

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, AUGUST 19, 2026, AT THE DR. JEFFREY OPPENHEIM COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 7:07 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

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

Deputy Mayor's Report:

- Deputy Mayor Caridi announced that the 3rd Annual Jazz Festival will be held on August 30th. She also announced moving one agenda items up due to 2 absent members, the mayor's absent known in advance.

Building Department Report:

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

- (20) building permits were filed. A total of \$29,860 in permit fees was collected.
- (11) Certificates of Occupancy were issued.
- (21) locations were inspected; \$3,200 in Fire Inspection fees were collected during the month.
- (21) code violations were issued. (2) Appearance tickets were issued.

Historic Preservation and Parks Commission (HPPC) Report

- No Applications
- Jazz Festival updates – looking for a new kosher BBQ Truck
- The updates from Village Hall Regarding KGPP were discussed.
- CLG Performance Elevation was discussed, and copies were presented to all. The Commissioners need to submit updated resumes and training courses.

Public Comment:

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

The agenda order was adjusted as the Deputy Mayor directed:

Resolution No. 26 - 103

Village of Montebello

Title: Raymour Furniture Co., Inc. / HSBC Bank Letter of Credit (LOC)

WHEREAS, the Village is in possession of an HSBC Irrevocable Standby Documentary Letter of Credit, #SDCMTN575875, HSBC in the amount of \$91,494.60 to secure work on the (55.06-1-3.2) 22 Hemion Road (Generator Project) by Raymours Furniture Co., Inc., and the Village Engineer in his statement dated July 28, 2026, referenced as if fully set forth hereinafter, a true copy of which shall be appended to the Minutes hereof, reports completion of the project and that all prior outstanding items have been addressed and that a Final Certificate of Occupancy may be issued, and the Letter of Credit may be physically returned subject to no outstanding financial issues; and

WHEREAS, the Village Attorney has made inquiry into the status from the Building Department and Clerk's Office and received satisfaction that no monies are owed to the Village, and the project is completed, thus, no purpose is served by retaining the Letter of Credit.

THEREFORE, BE IT RESOLVED, that said Letter of Credit be physically returned to HSBC and the Building Inspector may issue the Final Certification of Occupancy for the Generator Project.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, motion carries unanimously.

Resolution No. 26 - 104

Village of Montebello

Title: Approval of Minutes for July 15, 2026

BE IT RESOLVED, the minutes of the Board of Trustees of July 15, 2026, be and are hereby approved.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, motion carried unanimously.

Resolution No. 26 - 105

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated August 19, 2026, and totaling \$207,856.94 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, the Resolution carried.

Resolution No. 26 – 106

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 August 19, 2026, and totaling \$22,769.10 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, the Resolution carried.

Resolution No. 26 – 107

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 August 19, 2026 and totaling \$91,979.00 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Makenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, the Resolution carried.

Resolution No. 26 -108

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 August 19, 2026, and totaling \$13,719.50 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Mackenzie

Upon vote, the resolution carried unanimously.

Resolution No. 26 - 109

Village of Montebello

Title: Village Insurance Renewal- September 7, 2026 - September 7, 2027

WHEREAS, it is prudent that the Village maintain insurance coverage for loss to property, general liability, auto, hired car non-owner auto, crime, public officials, boiler/machinery, and

umbrella liability, etc., as has been covered in prior years, the coverage for which expires on September 7, 2026; and

WHEREAS, competitive proposals were sought via our broker, Salerno Brokerage; and

WHEREAS, Salerno Brokerage described the proposals it has received in its letter dated and received August 13, 2026, a true copy of which with attachments shall be appended to the Minutes hereof as if a part of the Resolution, as summarized as follows:

- The 9/7/26 – 9/7/27 renewal premiums are \$79,650.61
- The 9/7/25 – 9/7/26 expiring premiums were \$71,931.43

The Municipal Package, offered by Glatfelter/National Union, includes municipal property, equipment breakdown and inland marine; general liability including employee benefits liability, municipal automotive, public official liability and employment practices liability, and municipal umbrella coverage; municipal public employee blanket crime; as well as property and motor vehicle fees.

- The 9/7/26 – 9/7/27 Cyber renewal premiums are \$3,550
- The 9/7/25 – 9/7/26 Cyber expiring premiums were \$2,913

The Cyber carrier, Spinmaker Insurance Company – Cowbell Cyber Program, provides broad cyber liability, ransomware/extortion, business interruption, regulatory defense, breach response, funds transfer liability, invoice manipulation, telecommunications fraud, and reputation harm coverages. The Policy limit is \$1,000,000 with a \$5,000 deductible.

THEREFORE, BE IT RESOLVED, that insurance coverage as afore described for the Village be renewed with Glatfelter/National Union and Spinmaker/Cowbell Cyber as brokered by Salerno Brokerage for the period of September 7, 2026, to September 7, 2027, at the cost of \$79,650.61 for municipal coverage and \$3,550 for cyber coverage, such expense found to be reasonable and prudent, all factors considered; and

BE IT FURTHER RESOLVED that the terms and conditions of such insurances and undertaking shall be as set forth on the face of same, which policies and undertaking shall be considered appended to the minutes hereof as if fully set forth hereinafter.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, resolution carried unanimously.

Resolution No. 26 - 110

Village of Montebello

Title: Return Security Deposit

WHEREAS, Chabad of Suffern, a long-term tenant of a portion of the premises at the Dr. Jeffrey Oppenheim Community Center offices, 350 Haverstraw Road, has vacated the premises and given up its tenancy effective May 31, 2026; and

WHEREAS, it appears that the subject portions of the premises have been adequately emptied, and made vacant and broom clean, including the basement storage area, and any wear and tear were usual given the long term tenancy; and

WHEREAS, no monies are owed to the Village due to said tenancy and it holds an \$8,000.00 security deposit, and the Mayor and Village Clerk – Treasurer recommend the return of same to Chabad of Suffern.

THEREFORE, BE IT RESOLVED, that the said security deposit of \$8,000.00 be returned to Chabad of Suffern, and the Village wishes them and their congregation well in their new facility.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, motion carried unanimously.

Resolution 26 - 111

Village of Montebello

Title: Road Naming in Stonehedge Subdivision

WHEREAS, Regina Rivera, Planning and Zoning Clerk, reports being advised by Rockland County 911 that addresses cannot be assigned to the Stonehedge Subdivision because the Filed Plat does not contain a road name; and

WHEREAS, Rockland County 911 also reportedly advises that this omission can be rectified by the Village Board acting to assign a name, and the Planning and Zoning Clerk also advises that the developer has confirmed that the name preference is Stonehedge Road; and

WHEREAS, the Village Attorney advises that the subject is governed by § 163-23 F of the Village Code, whereby the Village Board and the Planning Board agree on the choice of street name after or with approval of the emergency service organization and the postmaster, and thus, the Village Board alone does not have exclusive powers to rectify the situation, and the Planning Board alone has power to amend this plot plan; and

WHEREAS, the Village Board is advised informally that the Planning Board has no objection to naming said road Stonehedge Road, and finds said name to be appropriate and consistent with the Village Code.

THEREFORE, BE IT RESOLVED, that the Village Board, approves naming said road Stonehedge Road, and amending the plot plan accordingly, but subject to the following conditions:

1. That the developer submit acceptable proof that the conditions of §163-23 F have been met, to wit: name acceptable to emergency services organizations and local postmaster.
2. That the Planning Board accept amending the plot plan by naming thereupon Stonehedge Road by public vote, even if later thus ratifying emergency vote by polling said Board.

Motion: Trustee Egenhauser

Second: Trustee Mackenzie

Absent: Mayor Millman
Trustee Rose

Upon vote, motion carries unanimously.

Public Comment

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

Old / New Business

- Date for the Jazz Festival August 30th, 2026

At 7:26 PM, Trustee Egenhauser made a motion to close the meeting, seconded by Trustee MacKenzie. Vote carried unanimously.