

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, SEPTEMBER 17, 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
NB:	Stacy Caridi David Rose	left meeting early left meeting early

Mayor's Report:

Mayor Millman reported that this year's Jazz Festival was a success even though the day started out dreary. Performances by all three bands were enjoyed by all attendees.

Mayor Millman reported that he had just attended a Rockland County Pre Holiday Security Meeting that will have increased police presence during the Jewish Holidays.

Building Department Report:

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

- (23) building permits were filed. A total of \$39,330.00 in permit fees were collected.
- (11) Certificates of Occupancy were issued.
- (18) locations were inspected; \$17,350.00 in Fire Inspection fees were collected during the month.
- (17) code violations were issued. (2) appearance tickets were issued.

Historic Preservation and Parks Commission (HPPC) Report

The commission met on Wednesday, September 3, 2025.

- Jazz Festival planning is complete. The event will take place on Sunday, September 7th.

- The topic of a Fall Clean-Up was addressed as Keep Rockland Beautiful started organizing and scheduling weekends in September, October and November. The Commission deliberated on potential Sunday dates beginning in October and the first Sunday of November. Chairman Moetzinger is contacting Marissa, the coordinator of Keep Rockland Beautiful, to arrange one of the possible Sundays for the Village.
- Kathryn Gorman Ponds Park was discussed. The Village Clerk provided the Commission with an update via email which was discussed. Her report indicated that a Project Manager has been engaged to identify a vendor capable of addressing the problems related to the bubblers and algae. Additionally, while park litter is removed on a daily basis, it continues to reappear due to the high volume of park visitors. The Town of Ramapo has been contacted to assist in removing any debris from the water.

Public Comment:

Even though there were people in attendance, no one from the public wishing to speak, Mayor Millman closed this portion of the meeting.

Resolution No. 25 - 107

Village of Montebello

Title: Stonehedge (Masa Estate Holding Corp) – Amending Protective Zone

WHEREAS, the Village Board acted on May 21, 2025 by Resolution 25-069 as more particularly set forth therein, to preliminarily approve amending the Fant Farm protective zone overlaying the Stonehedge subdivision by allowing the incursion into said zone of a portion of a detention basin on Lot 12 in order to improve the usability of said lot, without harming said zone or the purposes thereof especially given the geography involved and the utilization of additional plant screening, all as subject to the action of the Planning Board on the application to accordingly amend the Subdivision as lead agency, and its issuance of a Negative Declaration under SEQRA, but under coordinated review, including that of the HPPC with respect to the Scenic and Historic Roads Overlay District and issuance of a Certificate of Appropriateness, which was preliminarily approved on August 06, 2025, Resolution 25-02, and the Village Board action with respect to the protected zone; and

WHEREAS, the Village Board is informed that the Planning Board acted on September 9, 2025, and issued a Negative Declaration with respect to accordingly amending the revised Stonehedge Farm Subdivision, 220 Spook Rock Road, (Masa Estate holding Corp) subject to conditions, and subject to the aforereferenced final actions of the Village Board and HPPC; and

WHEREAS, given this series of events, and upon the advice of the Village Attorney and Deputy Village Attorney, the Village Board may now properly act under the SEQRA coordinated review to approve amending the protective zone as consistent with the amended subdivision Site Plan and the conditions proposed thereunder also as consistent with the HPPC confirming its preliminary Certificate of Appropriateness and the conditions thereunder.

THEREFORE, BE IT RESOLVED that the aforesaid protective zone be and hereby is amended to allow the incursion of the detention basin on Lot 12 into the protective zone, as consistent with and as more particularly set forth in the Resolution of the Planning Board adopted September 9, 2025, and the Map thereof to be attached hereto, and the conditions imposed therewith including those set forth in the pending final action of the HPPC on the Certificate of Appropriateness.

Motion: Deputy Mayor Caridi

Second: Trustee Egenhauser

Roll Call:

Deputy Mayor Caridi	-	Approve
Trustee Humphrey	-	Approve
Trustee Egenhauser	-	Approve
Trustee Rose	-	Nay
Mayor Millman	-	Approve

Motion carried.

Mayor Millman explains the sequence of events for this project including the various boards this project was required to go before. He reminded the board that this was already approved by the Board of Trustees, and this is a formality of the Planning Board approval.

Trustee Rose asked for further explanation of what a Neg Dec is and why the applicant is permitted to move the detention pond. The Mayor and Village Attorney Berbit explained why there is a need for this resolution and the sequence of events to achieve this and that the applicant came to Village Board originally to see if the application would be considered. Deputy Village Attorney Terhune explained what a Neg Dec is and its effect on SEQRA and an Environmental Analysis. As confirmed by the Village Attorney, a “Neg Dec” is really a positive, meaning no adverse environmental impact.

Comprehensive Plan Initiative

Deputy Village Attorney Terhune explained that a Comprehensive Plan is the document that sets forth for the community its goals and vision for the future of its land use. It is governed by NYS Village Law, where it defines what the Comprehensive Plan is, but it tells the Village Board or committee what has to be in the Plan. The first Plan was adopted in 2003, updated in 2009, and a very intensive update in 2017. She explained who participated in the Comp Plan initiative. The 2024-2025 Plan looked at elements to bring back to their particular board, like Planning Board, Zoning Board, etc. This past year’s look at the Comp Plan was tasked with the updates and not with an entire overhaul and all of the minutes are online for anyone to review and there was a Public Hearing held as well. The Draft was sent to the Village Board to be reviewed and circulated to several agencies as well as Rockland County Planning Department. Rockland County Planning

Department returned their comments to the Village Board. There were four changes in particular that need to be completed or overridden by the Village Board.

Village Planner Max Stach has explained what a Comprehensive Plan should do. It is not a law but gives guidance of what the land use boards should do, and zoning must be consistent with it. Village Planner Stach stated that many of the recommendations have been completed and there were two that were no longer relevant. He stated, as per the Village Attorney's comments, that the changes are not revolutionary, they are evolutionary.

Village Planner Stach stated that some of the recommendations given by the Rockland County Planning Board should be incorporated.

ACTION I

Resolution: 25 - 108

Village of Montebello

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

WHEREAS, in 2024, the Comprehensive Plan Commission ("Commission") was formed and empowered to study the Comprehensive Plan of the Village of Montebello, last updated in 2017 by the Village of Montebello Board of Trustees ("Village Board"), and to recommend revisions thereto; and

WHEREAS, the Commission met and deliberated in public on May 22, 2024, July 10, 2024, August 28, 2024, September 25, 2024, December 18, 2024, January 22, 2025, February 26, 2025, and held a Public Hearing on the Steering Commission's Draft Comprehensive Plan on March 4, 2025, referring such document to the Village Board, recommending adoption of same; and

WHEREAS, on April 23, 2025 the Village Board met in Public for a presentation of the key recommendations of the Proposed Plan by Melanie Golden, Esq., the Chairwoman of the Commission and Maximilian A. Stach of Nelson, Pope & Voorhis, LLC, consultant to the Commission and Adopted Resolution 25-058, receiving the draft, referring the draft to Rockland County Planning Department for review under GML §239, assuming lead agency pursuant to 6 NYCC 617 (State Environmental Quality Review – "SEQR"), classifying the adoption of the Plan as Type 1 pursuant to SEQR and scheduling a Public Hearing for June 18, 2025; and

WHEREAS, at the opening of the Public Hearing on June 18, 2025, the Legal Notice was read into the record by the Village Clerk-Treasurer, who confirmed that such notice was posted on June 8, 2025, and that the Proposed Plan and SEQR document were made available to the Trustees and public on said date both at Village Hall and the Village Website; and

WHEREAS, because of the above and the Village Clerk-Treasurer's report that said notice and Proposed Plan were referred to the Rockland County Planning Department, the Village Attorney determined that adequate notice of the Public Hearing has been given; and

WHEREAS, at 7:22 P.M. local time on August June,18 2025 Deputy Mayor Caridi made a motion and Trustee Egenhauser seconded that the Public Hearing be opened after which the motion unanimously carried; and

WHEREAS, the following additional documents and responses were received, were duly considered and included in the record: Review letter from Rockland County Planning Department to Montebello Village Board dated May 6, 2025, providing 22 affirmations, recommendations for modifications and clarifications and several non-binding additional observations; and

WHEREAS, Maximilian A. Stach, AICP, the Village Planner, explained the process of preparing the Comprehensive Plan and suggested changes to the plan in response to Rockland County Planning Departments review of the Plan dated May 6, 2025; and

WHEREAS, members of the public were present at the meeting, but none wished to speak about the Comprehensive Plan, although later a member of the public would ask how often the Plan was updated, to which Mr. Stach suggested approximately every 7 years or so; and

WHEREAS, no one else wishing to be heard, the Public Hearing was temporarily closed, to be continued on July 16, 2025, to complete the SEQRA environmental comment and review process, and the Trustees to deliberate publicly upon further consideration of Rockland County Planning Department's comments and any other comments received; and

WHEREAS, the Public Hearing was reconvened on July 16, 2025, where Village Attorney Warren Berbit, Esq., discussed the process and status of the Comprehensive Plan update, noting that the Village professionals were in the process of preparing a recommended response to the Rockland County Planning Department and incorporating relevant changes to the Comprehensive Plan in response to those comments, and that the Public Hearing would be continued to August and likely September; and

WHEREAS, no members of the public wished to speak, and by Motion of Deputy Mayor Caridi and second of Trustee Egenhauser, the meeting was unanimously continued to August 13, 2025; and

WHEREAS, the Public Hearing was reconvened on August 13, 2025, where it was noted that the Village Professionals required more time to respond to Rockland County comments, further it was noted that comments from Montebello Trustee Rose were received on July 13, 2025 and August 12, 2025; and

WHEREAS, no members of the public wished to speak, and by Motion of Deputy Mayor Caridi and second of Trustee Egenhauser, the meeting was unanimously continued to September 17, 2025; and

WHEREAS, on September 17, 2025, by motion of Trustee Rose and second of Trustee Egenhauser the Public Hearing was continued at 7:39 PM and the following persons were heard:

No one from the public spoke (even though people were in attendance); and

WHEREAS, the following additional documents and responses were received and were duly considered and included in the record:

No additional documents or responses were received.

WHEREAS, no additional person appeared and gave testimony, and the Village Clerk-Treasurer reported that no person wished to review the DGEIS at the Village Hall; and

WHEREAS, Public Hearing was closed at 7:52 PM, motion by Trustee Egenhauser and seconded by Trustee Humphrey

WHEREAS, a Full EAF Part 1, was distributed and made available with the Comprehensive Plan, after the April 23, 2025, Village Board meeting, detailing all proposed changes to Village Land Use Policies vis-à-vis the adopted 2017 Comprehensive Plan, more specifically:

- Those recommendations of the 2017 Comprehensive Plan that have already been implemented; and
- Those recommendations that have not yet been implemented and are continued to be recommended by the 2025 Draft Comprehensive Plan (no change); and
- Two recommendations that were recommended in the 2025 Comprehensive Plan and are no longer recommended, more specifically:
 - Tax incentives for local historic designation of historic structures, which incentives have been found to be not within the jurisdiction of the Village to grant; and
 - Adoption of Residential Design Guidelines, which the 2025 Comprehensive Plan Committee finds are not necessary, believing existing bulk standards and HPPC review are adequate to achieve an adequate level of architectural review, where necessary; and
- Seven new recommendations including:
 - A review of the parking requirements, including review of awarded waivers, to determine appropriate parking standards.
 - Revised landscaping standards to acknowledge the shift away from expansive lawns toward pollinator-friendly plantings.
 - Prioritizing changing the code to reflect/support changes to environmental regulations at the State and Federal level and identifying increases to areas subject to flooding from the Mahwah River.
 - More appropriately tiering regulations related to home occupations/offices to account for different intensities of home occupations and streamline the approval processes for less impactful uses.
 - To implement incentives for compliance with NY Energy Stretch Codes.
 - Providing stricter regulations of uses adjacent to wells and more protective regulations of the local aquifers.

- Identifying areas of the Village that remain available for construction of affordable and workforce housing; and

WHEREAS, the Village's Planner has provided a Full EAF Part 2 indicating that the updated recommendations and policies are not anticipated to result in any moderate to large impacts as indicated by the Part 2 form; and recommended that a Negative Declaration of Environmental Significance be reviewed and considered by the Village Board at their meeting of September 17, 2025, indicating that adverse environmental impacts were unlikely to result and that an Environmental Impact Statement would not be prepared; and

NOW THEREFORE BE IT RESOLVED, that the Full EAF Part 2 be and hereby is adopted as it fully and appropriately identifies that no moderate or large impacts are likely to occur because of the adoption of the Plan as fully set forth and considered in the Full EAF Part 1 and attached narrative; and

BE IT FURTHER RESOLVED, that a Negative Declaration of Environmental Significance be and hereby is adopted pursuant to 6 NYCRR 617 indicating that no significant adverse impacts have been identified and that a Generic Environmental Impact Statement will not be prepared; and

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to file this notice and the Village Planner is hereby directed to publish notice of this negative declaration in the Environmental Notice Bulletin.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Roll Call:

Deputy Mayor Caridi –	absent
Trustee Humphrey -	Yes
Trustee Egenhauser -	Yes
Trustee Rose -	No
Mayor Millman -	Yes

Motion carries.

As Deputy Mayor Caridi needed to leave abruptly and given Trustee Rose's reported negative intent, Action II which requires a super majority overall, was tabled and postponed until the next Board meeting on October 22 to allow full consideration.

Resolution: 25 - 109

Village of Montebello

Title: Traffic Calming Montebello Road west of Windermere Brook Lane

WHEREAS, the Village Engineer has been active in identifying and responding to community concerns regarding traffic safety including vehicle and pedestrian safety; and

WHEREAS, the Village Engineer has responded to resident complaints regarding minimal sight distance at Montebello Road and Windermere Brook Lane intersection (from the West); and

WHEREAS, the Village Engineer recommended traffic sign W2-2 may be placed along Montebello Road in the east bound direction lane to alert motorists of the intersection ahead. The W2-2 sign is a standard MUTCD approved sign. In making traffic calming recommendations the Engineer include topography, sight distances, annual average daily traffic (AADT) volumes as well as geometric layout and existing conditions. The Engineer recommends W16-8P (Windermere Brook Lane) and W16-9P (Ahead) be installed.

THEREFORE, BE IT RESOLVED, that the Village Clerk~Treasurer is hereby authorized to contact the Town of Ramapo Highway Department and provide a signed copy of this Resolution for the implementation and arrangement of such installation.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor Caridi absent

Upon vote, the Resolution carried after allowing the public to comment as follows:

Comments:

Bob Heltzer of 5 Windermere Brook Lane wants a sign to say “slow down”.

Sam Moeller of 6 Windermere Brook Lane stated that cars are speeding on that section of the road, and he suggests the installation of speed humps and / or stop signs.

Sherman Farber of 14 Windermere Brook Lane stated that it is difficult to pull out of Windermere Brook Lane.

The Village Attorney commented that we are limited to the appropriate use of traffic control devices as set forth in the MUTCD (Municipal Uniform Traffic Control Devices), and that Stop signs may not be used as speed regulators. The Mayor stated that the Village will look into a flashing slow down sign and will explore with the Village Engineer whether the approved sign will be of benefit.

Homeland Towers Presentation

Robert Gaudio, Attorney and Klaus Wimmer, Regional Manager, were in attendance.

They briefly explained the many steps taken and efforts expended over the past year or so exploring the placement of a cell tower structure, the need and benefit, reducing any impact, negotiating lease terms with the Village, etc. They also discussed the public hearing and notice process as simplified by dialogue on record with the Mayor, Village Attorney and Deputy Village Attorney including discussing details of a Public Hearing including applying the case law precedent of the “Monroe Balancing Test”

Also discussed was giving notice under SEQRA to interested parties: The Palisades Interstate Parks Commission, the Town of Ramapo, the New York State Department of Transportation, the Rockland County Department of Planning. The following was then moved:

Resolution No. 25 - 110

Village of Montebello

Title: Schedule Public Hearing on Lease to Homeland Towers for Wireless Communication Facility behind Dr. Jeffrey Oppenheim Community Center at 350 Haverstraw Road, Montebello, NY 10901

WHEREAS, the Village has exhaustively explored for more than one year virtually every aspect of leasing to a public utility for communication facility to and to be constructed by, Homeland Towers, LLC, in the wooded area behind the Dr. Jeffrey Oppenheim Community Center between it and parkland; and

WHEREAS, said explorative has also included the informal presentation by Homeland’s representatives this evening; and

WHEREAS, such exploration has included negotiations to improve lease terms, maximum height balloon visual tests, observance from many locations, signal improvement tests, multiple variations of placement to maximize tree cover, and substantially increasing screening plantings and rock outcroppings to obscure the same, etc.; and

WHEREAS installation of such appears prudent and worthwhile in filling a communicative void, adding capacity to the general area, providing an extra first responder antenna site, and more, plus representing substantial annual income to fund Village expenses, reduce taxes and/or fund other beneficial projects, etc., at minimal visual impact; and

WHEREAS, it appears timely that the matter should become the subject of full Public Hearing at the recommendation of the Mayor with the advice and concurrence of the Village Attorney and the Village Board, with full documentation also provided to the Rockland County Planning Department, Town of Ramapo, NYS DOT and Palisades Park Commission.

THEREFORE, BE IT RESOLVED, that a Public Hearing shall be held on October 22, 2025 beginning at 7 pm local time or as soon as the matter can be heard, that SEQRA related documents, such as the EAF Part 1 and any related documents be given due notice, circulation as may be required, and such be available for inspection at Village Hall and copies supplied to Village Board, and the following be published and posted:

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 monopine 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

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor Caridi absent

Upon vote, motion carried unanimously, understanding that documents would be prepared for the interested parties and that the date for the hearing could be changed to a stand alone date.

Orange and Rockland Presentation

Matthew Mariconi and William O'Connell presented the New York State Climate Leadership Community Protection Act (CLCPA) with regards to the Non-Pipeline Alternative (NPA) Program. This pertained to incentive for switching to only electrically sourced energy to only homes that fit the criteria based upon O&R investigation and a dialogue ensued.

Resolution No. 25 - 111

Village of Montebello

Title: Approval of Minutes for August 13, 2025

BE IT RESOLVED, the minutes of the Board of Trustees of August 23, 2025, be and are hereby approved.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor Caridi and Trustee Rose absent

Upon vote, motion carries.

Resolution No. 25 - 112

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated September 17, 2025, and totaling \$813,321.08 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor Caridi and Trustee Rose Absent

Upon vote, the Resolution carried.

Resolution No. 25 – 113

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fees dated September 17, 2025, for Professional Fees, and totaling \$12,542.95 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor Caridi & Trustee Rose absent

Upon vote, the Resolution was carried.

Resolution No. 25 - 114

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 September 17, 2025, and totaling \$2,164.40 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor Caridi & Trustee Rose absent.

Upon vote, the Resolution carried.

Resolution No. 25 - 115

Village of Montebello

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

WHEREAS, Planning Board Member Ariel Aufgang whose appointment expires April 2028, has tendered his resignation effective June 16, 2025; and

WHEREAS, the Mayor recommends the appointment of Ad-Hoc, Nancy Doon a resident of Montebello, who has been serving as Planning Board Ad-Hoc since May 2023.

THEREFORE, BE IT RESOLVED, that said resignation is accepted effective September 9, 2025, and said seat declared as vacant, and that effective September 17, 2025, Nancy Doon is hereby appointed, as a Member of the Planning Board to serve until April 2028, or until a successor is duly appointed, and declaring the Planning Board Ad-Hoc seat vacant.

Motion: Trustee Humphrey

Second: Trustee Egenhauser

Deputy Mayor Caridi and Trustee Rose absent.

Upon vote, the Resolution carried.

Resolution No. 25 –116

Village of Montebello

Title: Authorize Creation of New Position – Building Inspector (FT)

WHEREAS, a significant need for additional assistance in the Building Department including review of plans and applications, has developed; and

WHEREAS, after consulting with Rockland County Personnel and reviewing position specifications and needs and submitting a Job Classification Questionnaire and such approved creating the position of Building Inspector (FT).

NOW, THEREFORE BE IT RESOLVED, effective September 17, 2025, that Village Board authorizes the creation of the position of Building Inspector (FT) with an estimated annual salary of \$80,000.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor Caridi and Trustee Rose absent

Upon vote, motion carried.

Resolution: 25 - 117

Village of Montebello

Title: Leasing Second Floor Office Portion of Montebello Community Center

WHEREAS, the former tenant of the two-story office portion of the Montebello Community Center vacated the top floor of the office rental property; and

WHEREAS, after showings and negotiations having found a tenant, Hi-Tech Security Services, Inc. The name and title of the person authorized to execute the contract is John Meehan, under mutually acceptable terms, summarized as follows:

- 1) Tenant agrees to the rental of the top floor of the two-story office portion of the Montebello Community Center only.
- 2) Rental of \$1,250.00 per month or \$15,000.00 per year with year two increasing to \$1,287.50 per month or \$15,450.00 per year, rent commences starting October 1, 2025, and to be paid no later than the 15th of every month.
- 3) Tenants will pay for their own internet and cable.
- 4) Tenant agrees to pay \$2,500 security deposit due by October 15, 2025.
- 5) Subject to additional terms as negotiated per standard NY Short Form Commercial Lease.
;and

WHEREAS, the Board finds the terms reasonable and prudent, considering all factors.

THEREFORE BE IT RESOLVED, that rental of said premises be and hereby is approved according to the above terms, effective no later than October 1, 2025, subject to entering into a lease agreement as prepared and approved by the Village Attorney, as consistent with the terms and conditions set forth herein; and

BE IT FURTHER RESOLVED, that the Tenant shall be permitted occupancy prior to the start of the term of the lease, solely to install internet and cable hookup, and further, that Tenant accepts premises in “as in” condition.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor and Trustee Rose absent.

Upon vote, the Resolution carried.

Resolution 25 - 118

Village of Montebello

Title: Pond 6 Fountain and Aerator Control Emergency Replacement

WHEREAS, the Village Engineer in his letter dated September 16, 2025, and attached proposal from The Pond and Lake Connection in the amount of \$17,849.00, dated July 16, 2025, each referenced as if set forth hereinafter to be appended to the Minutes hereof, reports the urgent

need to replace the vandalized fountain and aerator systems, and recommends the award to The Pond and Lake Connection after seeking 3 proposals, and The Pond and Lake and lake being familiar with our systems having preformed work thereon; and

WHEREAS, the Village Engineer further recommends award in the amount not to exceed \$19,000, rounded to account for any contingent expenses.

THEREFORE, BE IT RESOLVED, that such repairs and replacements be and hereby are authorized by contracting with The Pond and Lake Connection according to their proposal in an authorized amount not to exceed \$19,000, without the further action of the Board with the understanding that the claim has been submitted to our insurance carrier, they should cover all but \$5,000.00

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Deputy Mayor and Trustee Rose absent.

Upon vote, motion carried.

Public Comment:

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

Old / New Business

- No updates on the sidewalk request from Rockland County Legislature.

At 9:23 PM, Trustee Egenhauser made a motion to go into Executive Session to discuss contractual matters, seconded by Trustee Humphrey. Vote carried unanimously.

At 9:47 PM, Trustee Egenhauser made a motion to exit the Executive Session, seconded by Trustee Humphrey. Vote carried unanimously.

At 9:47 PM, Trustee Egenhauser made a motion to close the meeting, seconded by Trustee Humphrey. Vote carried unanimously.