees dated October 22, 2025, for Professional Fees, and totaling \$18,260.10 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution was carried.

Resolution No. 25 - 125

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 October 22, 2025, and totaling \$3,247.50 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

Resolution No. 25 - 126

Village of Montebello

Title: Appointment to Hire a Clerk-Typist (PT)

WHEREAS, the Village Clerk – Treasurer has a need to create the position of Clerk-Typist to assist with Village Hall duties; and

WHEREAS, the Mayor has established this position and added it to the 2026 budget; and

WHEREAS, after advertising to fill the position, reviewing applications and interviewing several candidates, the Mayor has authorized the Village Clerk – Treasurer to hire Marie Munoz at \$25.00 / hour as Clerk Typist (PT) with proper vetting from Rockland County Personnel.

THEREFORE, BE IT RESOLVED, that Marie Munoz is hereby appointed to the position of a Clerk Typist (PT), a maximum of 17.5 hours per week, and the availability to work Tuesday, Wednesday, and Thursday for a term to expire at the reorganization meeting in April 2026, or as soon thereafter as a successor can be appointed after the three-month probation period.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote the Resolution carried unanimously.

Resolution No. 25 - 127

Village of Montebello

Title: Appointment of Ad-Hoc to the Planning Board

WHEREAS, the Mayor recommends the appointment of Rebecca Humphrey as Ad-Hoc to the Planning Board term to expire April 2027.

THEREFORE, BE IT RESOLVED, that Rebecca Humphrey be and hereby is appointed as Ad-Hoc to the Planning Board term to expire at the reorganizational meeting of April 2027.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Trustee Humphrey abstained.

Upon vote, the Resolution carried 3 - 1.

Resolution No. 25 - 128

Village of Montebello

Title: Appointment of Ad-Hoc Member to the Zoning Board of Appeals

WHEREAS, the Mayor recommends the appointment of Carrine Kaufer as an Ad-Hoc to the Zoning Board of Appeals term to expire April 2027.

THEREFORE, BE IT RESOLVED, that Carrine Kaufer be and hereby is appointed as Ad-Hoc to the Zoning Board of Appeals, term to expire at the reorganizational meeting of April 2027.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

Resolution No. 25 - 129

Village of Montebello

Title: Accept Updated Fee Schedule

WHEREAS, periodically there are revisions to the Village of Montebello Fee Schedule to assure that such is updated to fairly reflect the administrative, out of pocket, and costs associated with the activities set forth therein; and

WHEREAS, the Village Engineer has suggested the Road Opening fee be increased from \$250.00 to \$300.00 due to increasing costs of repairing the roads.

BE IT RESOLVED, that the Village of Montebello Fee Schedule dated April 23, 2025 (Planning & Zoning), October 22, 2025 (Building), March 21, 2019 (Fire), August 17, 2022 (Code Enforcement) and April 17, 2019 (Clerk's Office) are hereby updated to October 22, 2025 and are

hereby designated as the official Fee Schedule for the Village, and noted that it can be amended from time to time if approved as such.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

Public Comment:

Moshe Engel of 21 Mayer Drive – Montebello stated that people who seem to have issues comment on social media instead of showing up at a meeting. He stated that he was well aware of the cell tower for many months as he shows up to board meetings regularly.

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

Old / New Business

No updates

At 9:52 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss legal issues surrounding ongoing projects and contracts, seconded by Trustee Egenhauser. Vote carried unanimously.

At 10:14 PM, Deputy Mayor Caridi made a motion to exit the Executive Session, seconded by Trustee Egenhauser. Vote carried unanimously.

At 10:15 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