



Village of Montebello

Lance N. Millman, Mayor

Stacy Caridi, Deputy Mayor

Bruce Egenhauser, Trustee

Michael Humphrey, Trustee

David Rose, Trustee

July 2026 Edition

Montebello is dedicated to preserving and enhancing the quality of life in our neighborhoods. Our Village government is here to help you. Information about available services, a calendar of events, forms for download, and contact information are available on our website:

www.montebellony.gov

Montebello's laws and zoning code are available at <https://ecode360.com/MO1927>

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Greetings from Mayor Lance N. Millman



I hope everyone is having a wonderful summer, and that those who have recently moved here are enjoying the beauty, peace, and unique character of our village.

Time and again, I hear from both long-time residents and newcomers how much they value Montebello and want it to remain the special place it has always been. Many chose to move here from more crowded, overdeveloped areas—seeking open space, natural surroundings, and a setting where children can grow up safely while enjoying the outdoors.

Our Village was founded in 1986 precisely to protect those qualities. The original vision was to preserve our natural landscape, thoughtful zoning, and the character that makes Montebello unlike surrounding communities. That vision continues to guide every decision your Village Board makes today.

Of course, the world continues to change, and with that comes discussion about changes within our own community, particularly ideas such as additional street lighting, widening roads, and installing sidewalks. While safety remains our highest priority, we must also carefully consider how we preserve the very qualities that define Montebello.

Our tree-lined roads, historic rock walls, and open skies are not simply aesthetic features, they are part of our identity. They create the peaceful environment we all enjoy and contribute to property values and quality of life. Introducing more urban-style infrastructure can unintentionally alter that character, reducing the natural beauty that attracted so many of us here in the first place.

Lighting is one example. While appropriate lighting is important in certain cases, many residents value the ability to enjoy our night skies and the absence of excessive light. In situations where additional lighting is desired, a more balanced approach—such as individual, well-placed residential lighting—can provide safety while preserving the village's rural atmosphere.

Similarly, sidewalks, while appropriate in more densely developed areas, are usually not consistent with Montebello's design and landscape. They often require taking property, altering terrain, removing trees, and changing roadway character. These are decisions that must be weighed carefully, not only from a cost perspective but from the standpoint of long-term impact on the village's identity.

It is also important to recognize the financial responsibility we share. While we all contribute significant taxes to surrounding jurisdictions, the Village has always taken pride in maintaining a conservative budget. Large-scale infrastructure projects would result in substantial costs that affect all residents, many of whom would find this change detrimental.

Ultimately, the question we should continue to ask ourselves is simple:

How do we maintain safety while preserving the natural beauty and character that define Montebello and within the practical cost limitations?

As your Mayor, I remain deeply proud of what we have protected and preserved together. Montebello remains a place where people choose to live not because it is like everywhere else—but because it is not.

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As our nation celebrates our 250th anniversary, Montebello is celebrating our 40th anniversary. I want to once again applaud our Village's founding members and boards whose vision and hard work formed our Village to a place that still today resonates their vision! Also thank you to our current Village Board, Planning and Zoning Boards and our HPPC for all their hard work and efforts in helping preserve Montebello!

Here are a few things that we have done and are doing since our last newsletter:

- Village Hall Parking Lot and Site Improvements
- Eagle Scout Court of Honor Ceremony honoring Montebello Residents Austin Solomon & Brandon Marusic
- Expansion of available service to residents and emergency services through a new Cell Tower on Rt 202 by our community center
- Route 59 Project Road improvements
- Trail improvements at KGPP
- Honoring Top 10% Senior Students from Montebello for their academic achievements
- Maintenance of the Village facilities i.e.: Well system, sprinkler system, gutter backups at MCC.
- Installation and expansion of new guard rails on Montebello Road and River Road
- Annual Montebello Jazz Fest

With that said, I am pleased to announce our **Third Annual Jazz Fest**, which will take place on the Village Hall grounds on **August 30th from 1–6 PM**. We will once again have food trucks available, so please bring your blankets and chairs and join us for a wonderful afternoon of music and community.

Thank you, as always, for your continued support. Enjoy the rest of your summer and the beautiful fall season ahead.

Mayor Lance Millman

Happenings Around the Village



Arbor Day 2026

The Village of Montebello celebrated Arbor Day at our annual celebration on Friday, April 24th. Mayor Lance Millman dedicated this year's tree and issued a Proclamation. Mayor Millman encourages everyone to plant a tree to better the environment.

Memorial Day Observation

The Village celebrated Memorial Day on Sunday, May 24th with a ceremony on the front lawn of Village Hall. The ceremony began with Welcome by Mayor Millman, followed by singing of God Bless America by Montebello resident, John Moroski, and a reading of the Gettysburg Address by Montebello Elementary School 5th Graders, Ahana Murthy and Reagan Hoffman. The guest speaker US Army Captain (Ret) Emily Klinkenborg. The Marine Corps League Rockland County Detachment presented the colors, and played taps in memory of those who made the greatest sacrifice for our nation.



Montebello High School Seniors Achieve Top 10%

Congratulations to the Montebello graduates on their accomplishment in being named in the Top 10% of the Class of 2026 from Suffern High School! Mayor Millman and the Board of Trustees congratulate the following seniors for achieving Academic Excellence: Aiden Antony, Hibbah Basit, Benjamin B. Courtney, Goldy Glauber, Daniel Hodge, Sarah A. Joseph, Sidharth P. Krishnan, Max P. Pearlman, Sarah H. Robinovitz, Jacob T. Santiago, and Alexis A. Weinstein. Congratulations and much success in college.



Deputy Mayor Stacy Caridi

Among the finest attributes of our village are our beautiful trees. From spring until fall, the foliage makes our neighborhood a lush garden. Montebello has one of the most comprehensive tree laws in the State and we are recognized as a Tree City by the Arbor Day Foundation. Tree City recognition acknowledges our commitment to preserving trees and promoting the environment. This also helps us maintain property values as Montebello will continue to be the nicest place to live in Rockland County.



Did you know?

Rain refreshes the land and nourishes the green landscape. But as houses, stores, schools, roads and parking lots spread and natural tree cover is lost, so is the absorbing effect of vegetation and soil. The rain becomes costly stormwater runoff. Without the benefit of trees and vegetated infrastructure, waterways are polluted as oils, heavy metal particles and other harmful substances are washed away.

As trees grow, they help stop climate change by removing carbon dioxide from the air, storing carbon in the trees and soil, and releasing oxygen into the atmosphere. They offer cooling shade, block cold winter winds, purify our air, prevent soil erosion, clean our water, and add grace and beauty to our homes and communities.

Planting the right trees in the right places conserves energy and reduces your energy bills, while helping to fight climate change. Trees remove pollution from the atmosphere, improving air quality and human health. One large tree can provide a day's supply of oxygen for up to four people. Trees lower surface and air temperatures by providing shade. Trees absorb carbon dioxide (CO₂), removing and storing the carbon while releasing the oxygen back into the air. For one year, a mature tree will absorb more than 48 pounds of carbon dioxide from the atmosphere and release oxygen in exchange. Trees properly placed around buildings can reduce air conditioning needs by 30% and can save 20–50% in energy used for heating.

Our commitment to preserving trees is not merely a defense of photosynthesis, but rather a recognition that a major basis for the high property values in our neighborhood is related to this beautiful foliage. Your village board is committed to preserving the beauty of our village and the values of your real estate.

If you would like to remove any trees from your property, please obtain a permit from the Building Department and be aware that you are required to have a permit for all tree removals whether they are dead or alive; that the trees being removed must be marked with ribbon or paint and are defined as main trunks with a caliper (diameter) of 4" or greater as measured four feet from the ground (generally shoulder height); a copy of your survey with the trees marked on it; photos of trees to be removed; and all tree removals must be performed by Licensed Tree Removal company approved by the Village with a Rockland County license. More information regarding tree removal can be found in Chapter 176 Tree Preservation and Landscape Maintenance in the Village Code and on the Tree Removal Application from the Building Department.



Serving Montebello - By Trustee David Rose

How was your summer? Hot. Humid. Long, late evenings. New baby bears and deer—not to mention a family of foxes.

Isn't it great? It's one of the reasons so many of us chose Montebello. We're just far enough from the city to enjoy nature at its best. We have some of the prettiest roads and neighborhoods in Rockland, and if I may brag a little, Ramapo, Haverstraw, or Orangetown can't hold a candle.

A little history: in the 1790 federal census, the Village of Haverstraw had 4,826 residents, making it the 14th-largest municipality in New York State and the 35th-largest urban place in the United States. (Can you believe it?) Suffern wasn't even counted separately until the 1800 census, and based on my work with early survey maps, fewer than 150 people lived in what is now Montebello.

So where am I going with all these numbers? Growth.

As I wrote in the last newsletter, many of us moved here for the lifestyle: nature, dark skies, and quiet —not unchecked sprawl. That's why, if you're planning an addition or other improvement to your home, please do it the right way. Stop by Village Hall and obtain the necessary permits. If a board action is needed, the process gives your neighbors a voice in changes that affect their neighborhood. In any event, a Building Permit, inspections and a Certificate of Occupancy allows the Village to ensure that projects are safe for occupancy and don't create unnecessary risks for our first responders, and assures for higher value and no problems upon resale.



By Trustee Bruce Egenhauser

✿ **Stepping into the Season: Discover Montebello on Foot**

As the high heat of summer begins to soften into the crisp, golden days of autumn, there is no better time to enjoy the unique charm of the Village of Montebello. Our tree-lined neighborhoods and rural residential backdrop offer the perfect country-like setting to step away from the tv screens, breathe in the fresh air, and move your body.

To help you get outside, I have mapped out three custom neighborhood walking routes right here on our local streets. Ranging from a quick half-mile stroll to a robust two-mile loop, these routes invite you to experience the sights, sounds, and changing colors of our beautiful community.

Route 1: The Quick Stroll (0.5-Mile Out-and-Back)

Perfect for a brisk morning routine or a peaceful after-dinner walk to clear your head.

Starting Point: The corner of Mayer Drive and Fortune Way.

The Route: Head north on Mayer Drive toward East Mayer Drive. Walk for a quarter-mile, enjoying the well maintained properties and mature trees that make our neighborhood so serene.

The Turnaround: Once you hit the 0.25-mile mark (near the bend toward East Mayer Drive), turn around and retrace your steps back to your starting point at Fortune Way.



Route 2: The Tree-Line Trek (1-Mile Loop)

Stretch your legs a bit further to take in Montebello's signature rustic scenery.

Starting Point: Begin at Kathryn Gorman Park.



The Route: Make a right and head down Senator Levy Drive, walking underneath the massive, shade trees that our village works so hard to preserve.

The Loop: Left on Caddy Lane. Left on Par Road. Left on Champion Parkway. Left on Golf Course Drive. Right on Senator Levy Drive. Continue straight back to Kathryn Gorman Park.

Route 3: The Neighborhood Circuit (2-Mile Loop)

A fantastic option for a steady 30-40 minute power walk through local streets.

Starting Point: Start on Mayer Drive and East Place.

The Route: Walk north down Mayer Drive as it winds through the neighborhood. Follow the natural curve of the neighborhood streets by making a right turn onto East Mayer Drive.

The Loop: Use the intersecting neighborhood, Robin Hood Road—to circle back around by making a left on Heather Hill Lane. Right on Robin Hood Road. Left on East Mayer Drive.

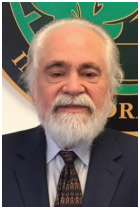
The Finish: Back to your original stretch on Mayer Drive to complete a two-mile neighborhood loop.

Safety Tips for Village Walkers

Walk Facing Traffic, single file where need be. Always walk on the left side of the road so you can see oncoming vehicles.

Be Visible: As the autumn sun begins to set earlier, wear bright colors or reflective gear.

Stay Alert: Keep earbud volume off or low so you can easily hear passing cars, neighbors, and local wildlife. See you out on the pavement, Montebello!



From the Desk of...
Village Attorney Warren E. Berbit

I am writing this on my birthday, so dates and anniversaries and the passage of time are very much on my mind. However, I'll limit my usual tendency to drift towards profound, deeper meanings.

I note first that May 7, 2026, marked the 40th anniversary of the formation of **Your Village**. Those of us who were involved started the process in 1984. And, yes, for better or worse, I have continuously served as Village Attorney since May 7, 1986!

Next of course, July 4th represents the traditionally recognized 250th anniversary of the birth of these United States of America! An opportune time to also mention probably a first visit by a United States President who spoke at Rockland Community College on May 22nd, thus, being over, and perhaps upon, Village terra firma. Politics aside, with an aeronautics background myself, I was most impressed by the massive air flotilla that seemed to dead reckon right over my home with Aero cobra Attack Helicopters, preceding around 6 large Presidential Helicopters, low flying VTO's which were quite impressive, and supersonic fighters providing cover from way above. [While I'm certain that George Washington also trod upon land that would become part of Montebello, that was before he was President!]

Moving on, mention is made that being held on August 30, 2026, as an ongoing special project of our Mayor and Village Board, with the able assistance of the Historic Preservation and Parks Commission (HPPC) and staff, is the Third Annual Montebello Jazz Fest with world class performers, free admission, and a great opportunity to meet and greet our community.

Next, we are working on possibly burying a new time capsule or digging up the old one and then burying them in tandem or in some combined form. So, just in case, gather keepsakes to submit.

Lastly, congrats to the Suffern Free Library having celebrated its 100th anniversary on June 12th (yes, I am an elected trustee and VP). And, congrats to the Knicks after 53 years.

More on point to my focus as Village Attorney:

1. As you will have noticed, the Route 59 Development District road frontage work across from Good Samaritan Hospital has been completed, as well as the associated upgrade of the corners of the shopping centers and intersection at Hemion and Route 59. Hence, the Braemar ALF (Assisted Living Facility) is finally able to rely upon proper front access, the access on Hemion shifting to secondary. The other two Lots, Nos. 2 and 3 between the ALF and Route 59, are heading back into formative stages.
2. While the above did redo the intersection at Hemion, hopefully more mitigation of 18-wheeler traffic from the distribution center at the former Novartis site will result from other means being explored, especially by our Mayor, the County and others being supportive.
3. Along the above lines, we must alleviate excessive overnight parking on our secondary roads, which approach impassable at times, as exacerbated by parking on the wrong side, disobeying stop signs, crossing over into the wrong lanes, blinding oncoming drivers w/ brights, etc. We can help by limiting parking and improving adherence to safety concepts by education and fining. We are working on legislative improvements in these areas, such as tighter regulations for unlicensed motorized vehicles on roads as well as on private property and limiting commercial vehicles.
4. After multiple public hearings which minimized impacts and optimized terms and conditions, the Village Board approved a 100' monopine cell tower in the woods between the Dr. Jeffrey Oppenheim Community Center and Palisades Park, adjacent to the underground NE natural gas pipeline. This will improve communications and communications capacity, and thus public safety in emergencies, with mitigated impacts, plus obtaining cash flow that will assist annually with other costs and improvements.
5. Please note at Village Hall the now completed overall access and grounds improvement project, which was quite well done to improve safety and function by use of grant money. Congrats to the Mayor and Village Clerk on pushing the right buttons, and making the correct decisions, and to the entire staff and public for working with and around any disruptions. The contractor, MFD, also did an enviable job (and, ready in time for our typically, very well-done and moving, Memorial Day ceremony).

See you at the Jazz Fest, and trust that you will all have enjoyable and safe summers!

Sincerely,
Warren E Berbit,
Village Attorney



By Trustee Michael Humphrey

As I write this, my final article as a member of the Village Board, I'm filled with a gratitude that's hard to put into words.

Serving the Village of Montebello has been one of the greatest honors of my life. While there were certainly meetings, projects, and decisions along the way, what I will remember most are the people, the sense of community, and the privilege of serving a village that so many of us are proud to call home.

Montebello is a truly special place. Its rolling hills, wooded landscapes, and peaceful character are unlike anywhere else. But what makes this village extraordinary isn't just its natural beauty, it's the collective commitment of its residents to preserve that beauty and protect the unique character of our community for generations to come. That shared sense of stewardship is something I have always admired and one of the many reasons I have been so proud to serve.

On a personal level, my family has been incredibly fortunate to call Montebello home. Raising our children here has been one of life's greatest blessings. They have grown up surrounded by neighbors who care in a community that values kindness, service, and respect for one another. Those experiences have shaped our family in countless ways, and for that, I will always be grateful.

One of the moments I looked forward to each year was recognizing the top academic seniors from the Suffern Central School District. Celebrating their accomplishments was a reminder that the future is in good hands. Watching these exceptional young men and women prepare for the next chapter of their lives reinforced why preserving communities like Montebello matters so much.

Public service has never been about recognition; it has always been about giving back. I have been fortunate to serve alongside a dedicated mayor, trustees, volunteers, committee members, and Village staff who care deeply about this community and work tirelessly to make it the exceptional place it is today.

Helping to Preserve and Protect Our Scenic Parks: HPPC Chairperson Matthew R. Moetzing

As we now enjoy the summer season and recently celebrated our Village's 40th Anniversary in May, it is important to reflect on Montebello's beautiful past and present, including our resident commissions that help preserve and protect our valued and scenic open spaces.

The Montebello Historic Preservation and Parks Commission ("HPPC"), is a 7-member commission (5 regular plus 2 Ad Hoc members), comprised of dedicated Village residents and tasked with an important role under Montebello's municipal code. Since the official merger in 2019 of two previously separate Village bodies responsible for Preservation and Parks, the HPPC has been charged with both preserving historical designations and standards within our Village, as well as maintaining and improving Montebello's several parks, nature preserves, and other open spaces.

Among the most notable and visible of these "passive" open spaces is the Kathryn Gorman Ponds Park (informally known within our Village as "KGPP"), a dedicated 24-acre planned parcel created to preserve a portion of Montebello's historic wetlands for public use and enjoyment. Named after our Village's first mayor, Kathryn Gorman, KGPP is located within the Montebello Pines subdivision of our Village, which was created and constructed starting in the late 1990's as part of the Village's careful and considered suburban residential development. Many years prior to Montebello's founding on May 7, 1986, the ponds & wetlands were mostly part of the original estate lands of Thomas Fortune Ryan, after the lands were held by Henry L. Schwartz (Paragon Oil), who owned and maintained the property since the late 1800's as part of an expanded tract of roughly 1,000 acres in total.

For the past 20+ past years through today, the KGPP offers Village residents a scenic environment with several ponds and walking trails ideal for serenely observing the beauty of nature and local birds and wildlife. To this end, the Village and HPPC request that all visitors to the park respect their surroundings and the local environment. Village residents and all visitors to KGPP can help us sustain its natural scenery, by of course refraining from littering and always utilizing the park in a quiet and appropriate manner during normal hours of use (daily from dawn until sunset). In addition, the Village encourages visitors to KGPP not to use electric or gas-powered scooters, e-bikes, or other motorized vehicles within the park's walking paths and trails, in order to prevent any unnecessary erosion and protect the peaceful and safe enjoyment of KGPP.

Recently, the HPPC has also planned and implemented the successful completion of three Community Cleanup events (in Spring 2025, Fall 2025, and Spring 2026), in coordination with our helpful and caring partners at Keep Rockland Beautiful ("KRB"). KGPP has been a strong focus of these cleanups, but we need and appreciate your help in preserving the park on a continuous basis. The HPPC also intends to continue Montebello's participation in future KRB-assisted events (including the 2026 "Great American Fall Cleanup"). In conclusion, both the Village and HPPC encourages all Village residents and guests to be mindful of our scenic spaces, get involved and take an active role in keeping Montebello clean and beautiful for current and future generations of residents.



Get a permit! From the desk of Adam Gordon, Building Inspector

Hello, residents. I hope you're all enjoying the summer season. You may have noticed that the Village is bustling with a few commercial construction and active residential home improvement projects, some of which are still in the planning stages. You may also have noticed that some of the land at 300 Rella Boulevard is being cleared in preparation for an approved small warehouse/business flex office space project (plans are available on the village website).

The Village of Montebello has a robust zoning code that provides a framework on NYS Uniform Building & Fire code compliance while promoting the preservation of the bucolic residential character of the Village and maintaining the quality of life we all love here. Although many may view some of the larger construction sites with surprise and sometimes alarm, please know that the zoning codes are vigorously enforced. Sadly, there are those who perform work or conduct business from their homes without the necessary permits and this is when our quality of life is threatened.

We require municipal permits in some cases perhaps beyond what some other municipalities may require, especially for things like fences, home businesses, tree removal and all land disturbance activities. So please, before you begin any home improvement project, before a single shovel hits the dirt, call our Building Department at 845-368-2491 or stop by and ask for guidance on whether a permit is needed. Our staff is knowledgeable, friendly, and always willing to go the extra mile to help residents and contractors alike through the process of filing for permits. They'd much rather help than issue viola-



From the Desk of Assistant Building Inspector Marcos Padilla

Village of Montebello – Trash and Recycling Reminder

The Village of Montebello is committed to maintaining a clean, safe, and attractive community. As a reminder to all residents, compliance with the Village's trash and recycling regulations helps protect neighborhood appearance, public health, and the efficient operation of our sanitation services.

Pursuant to the Village of Montebello Code, trash and recycling materials should only be placed at the curb during the permitted time frame. Trash may be placed at the curb no earlier than 3:00 p.m. on the day before your scheduled collection, and all containers must be removed from the curb no later than 8:00 p.m. on the day of collection.

Residents are reminded that household garbage must be securely bagged and placed in covered containers. Containers may not exceed 65 gallons in capacity or 60 pounds in weight, with a maximum of three Village-approved containers per household unless additional authorized stickers have been obtained. Garbage should be placed curbside and visible no later than 6:00 a.m. on your scheduled pickup day.

Recycling is a mandatory program within the Village and is collected every Wednesday. Recycling bins should be placed at the curb the night before or by 6:00 a.m. on collection day and removed promptly after pickup. Cardboard must be flattened and bundled, containers should be emptied and rinsed, and recyclables should not be placed in plastic bags.

Bulk trash is collected on the second scheduled garbage pickup day each week and is generally limited to five items per household. Construction debris, demolition materials, and refuse from remodeling projects are not accepted as curbside trash and must be disposed of through private arrangements.

Your cooperation with these regulations helps ensure our neighborhoods remain clean, safe, and welcoming for everyone. Failure to comply with Village requirements may result in enforcement action as authorized under the Village Code.

Thank you for your continued cooperation and commitment to keeping the Village of Montebello a beautiful place to live. If you have questions regarding your collection schedule or acceptable materials, please contact Village Hall.



Village of Montebello
One Montebello Road
Montebello, NY 10901

PRSRT STD
U.S. Postage PAID
Monsey, NY 10952
Permit No. 1371



Montebello

JAZZ FESTIVAL

*Conrad Herwig's Latin Side
All Stars
*Hendrick Meurikin's Samba
Jazz Quartet
*Richie Morales Quartet

SUNDAY, AUGUST 30TH

Gazebo - 1PM - 6PM

BRING YOUR OWN SEATING!