

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JULY 15, 2026, 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
	Warren E. Berbit	Village Attorney

Absent	David Rose	Trustee
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Recording Secretary: Joan Will	Village Clerk-Treasurer
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Mayor's Report:

- Mayor Millman reports that Governor Kathy Hochul has put a one-year moratorium on the building of data centers in New York.
- Mayor Millman announced that the Rockland County website has a list of cooling centers in Rockland. The closest locations to Montebello are Town of Ramapo Town Hall, Village of Airmont, and the St. Lawrence Community Center.
- Mayor Millman reports that the village is working on a grant from Senator Weber's office for the repair of the dams at Kathryn Gorman Ponds Park in the amount of \$100,000 as well as looking into the purchase of body cameras for our building inspectors.
- Homeland Towers advised the village that they would be clearing the felled trees at the end of the summer after the timber rattlesnake mating period.
- Mayor Millman reports that the Town of Ramapo Planning Board currently has two projects before them that are on the border of Montebello. These projects are very large, and the village currently has our Village Planner reviewing them and writing an objection to them.
- Mayor Millman announced that Rockland County Health announced that they are celebrating Breastfeeding week.
- Mayor Millman announced that the 3rd Annual Jazz Festival will be held on August 30th.

Building Department Report:

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

- (24) building permits were filed. A total of \$22,663.00 in permit fees was collected.
- (16) Certificates of Occupancy were issued.
- (33) locations were inspected; \$3,875.00 in Fire Inspection fees were collected during the month.
- (9) code violations were issued. (0) Appearance tickets were issued.

Historic Preservation and Parks Commission (HPPC) Report

- No Applications for Certificate of Appropriateness
- Jazz Festival updates – ice cream truck booked and confirmed.
- KGPP issues continue to exist including issues with algae and trail maintenance.

The Mayor remarked that the village is already aware of these issues and has been looking into them.

Public Comment:

No one from the public wished to speak, Mayor Millman closed this portion of the meeting. Note: people were present for the appointment into the pending vacant position, including one urgent after Mayor asked that the resolution be brought to the head, as immediately follows:

Resolution No. 26 - 094

Village of Montebello

Title: Accepting Resignation of Trustee and Appointment to Board of Trustees

WHEREAS, Michael Humphrey has ably served as Trustee from January 2024; and

WHEREAS, Michael has tendered his resignation from the Village Board of Trustees effective June 26, 2026; and

Whereas, the Mayor recommends the appointment of Dr. Amy MacKenzie, a resident of Montebello.

THEREFORE, BE IT RESOLVED, that said resignation is accepted effective June 26, 2026, and the seat declared vacant, and that effective July 15, 2026, Dr. Amy MacKenzie is hereby appointed as Trustee of the Village Board to serve until April 2027, or until a successor is duly appointed.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Upon vote, the Resolution carried unanimously.

Mayor Millman swears in new Trustee Amy MacKenzie. The Mayor and other members thanked Michael Humphrey for his active and valuable service.

Resolution No. 26 - 095

Village of Montebello

Title: Approval of Minutes for June 24, 2026

BE IT RESOLVED, the minutes of the Board of Trustees of June 24, 2026, be and are hereby approved.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Abstain: Trustee MacKenzie

Upon vote, motion carried unanimously.

Resolution No. 26 - 096

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated July 15, 2026, and totaling \$162,962.25 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Abstain: Trustee MacKenzie

Upon vote, the Resolution carried.

Resolution No. 26 – 097

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 July 15, 2026, and totaling \$17,130.62 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Upon vote, the Resolution carried.

Resolution No. 26 – 098

Village of Montebello

Title: Approval of Abstract & Schedule of Claims – ARPA

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims for the ARPA Fees dated July 15, 2026 and totaling \$98,039.25 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Upon vote, the Resolution carried.

Resolution No. 26 - 099

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 July 15, 2026, and totaling \$4,303.25 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Upon vote, the resolution carried unanimously.

Resolution No. 26 – 100

Village of Montebello

Title: Approval of Abstract & Schedule of Claims – SHADE TREE FUND

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims for the Shade Tree Fund dated July 15, 2026, and totaling \$14,325.00 hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Upon vote, the Resolution carried.

Resolution No. 26 - 101

Village of Montebello

Title: Accepting Resignation of Ad-Hoc Member to the Planning Board

WHEREAS, Planning Board Member Rebecca Humphrey, whose appointment expires April 2028, has tendered her resignation effective June 26, 2026; and

THEREFORE, BE IT RESOLVED, that said resignation is accepted effective June 26, 2026, and said seat declared as vacant.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Upon vote, the Resolution carried.

Resolution No. 26 - 102

Village of Montebello

Title: Accept 2025 Independent Audit Report

BE IT RESOLVED that the audit report from EFPR Group, Certified Public Accountants, for the calendar year ending December 31, 2025, is hereby accepted.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Absent: Trustee Rose

Abstain: Trustee MacKenzie

Upon vote, the Resolution carried unanimously.

Public Comment

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

Old / New Business

- Date for the Jazz Festival August 30th, 2026
- Town of Ramapo Carlton Road PUD projects

Upon the Mayor's request, Village Attorney Berbit explained what the nature of the projects on Carlton Road each are being that they are quite large as proposed. He explained about the project with 19 residential buildings on 46 acres with other buildings. Village Attorney Berbit continued and explained what a PUD project is. He explained the proximity to the Village of Montebello and the potential impact it will have not only on the Village but on quality-of-life issues as well. He stated that each project into itself represents the influx of persons approximately to the entire population of the Village.

The Board welcomed Dr. Amy MacKenzie and wished her well.

At 7:32 PM, Trustee MacKenzie made a motion to close the meeting, seconded by Deputy Mayor Caridi. Vote carried unanimously.