

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, MARCH 18, 2026, AT THE DR. JEFFREY OPPENHEIM COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:15 PM. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lance N. Millman	Mayor
	Michael Humphrey	Trustee
	Bruce Egenhauser	Trustee
	David Rose	Trustee
	Warren E. Berbit	Village Attorney
Absent	Stacy Caridi	Deputy Mayor
Recording Secretary:	Joan Will	Village Clerk-Treasurer

Mayor's Report:

Mayor Millman apologized for the brief delay as the Wi-Fi services are suddenly down.

Mayor Millman advised everyone that with the extension of daylight hours drivers be mindful of children and deer running around.

Mayor Millman read a letter from 8-year-old Zohara Nissanian of 3 River Road that stated *"I really like living here and I appreciate everything you do for the village. Every Saturday me and my family walk along the river on Victory Road, there is a barrier that does not complete the whole road with the river. Many times someone in my family almost falls into it. I would like to request to make a longer barrier on Victory Road along the river and make it safer for everyone in this village. Thank you and looking forward to a response. PS I am 8 years old."* Mayor Millman stated that our Village Engineer has gone to the site on Victory, and he recommends that a barrier be installed in that location. Mayor Millman stated that another barrier will be installed on Montebello Road going "around the bend" to prevent accidents into the pole.

Building Department Report:

The following is the Building Department Report for the month of February 2026:

- (11) building permits were filed. A total of \$14,336.00 in permit fees were collected.
- (9) Certificates of Occupancy were issued.
- (24) Fire Inspections were conducted. \$3,225 was collected in Fire Inspection fees collected during the month.
- (10) code violations were issued. (4) appearance tickets were issued.

The Mayor reminded residents that if they have a question regarding a building permit, or the need to have one, call the Building Department to avoid unnecessary delays.

Historic Preservation and Parks Commission (HPPC) Report

There was no report this month.

Public Comment:

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

Resolution: 26 – 022

Village of Montebello

Title: Application for Relief Due to Oversize Driveway Pillars

Upon hearing the Applicant, Chaim Berkovic, of 11 Canterbury Lane, relief is granted for modestly oversize pillars under §115- 2A, in the following limited circumstances:

1. Applicants completed major work on the subject premises in all other respects carefully abiding by all controls and regulations.
2. Albeit ignorance is not generally excusable, neither applicant nor contractor was familiar with the regulations.
3. Pillar as constructed is below max height of 54”, and only slightly exceeds max width of 27” by 1 or 2 inches.
4. Applicant to provide insurance naming the Village and a Hold Harmless Agreement.

In the interest of justice, the overall integrity of 115-2 being maintained, and once overall compliance achieved, the pillars may remain

Motion: Trustee Egenhauser

Second: Trustee Rose

Upon Vote, motion carried. 4-0

Deputy Mayor Caridi – absent

Public Hearing – Cell Tower

Village Attorney Berbit advised the board to re-open the continued Public Hearing.

Resolution No. 26 - 023

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 including by virtue of Resolution No. 26-013 adopted February 18, 2026, in order to consider additional testimony and the expanded record, and given the absence of the Applicant's attorney, the hearing to be continued this evening as the next Regular Board Meeting.

THEREFORE, BE IT RESOLVED, that the Public Hearing be opened at 7:24 pm upon motion.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Absent: Deputy Mayor Caridi

Upon vote, motion carried 4 – 0, 1 absent.

Village Attorney Berbit stated that there have been three documents submitted to the Village since the last hearing date that he would like to enter into the record and all are previously uploaded to the Village website (montebellony.gov), plus any other new documents:

1. A letter dated March 13 from Homeland Tower attorney, Mr. Robert Gaudioso of Snyder & Snyder, LLP.
2. A letter dated March 16 from Homeland Towers President, Mr. Manuel Vicente regarding the use of the tower to emergency services.
3. A draft, red-lined version of the proposed contract (Lease) between the Village of Montebello and Homeland Towers, LLC.

Mayor Millman stated that he is giving Homeland Towers attorney, Mr. Robert Gaudioso opportunity to speak first as he will be responding to comments made at a prior Public Hearing when he was not in attendance.

Mr. Robert Gaudioso, attorney for Homeland Towers, spoke first. Mr. Gaudioso stated he will attempt to highlight the questions from the prior Public Hearing that he was not in attendance

at and has a submitted response to these questions in the letter dated March 13, which the Clerk advised is on your Village website. He stated that he is available to answer any questions as well.

Mr. Gaudioso stated as an overview that Monroe Balancing Test provides this board the authority to act on this matter and cited cases that are identical to the Village's current situation. Within his submission is a letter from their professional engineer, David A. Weinpahl, PE, On Air Engineering, LLC. Mr. Weinpahl confirms that the tower will be constructed in compliance with all applicable structural requirements, and even if the zoning does apply, the tower meets setbacks and the tower will be constructed in a fall zone less than the distance to the closest property line, which will be the community center parking lot. He also confirmed that there is no adverse impact from fire or ice fall for which he provided some engineering details regarding that.

Mr. Gaudioso stated that they have received several inquiries regarding emergency services. He stated that Homeland Towers always makes their towers available to emergency services and a letter was sent to the Village from Mr. Vicente regarding this and the President of Homeland Towers confirming that. At this point, we have amended our lease to reflect this specific provision.

Mr. Gaudioso stated that Homeland has provided the drive test data to the Village about a year ago, along with RF engineering reports. He stated that they also put up a test antenna using multiple heights starting at 77 ft and 97 ft to confirm the coverage that would be provided. He stated that that data has been in the record with the Village for some time, as well as propagation maps and alternative site analysis. With regards to visual renderings, there is a full report from Saratoga Assoc, also submitted about a year ago, including view shed maps, and the publicly noticed balloon test, and visual renderings from around the area. Again, Mr. Gaudioso stated that he is available to answer any questions.

Andrew Campanelli of Campanelli & Associates, PC – 1757 Merrick Avenue – Ste 204 – Merrick, NY 11566 stated that he represents the 18 homeowners who are in the closest proximity to the proposed site.

Mr. Campanelli stated that there were several first responders at the last meeting that they were concerned about coverage within the park behind this facility and stated that they could put the tower at a higher elevation and the issues that people have within the park. Mr. Campanelli stated that with their remarks, the proposed location is not the best location. He stated that that would be a less intrusive location within the park. He stated that the proposed site will not provide any coverage within the park itself. He stated that a upper elevation location for the tower within the park will give better coverage within the park and the areas that currently have no service in the Village. He stated that Homeland is currently putting a tower in a park within a wetland. He stated that a tower withing the park will give better coverage without an adverse issue it will afflict to these homes, including aesthetics and property value. He states that homeowners can expect a devaluation of property value by \$100,000.

Mr. Campanelli stated that he is currently litigating a lawsuit regarding a Monroe Balancing test. Stated that you should not exempt your zoning board since that is the reason you have one.

Mayor Millman asked for clarification from Mr. Campanelli about the 18 residences he stated. Mr. Campanelli stated he represents 18 residents. Village Attorney Berbit requested he clarify that. Mr. Berbit asked if it is 18 homes or 7 homes. Mr. Campanelli stated that he represents 18 residents in 7 homes. Mayor Millman clarified for the Board that there are 7 homes with 18 residents represented.

Mr. Baruch Poliatzy of 51 Mayer Drive stated that he is most concerned about the health effects of a tower, especially so close to his home, and stated that he has submitted questions prior. Mayor Millman stated his questions were passed on to the professionals who have addressed them in their reports. Village Attorney Berbit stated that his information was read, and our Village Engineer was asked to get a double-blind engineer independent with no connection to the Village, and without the Village knowing who it was, to research the health issue and render a report. This independent report has already been submitted to the board and was uploaded to our website, stating there are no health effects. The Mayor stated that the report can be found on our website.

Mrs. Michele Demuro of 356 Haverstraw Road stated that she has a 29-page report that she requested from the International Association of Firefighters. She stated that she contacted them as she has already had forest fires in her backyard, they've had hikers walking the trails and was worried about diesel backup from the pipeline behind her home that could burn or if there are things that could burn. She stated that they sent her this report that they did where the poll for the cell tower was installed on top of a fire station that housed firemen while on duty.

Mayor Millman interjected and requested the date of the report. Mrs. Demuro stated the report is from 2004. She stated that firefighters had strange symptoms after they were exposed to the antenna that was placed on their building, including memory loss, insomnia, and immune issues. She stated that it was statistically significant results show there were issues from people who are living close to a cell tower. She also stated that we all use cell phones and stated that they are safer now since we have had them for several decades. She stated that nowhere else in the state is a tower permitted this close to a home. She stated that it is the dose of radiation that comes from the tower and that insurance companies do not cover medical issues from a tower. She stated that installing towers above a fire station is no longer permitted. She stated that a cell tower should not be this close to her home.

Mayor Millman stated the cell tower near the middle school is closer to the town homes than this proposed one will be to any home.

Mr. Baruch Poliatzy of 51 Mayer Drive wanted to know what servers were lacking. He also wanted to submit a paper from a 2021 Washington DC District Court decision.

Mr. Joseph Kolman of 12 Sterling Forest stated that he is a member of Chaverim and stated that he is in full support of the cell tower. Stating that service is slow, or non-existent and a real inconvenience to the residents that require better services for work and looking for information, stated that calls drop and put lives at risk when in the process of saving lives. The installation of the tower will support our infrastructure, and he urges the board to approve.

Resident of 3 Babbling Brook Lane stated she has no data to support it, but she does not want the tower as she has children and wants them to be safe.

Mr. Carl Turnipseed of 16 Sen. Levy Drive stated that it is his first time appearing and apologizes for not reading all the published documentation, suggests an alternate location perhaps within Harriman Park.

Mayor Millman stated that there were four other locations originally looked at, one of which was in a school parking lot, one was on Town property directly across the street. Harriman Park was not considered as it is a State Park. Mayor Millman stated that Homeland came to the Village due to a need for connectivity in this area. Mayor Millman stated that this process has been in the works for two years.

Debra Balestra Leigh of 324 Haverstraw Road wants to know how the money generated from the cell tower will benefit the residents of the Village.

Mayor Millman stated that any funds received will go against future budgets and surplus. Mayor Millman stated that several years ago the state mandated the Village to spend down its surplus and this money will assist in resupplying that surplus as it is extremely low now. It will not make up our surplus however it will help replenish it. Any monies received will go into appropriations for the budget and to address any unanticipated expenses.

Brian Demuro of 356 Haverstraw Road stated that the majority of the people do not want the cell tower and stated that the village should look into an alternate location for the tower.

Mayor Millman stated that he agrees that a majority of the people in the room may not want the cell tower; however, the Village has over 5,000 residents with around 1,600 homes.

Moshe Engel of 21 Mayer Drive stated that he has been to the first two meetings and has looked at the materials presented. He stated he has T-Mobile and Verizon and a third carrier as well and has many dropped calls and even with all these options he has bad service. Stated that he was at the meetings where other locations were looked into and the location here was chosen. The coverage is supposed to be where we live not in the park where we do not live where we are having the issues. He also stated that no one has submitted real property devaluation proof due to cell towers. He stated that he has reached out to various brokers who stated that Montebello was a very desirable area. He stated that the younger generation wants good connectivity as they are on their devices all day. He also stated that every minute you sit with a cell phone in your pocket has more radiation than a cell tower.

Mayor Millman stated that there were general real estate letters presented on that evening that Mr. Engel missed.

Mr. Engel asked if the devaluation information presented was due to the cell tower itself or any other factor.

Mayor Millman stated that the devaluation claimed was due to the cell tower but not the fact that the homes are located on a highway with a gas pipeline going through the back of the property and all that implies, and next to temple/school and municipal hall for 50 years.

Brian Demuro of 356 Haverstraw Road stated that he is against the cell tower for various reasons known and unknown. He stated that he is not against cell towers in general, just not in that location. He stated it is impacting the closest residents, and the devaluation is of the closest homes.

Richard Van Inwegen of 353 Haverstraw Road stated that he has spoken several times before and wants to reiterate that he opposes the cell tower and has submitted notes on that behalf to the board previously. He is against for two reasons (1) location. Stated that there is significant data missing from the studies done by Homeland. He also stated that he is an engineer. He stated that the reason to put antenna up high enough is for better service, so why not put it in the park on one of the peaks. He stated that there is a cell tower on Hemion Road and at RCC and that even with those two cell towers there are dead spots and suggests that the tower be installed up on the mountain in the park. (2) suggests that small cells are a better solution as they penetrate the areas that need coverage and can be installed on a telephone pole or a streetlight and zoning should be changed to include them. Stated that the people living there did not choose to live by a cell tower, the people by the town houses did.

After calling for more speakers and hearing none, the Mayor stated that since no one else wishes to speak he asked the attorneys Mr. Robert Gaudioso and Mr. Andrew Campanelli if they wished to speak. Mr. Campanelli declined, saying only thank you for your time.

Mr. Gaudioso stated he wished to speak. He stated that he will keep his comments brief as many of the issues were previously covered. He stated that with regards to the park, he stated that Homeland needed to prove to New York State that this proposed cell tower would not be visible from the park due to the fact that it has trails within the park with historic designation. He stated that they already submitted the report from SHPO with updated visual reports showing that you cannot see the proposed tower from the historic trails. He stated that New York State does not want them in the park and would have to be alienated by the New York State Legislature and approved by the Governor. He stated that it is pure speculation that it could be put in the park and the tower would be farther away from the need. He also stated that there would be service but that is albeit limited in the park. He stated that they have Verizon and T-Mobile and possibly one more carrier interested as well as the emergency services and stated that there is a need. He stated that with regard to public health effects, there are applicable regulations from the FCC that are in place. He stated that there are extremely safe conditions stated in the reports. He stated that the Board had also hired their own independent consultant, and they confirmed that analysis as well. He stated there was a tower adjacent to the middle school near the condominiums and numerous antennae on top of Suffern hospital. He stated that there are many throughout the country. He stated that the most important thing about having it on your own property is that the board can control it, you can control the safety, you can control the height. He stated that if it went on private property, there would be no control. He stated that under federal law, carriers have the ability to raise the towers significantly; however, this tower is being confined to 100 feet, but no higher than 110 feet because the lease agreement as the Village as the landlord can control that. He stated,

finally, with regards to property values, he stated there was no actual data but the generic opinion of the realtor brokers. He stated they contacted an appraiser who looked at the values over 12 years, including 19 different studies, 15 different study areas including areas throughout Rockland County, and the appraiser provided his actual data that showed no actual devaluation of property value based on several factors.

Mr. Gaudioso stated that they believe they have the right site. They have done everything in their power to minimize the site and minimize the height to 100 feet and only can be completed on the village's authorization to move it to 110 feet. Verizon agreed to 100, T-Mobile agreed at 90 feet. There is space for emergency services and space for other carriers.

Mr. Gaudioso stated that they have looked at the small tower issues. He stated the best-case scenario would be multiple 22-foot poles in front of houses in the right of way. He stated the email from Crown Castle stated they have no plans in Montebello, in fact, they have sold their small cell division and that announcement has been made. He stated small cells were not the appropriate tool in this area due to the denseness of the area versus a wide-open area. He stated that the proposed tower will be low height and cover the Village of Montebello given the carriers and space for the emergency services.

Mr. Andrew Campanelli stated that six weeks ago he was in attendance with Mr. Gaudioso before the Town of Yorktown applied for wetland permits to put a cell tower in a public park. He stated in that case they got a right of alienation from the state. He stated that it was a simple process and SHPO would have to review and that they cannot put a tower in the park is utter nonsense. He stated that Homeland likes to put towers in parks, he stated that there is a process and Homeland followed the process in Yorktown.

Mr. Gaudioso stated that Mr. Campanelli's statement is not entirely correct. He stated that the other project was not parkland like Harriman State Park. There were no SHPO issues as far as historic resources, it was a vacant piece of land, next to a swamp that the Town of Yorktown had taken. Ultimately, the Town of Yorktown decided not to put the cell tower in because of wetland impacts. There are no wetland impacts in this case. Harriman State Park, specifically, related to historic resources and it was too distant from the area of need. This tower would be set at the edge of the village giving coverage through the center of the village.

Debra Balestra Leigh of 324 Haverstraw Road asked as the landlord of the tower, what happens if the cell tower causes a fire or forest fire. Where is the liability.

Mayor Millman stated that there is insurance by Homeland, there is a minimal insurance coverage required by our insurance company.

Mr. Gaudioso stated that their insurance covers a multitude of things including whether the company files bankruptcy.

Mayor Millman stated that unfortunately there are many what ifs in the world and we cannot cover every one. Mayor Millman asked the Board if they had any questions of either attorney. Trustee Egenhauser and Trustee Humphrey had no questions for the attorneys, Trustee

Rose asked that the reports state the tower will hold place for at least four carriers including Verizon and T-Mobile. He asked what the maximum number of carriers is and how high up does Homeland plan to go.

Mr. Gaudioso stated that the maximum height this tower can ever be, because of the limitations built into the lease, is 110 feet. The instructions so far are to construct 100 feet. If it is to be extended in the future, it would be at Homelands' cost and requires approval by the Board. At this point, Verizon would be at the 100 ft level, T-Mobile would be at the 90 ft level, and there is another slot at 80 ft. He stated that the number of carriers is limited by the FCC. Traditionally there are three or four carriers per tower. However, the tower will be built strong enough to hold four carriers and if it is ever moved to 110 ft.

Mayor Millman asked about emergency service antennas and who can place one there. Trustee Humphrey responded with the Sheriff's Department runs 44 Control at the Fire Training Center, certain police and emergency services; other municipalities have their own and they are intercommunicated in some capacity. The Sheriff's Department runs the Sheriff's communications, and the fire communications for all 36 fire companies in Rockland County.

Village Attorney Berbit asked Mr. Gaudioso if they added that amendment to the lease. Mr. Gaudioso stated yes and that the lease agreement is there to protect the Village. He stated that typical first responder antennas are whip antennae about 2 – 2 ½" in diameter and they would go on top of the tower. The agreement wants to make sure that space is reserved for what the Village needs and is free to the Village. If in the future the Village wishes to find space for the County, then Homeland will work with the Village, and the Village would receive a certain percentage of lease revenue from that, if any.

Mayor Millman asked for a motion to close the Public Hearing. Trustee Egenhauser made a motion to close the Public Hearing at 8:30 pm. Trustee Humphrey seconded. All present in favor.

Mayor Millman asked if there were any remarks from the Board and stated that they were short of one Trustee who was absent for an emergency. Mayor Millman asked Village Attorney Berbit if a vote should be cast without a full board. Village Attorney stated that either way is permissible, however all trustees were present for the duration and arguably should be present for the vote.

Mayor Millman stated that in the interest of all board members; after polling the board, he will adjourn the vote until all trustees are present. Mayor Millman stated that Deputy Mayor Caridi is unavailable to be reached tonight and after a discussion about when to hold the vote, the vote will be held on Wednesday, March 25, 2026, at 7:00 pm at the Dr. Jeffrey Oppenheim Community Center. If for some reason the vote cannot be held at that date and time, Mayor Millman stated that the board will give at least five days' notice of a new date and time.

Discussion ensued regarding timing of the Shot Clock by Mr. Campanelli. Mr. Gaudioso stated that there is no "Shot Clock" in this case, Homeland is requesting to lease municipal property, and a Shot Clock does not give automatic approval. Mr. Gaudioso stated what mattered

to Homeland is their obligation to take trees down before March 31 to preserve and comply with any endangered specie issues. If they do not take them down by March 31, then they wait until the end of the year. Mr. Gaudioso stated they are at our disposal whenever the Board sees fit.

Village Attorney Berbit stated that if there is or is not a Shot Clock on this case, Mr. Gaudioso stated on the record that they will comply with the Board's decision on timing so we will construe to be that to be a waiver of a Shot Clock if one existed.

The vote will be held on Wednesday, March 25, 2026, at 7:00 pm at the Dr. Jeffrey Oppenheim Community Center but could change with due notice if absent Trustee cannot make that, per following resolution:

Resolution 26-023A

Village of Montebello

Title: Closing the Public Hearing RE: Lease to Homeland Towers, LLC and Scheduling Special Meeting for Decision

WHEREAS, as more fully reflected in the Minutes after opening: all new documentation since February 18, 2026, was included in the record; counsel for the applicant, Homeland, and the opposition homeowners, were permitted to present and rebut; any members of the public who wished to speak, both for and against, were permitted to speak; the Board was permitted to ask questions and respective Counsel or members of the public to whom addressed were allowed to respond; and, respective Counsel were offered the opportunity to close and rebut, after which no one further wish to speak; and

WHEREAS, upon a Motion on the floor to close the Public Hearing, the Mayor and Village Attorney engaged in an open discussion whether a vote should be taken on a Resolution of approval this evening given the circumstances of the emergency absence of the Deputy Mayor and the various scenarios possible were discussed, as engaged in by the Village Board, and by respective Counsel upon inquiry regarding time limits with respect to taking action, timing and consequences, and regarding avoiding further complication and in deference to the missing member, the following motion was made amending the pending motion on the floor.

BE IT RESOLVED, that Public Hearing be closed at 8:30 pm and that a Special Meeting be held on Wednesday, March 25, 2026, at 7pm local or as soon thereafter the matter can be heard at the Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello; due notice to be given by various means, including posting and e-mails to interested parties such as those who have signed up for same this evening, and to respective Counsel, etc., however, further notice to be given should a changed Special Meeting date become necessary, as the Deputy Mayor could not be reached regarding availability on March 25th.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Upon vote, motion carried (4-0, 1 absent)

Resolution: 26 - 024

Village of Montebello

Title: Accept Annual MS4 Report

WHEREAS, under his cover dated March 18, 2026, 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 2026 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 8:44 pm., 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 Egenhauser

Second: Trustee Rose

Upon vote, motion carried.

Deputy Mayor Caridi – absent

Resolution No. 26 - 025

Village of Montebello

Title: Acceptance of Associate Village Justice Retirement

WHEREAS, Karen A. Riley has notified the Village of her Retirement as Associate Village Justice effective March 12, 2026; and

THEREFORE, BE IT RESOLVED, as consistent with Karen A. Riley's request, that her retirement is hereby accepted.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

Deputy Mayor Caridi – absent

Resolution 26 - 026

Village of Montebello

Title: Appointment of Deputy Clerk

WHEREAS, the former Deputy Village Clerk tendered her resignation effective November 28, 2025, making the position vacant as so declared by the Village Board retroactive to that date; and

WHEREAS, and after soliciting applications from various sources, filtering same by the Village Clerk, who interview several candidates, and interview of the finalists by the Village Clerk and Mayor, the Mayor hereby appoints Erin Jimenez to the position of Deputy Village Clerk for a term to expire at the next Reorganization Meeting, April 2026.

THEREFORE, BE IT RESOLVED, that Erin Jimenez is appointed to the position of Deputy Village Clerk in accordance with New York State Law at a salary of \$56,000 annually, terms and conditions until the next Reorganizational Meeting per the Village Personnel Policy and as may be required by New York State law and the mandatory probationary period of three (3) months.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Upon vote, motion carried unanimously.

Deputy Mayor Caridi - absent

Resolution No. 26 - 027

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, June 23rd, 2026, for State / Local Primary
- Tuesday, November 3rd, 2026, for General Election

at 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.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Upon vote, motion carried.

Deputy Mayor Caridi – absent

Resolution No.26 – 028

Village of Montebello

Title: Approval of Minutes for February 18, 2026

BE IT RESOLVED, the minutes of the Board of Trustees of February 18, 2026, be and are hereby approved.

Motion: Trustee Egenhauser

Second: Trustee Rose

Upon vote, motion carries unanimously.

Trustee Humphrey – abstained

Deputy Mayor Caridi - absent

Resolution No. 26 - 029

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated March 18, 2026, and totaling \$161,176.39 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Upon vote, the Resolution carried.

Deputy Mayor Caridi - absent

Resolution No. 26 – 030

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 March 18, 2026, and totaling \$17,096.95 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

Deputy Mayor Caridi - absent

Resolution No. 26 – 031

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 March 18, 2026, and totaling \$621.00 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Upon vote, the Resolution carried.

Deputy Mayor Caridi - absent

Title: “Manhattan Beer” PILOT Agreement – 10 & 20 Dunigan Dr.

WHEREAS, as more particularly set forth in the Payment in Lieu of Taxes Agreement (“PILOT Agreement”), referenced as if fully set forth hereafter, as by and between the County of Rockland Industrial Development Agency (IDA), Stef Two Realty LLC (Lessee), the Suffern Central School District, the Village of Montebello, and the Town of Ramapo, proposed in furtherance of Chapter 564 of the 1980 Law of New York, as amended, to further the purpose of said Act by helping to fund the Project, including a rail expansion, warehouse construction, warehouse mechanization and automation of facility located at 10 and 20 Dunnigan Drive, Montebello, as well as including acquisition, and installation of related machinery and equipment, said premises as owned and operated by Manhattan Beer as distribution warehouse; and

WHEREAS, as transfer of title by lease agreement to facilitate IDA financing would exempt the subject property from real property taxation necessitating a PILOT Agreement; and

WHEREAS, said Agreement has been in negotiations for 4 years while the work was undertaken said work having been completed and terms achieved as directed, whereas and whereby all parties are in favor as more particularly set forth in said Agreement summarized, as follows:

1. Five-year tax abatement on new work, only, beginning at 50% and reduced 10% per annum.
2. Agreed Fixed Assessed Valuation (AV) for existing land and improvements before said new work, plus escalating AV for new work as aforementioned over five years, plus holding combined AV for a period of 2 years, 7 years overall.
3. Any pre-existing Article 7 RPTL tax certiorari challenges are to be withdrawn, and the right to bring new challenges waived during said 7-year period.
4. PILOT payments made to impute taxes as set forth in Agreement.
5. Overall benefits include a substantially enhanced ratable which adds to the overall Tax Assessment Roll, plus the project provides construction jobs, and future employment opportunities, and strengthens an important ratable; and

WHEREAS, in order for such to become effective with respect to the going forward adjustment to the Taxable Assessment Valuation(TAV), the signed agreement had to be facially effective March 1, 2026, and given the close timing, weather emergencies and unavailability of various board members and need to vote with a quorum present, if was mutually agreed by all parties to set a March 1, 2026 effective date in the Agreement, and that each participant would accept as best it could, ratifying retroactively if need be; and

WHEREAS, as a consequence and with the Mayor’s approval, a meeting in person not possible by March 1, 2026, the Village Board was polled in writing on February 22, 2026 and agreed on a vote of 4 – 0 to approve, understanding and pledging to approve in person at the next regular Village Board meeting scheduled for March 18, 2026, said approval to be retroactive to March 1, 2026, and thus ratifying the approval by polling February 22, 2026; and

WHEREAS the Village Attorney recommended approval of the terms, such being consistent with the desired end result he was instructed to achieve, such having been sought over the lengthy negotiations period.

THEREFORE BE IT RESOLVED, in the best interest of the public and the Village, and as consistent with the spirit and intent of said Act, that the aforesaid PILOT Agreement be and hereby is approved with a signing and effective date of March 1, 2026, thus retroactive to said date, thus ratifying the polling of the Board conducted on February 22, 2026.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Upon vote, motion carried unanimously.

Deputy Mayor Caridi absent

Resolution No. 26 - 033

Village of Montebello

Title: Replacement of Copier & New Lease

WHEREAS, the Village Clerk-Treasurer reported that current Sharp copier is at its end of life on the five-year lease; and

WHEREAS, the Village Clerk-Treasurer reports satisfaction with the service obtained from Managed Business Solutions (MBS) and has met with a representative and sought information on a new copier / lease agreement, and the following was proposed by MBS:

	<u>CURRENT</u>	<u>PROPOSED</u>
Copier	Sharp 3071 Digital Copier, Fax, Scanner – 3 paper sources – Inner finisher	Sharp 71C31 Digital Copier
Service & Supplies Based off Monthly Average	3,000 B&W Copies at .007 = \$21/mo 1,000 color copies at .06 = \$60/mo Lease Payment = \$238/mo	3000 BW copies and 1900 color copies. Overage at .01 BW and .06 color
Monthly Lease Payment	63 Month Lease at \$319/month	63 month lease at \$368.50 / mo
ADDITIONAL MONTHLY FEES	Total payment with overages \$399.00 / month	No additional fees

; and

WHEREAS, as based upon the above proposal, the Village Clerk-Treasurer recommends leasing the Sharp 71C31 copier from MBS. MBS will cancel the existing lease and return the

machine to the leasing company at no charge to the Village. The new lease will cost \$368.50 per month.

THEREFORE, BE IT RESOLVED, that the Village Clerk-Treasurer be authorized to enter into the aforesaid leasing arrangement on the Sharp 71C31 copier, at a cost of \$368.50 month for 63 months subject to the Village Attorney approving the final form of the lease agreement.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

Deputy Mayor Caridi – absent

Resolution No. 26 - 034

Village of Montebello

Title: Arbor Day Tree Planting 2026

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 Flowering Cherry Tree, mulch tree ring after installation, to be planted at Village Hall, and:

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

Vendor	Tree Proposal	Price Quote
D&D Tree	No Response	N/A
Christopher Meredith	Supply and install (1) Flowering Cherry Tree, mulch tree ring after installation	\$625.00

; and

WHEREAS, based on the proposals as outlined, the proposal from Christopher Meredith at a total cost of \$625.00 is the best option.

THEREFORE, BE IT RESOLVED, that authorization is hereby granted to expend the sum of \$625.00 from the Shade Tree Fund to acquire and plant the tree on the grounds of Village Hall as outlined per the proposal.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

Deputy Mayor Caridi – absent

Old and New Business:

- Mayor Millman announced that the Village received a letter from longtime renter of the Community Center, Ramapo Seventh-Day Adventist Church, that they were concluding their rental of the facilities effective February 28. Mayor Millman wished Elder Stanley Okaine best wishes in their new facility.
- Mayor Millman announced that the Village has authorized a letter be sent to the Town of Ramapo with regards to their project called “86 Highview Road”. The Village has asked our planner, Max Stach of Nelson, Pope, and Voorhis to prepare a letter in opposition to the project and present it to the Town of Ramapo Planning Board.
- Mayor Millman announced that due to scheduling conflicts by several members of the Village Board, the June meeting will be moved from June 17 to June 24.

Public Comment:

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

At 9:03 PM, Trustee Rose made a motion to close the meeting, seconded by Trustee Egenhauser. Vote carried unanimously.

Respectfully submitted:

Joan Will, Village Clerk - Treasurer