

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JUNE 18, 2025, AT THE DR. JEFFREY OPPENHEIM COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:00 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

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

Absent:

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

Mayor Millman discussed that he has been in contact with the Town of Ramapo with regards to the storage of surplus police cars at the Spook Rock Pool. Supervisor Specht stated that they were decommissioned, and we would look into when they are scheduled to be removed and get back to us.

Mayor Millman stated that he is still in discussion with the County of Rockland, the Town of Ramapo, and other Villages with regards to the truck traffic coming from Brookfield, the old Novartis property, and vicinity.

**Building Department Report:**

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

- (27) building permits were filed. A total of \$28,220.00 in permit fees were collected.
- (5) Certificates of Occupancy were issued.
- (39) locations were inspected; \$0.00 in Fire Inspection fees were collected during the month.
- (17) code violations were issued. (8) Violations were closed.

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

The commission met on June 4, 2025.

- No applications this month.
- The Commission and Keep Rockland Beautiful had a successful Montebello Clean-up Day and would like to setup another one in September on a Sunday.
- The Commission would like to install additional receptacles and signage requesting that individuals clean up after themselves while being in KGP Park.
- Mayor Millman reminded everyone the Jazz Fest will be held on Sunday, September 7<sup>th</sup>.

**Public Comment:**

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

Police Officer Julieanne Franklin was in attendance. She stated that she will be our only community police officer as PO Dave Small is set to retire. The Board wishes him well and welcomed her. PO Franklin reminded everyone to make sure they lock their car doors and

remember to remove your key fobs from your vehicles as there are many cars being broken into. She also stated that if you see something that looks strange call the police immediately.

Mayor Millman announced that there will be a couple of calendar changes, and the new dates are in everyone's packets and listed on the website.

### **Public Hearing for Comprehensive Plan Update 2025**

Upon questioning by the Village Attorney, the Village Clerk, Joan Will, read the Public Hearing Notice into the Minutes as follows:

#### **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that a Public Hearing will be held by the Board of Trustees of the Village of Montebello on Wednesday, June 18, 2025, at 7:00 p.m. local time, or as soon thereafter as the matter can be heard at the Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, New York 10901, to consider adopting the Recommended Revisions of the Comprehensive Plan of the Village of Montebello, Montebello, New York. The Public Hearing will also address potential impacts of the plan pursuant to 6 NYCRR 617 (State Environmental Quality Review). To highlight the chief recommendations of the Recommended Revision Comprehensive Plan, amongst other things the following

All members of the public and all interested parties are invited to attend and participate. The Recommended Revisions to the Comprehensive Plan will be available for inspection and review at the Village Office during normal business hours, Monday through Friday, 9:00 a.m. to 4:00 p.m., or online at [MontebelloNY.gov](http://MontebelloNY.gov), which should be read in their entirety by interested persons.

Joan Will  
Village Clerk - Treasurer  
Village of Montebello  
One Montebello Road  
Montebello NY 10901  
(845) 368-2211  
Warren E. Berbit, Village Attorney

May 21, 2025

The Village Clerk confirmed that the legal notice was published and posed on June 8<sup>th</sup>, that the draft plan and SEQRA circulation documents were circulated, provided to the Village Board and available for inspection and review at Village Hall, and on the website, and concluded that due notice was given to start the hearing.

Thus, the Public Hearing was opened at 7:22pm by a motion by Deputy Mayor Caridi and seconded by Trustee Egenhauser, all in favor.

Upon the Village Attorney's question request, the only SEQRA response from Rockland County Planning Department was noted and included in the record along with the afore mentioned documents. The Mayor then called upon the Planner for a starting introduction.

Max Stach, the Village Planner, from Nelson, Pope, and Voorhis explained how the Comp Plan is done and the laws that surround them. He explained the process including regulations and changes including updates made since the 2017 Comp Plan. He briefly highlighted any suggested changes. The public then was invited to speak.

With no one from the public wishing to speak, even though there were people in the attendance, Mayor Millman moved on from Public Comment.

Trustee Rose had a few questions pertaining to the Comp Plan and how do you go about making changes to it. Village Attorney Berbit explained how anyone would proceed in making recommended changes to the Comp Plan. It was suggested that Trustee Rose put his questions in writing and submit them to the Board for comment at the next board meeting.

Melanie Golden, Chairperson for the Comp Plan, was in attendance and offered information on the running of the Comp Plan and who is on the Comp Plan board as well as about the Historic and Scenic Roadways.

Moshe Engel of Mayer Drive asked how often the Comp Plan is updated. Max Stach explained on almost a 7-year cycle, and how and why the changes are made to the Comp Plan.

The sense of the Board was to allow more time to consider the Rockland County Planning Board reaction and further contemplate the Draft.

**Resolution No. 25 - 081**

Village of Montebello

Title: Public Hearing to Adopt the 2025 Comprehensive Plan

WHEREAS by operation of Resolution No. 24-080, the Village of Montebello Comprehensive Plan Review Commission ("Commission") was formed and given authority to study the Village's 2017 Comprehensive Plan, to hold Public Hearings, and to report on recommended revisions to same; and

WHEREAS, after meeting in public over the course of one-year, at a Public Hearing on or about March 26, 2025, the Commission adopted a Recommended Revision to the 2017 Comprehensive Plan of the Village of Montebello, or a "Draft Plan", which was received by the Village Clerk, and having heard the Chairperson of the Commission and Planner report on the Recommended Revision by virtue of the Resolution No. 25-070 the Village Board on May 21, 2025 voted to present the Draft Plan at this Public Hearing after SEQRA circulation and granting itself Lead Agency status for this Type 1 Action; and

WHEREAS, the Village Attorney questioned the Village Clerk, and stated that due notice was given by publishing, posting, SEQRA circulation and making the Draft Plan available; and

WHEREAS, a motion was made to open the Public Hearing at 7:22 pm by Deputy Mayor Caridi and seconded by Trustee Egenhauser all in favor; and

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

1. Legal Notice
2. Draft Plan
3. Rockland County Department of Planning dated June 5, 2025 (attached)

WHEREAS, the Village Planner, Nelson, Pope, and Voorhis, by Max Stach, discussed the aspects of the Plan and reaction to responses; and

WHEREAS, the sense of the Board was that more time was needed to study the draft plan and the reaction to same,

THEREFORE, BE IT RESOLVED, 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 regular meeting on July 16, 2025.

Upon Vote, motion carried unanimously.

**Resolution No. 25 - 082**

Village of Montebello

Title: Approval of Minutes for May 21, 2025

BE IT RESOLVED, the minutes of the Board of Trustees of May 21, 2025, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

**Resolution No. 25 - 083**

**Village of Montebello**

**Title: Approval of Abstract & Schedule of Claims**

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated June 18, 2025, and totaling \$145,022.65 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution was carried unanimously.

**Resolution No. 25 – 084**

**Village of Montebello**

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fees dated June 18, 2025, for Professional Fees, and totaling \$18,096.02 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution was carried unanimously.

**Resolution No. 25 - 085**

**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 June 18, 2025, and totaling \$5,275.28 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution was carried unanimously.

**Resolution: 25 - 086**

**Village of Montebello**

**Title: Independent Audit Services for 2025, 2026, and 2027**

WHEREAS, the Board of Trustees has authorized an independent audit of the Village's financial statements annually since 2004; and

WHEREAS, proposals were received from EFPR Group, LLP, a true copy of which shall be appended to the minutes hereof, the salient details of which is as follows:

	<u>2025</u>	<u>2026</u>	<u>2027</u>
EFPR Group, LLP	\$15,950	\$16,900	\$17,750

said proposal considered a part hereof; and

WHEREAS, it is prudent that such services be obtained, and EFPR Group, LLP, has offered such services at a low increase and appears to have the requisite skills and experience to perform the work, and performed such services satisfactorily for the Village since 2016.

THEREFORE, BE IT RESOLVED, that the Proposal of EFPR Group., be accepted, a copy to be appended to the Minutes hereof, said firm being retained to perform independent auditing services at the above amounts, the Village reserving the right to terminate the arrangement in any year for the succeeding year, and the fees set forth in the Proposal authorized to be paid for same.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

**Resolution No. 25 -087**

**Village of Montebello**

**Title: Accepting Resignation of Janet Gigante and appointment of Ad-Hoc, Kevin Stevens to the Zoning Board of Appeals**

WHEREAS, Zoning Board Member Janet Gigante whose appointment expires April 2029, has tendered her resignation effective June 16, 2025; and

WHEREAS, the Mayor recommends the appointment of Kevin Stevens, a resident of Montebello, who has been serving as ZBA Ad-Hoc member since February 2025.

THEREFORE, BE IT RESOLVED, that said resignation is accepted effective June 16, 2025, and said seat declared as vacant, and that effective June 16, 2025, Kevin Stevens is hereby appointed, as a Member of the Zoning Board of Appeals to serve until April 2029, or until a successor is duly appointed, and declare the ZBA Ad-Hoc seat vacant.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

**Resolution: 25 - 088**

**Village of Montebello**

**Title: Disposal and Replacement of Damaged Sign - VOM**

WHEREAS, the Village of Montebello sign located on Spook Rock Road was destroyed by an automobile hit and run and is too extensively damaged to warrant repair; and

WHEREAS, the Village Clerk – Treasurer contacted Hudson Valley Sign Studio, the creator of the sign, to see if repairs could be made to their negative declaration; and

WHEREAS, upon that declaration, a proposal was obtained for a single-sided sign in the amount of \$1,990 (installed).

THEREFORE, BE IT RESOLVED, that the proposal of Hudson Valley Sign Studio be accepted at a total cost including installation of \$1,990, the expenditure of which for these purposes is hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

**Public Comment:**

Moshe Engle of Mayer Drive asked about a walking path off Mile Road adjacent to the roadway entering the Pines. The Board advised him that that “walking path” is privately owned and not open to the public. Mr. Engle also wanted to remind the Board of the issues going on at the Tallman Fire Department of which the Board was aware.

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

**Old / New Business**

- Jazz Fest will be held on Sunday, September 7 at Village Hall.
- Rockland County is currently doing their Comp Plan. The Mayor advised that as soon as our Comp Plan is completed, we will give them a copy of it.
- Mayor Millman advised that the Village is still in negotiations with regards to the Cell Tower. No Public Hearing date has been set at this time.

At 8:07 PM, Deputy Mayor Caridi made a motion to go into Executive Session to discuss contractual negotiations and associated legal matters including potential contractor ethical issue, seconded by Trustee Egenhauser. Vote carried unanimously.

At 8:58 PM, Deputy Mayor Caridi made a motion to exit the Executive Session, seconded by Trustee Egenhauser. Vote carried unanimously.

At 8:58 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