

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JUNE 12, 2024, 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:	Stacy Caridi Melanie Golden Bruce Egenhauser Michael Humphrey Warren E. Berbit	Deputy Mayor Trustee Trustee Trustee (arrived at 7:05pm) Village Attorney
Absent:	Lance N. Millman	Mayor
Recording Secretary:	Joan Will	Village Clerk-Treasurer

### **Mayor's Report:**

Deputy Mayor Caridi conducted the meeting due to Mayor Millman's planned absence for professional reasons. Deputy Mayor Caridi stated that the Village wishes to congratulate the following members of the Montebello Senior's Club on their 90<sup>th</sup> Birthday, the joint celebration having been held today at Meza Luna: Sarah Caloras, Philba Klinger, Joan McDowell, Antoinette Powers, Hannelore Renud, and Gertrude Rossmann.

Deputy Mayor Caridi reports that the Village is in the middle of milling and paving of local roads. Due to the horrific accident last week involving the milling company, the schedule was pushed back by a day or two. We ask everyone to be mindful of the no parking on street while the milling and paving is going on. The roads being paved are Catherine Court, Danielle Court, Kings Gate Road, Mayer Drive from E. Mayer to 202, Orchard Circle, Regis Court, and Robin Hood Road. Along with the milling and paving, the Town of Ramapo Highway has been busy filling in potholes and remediating road issues around the Village with special attention given to Mile Road.

Deputy Mayor Caridi would like to thank the Suffern Rotary for the 50 Flags on the lawn of Village Hall. They were present from Memorial Day to Flag Day. It was a beautiful expression of patriotism.

### **Building Department Report:**

The following is the Building Department Report for the month of May 2024:

- (9) building permits were filed. A total of \$3,470.00 in permit fees were collected.
- (8) Certificates of Occupancy were issued.

- (38) locations were inspected; \$5,425.00 in Fire Inspection fees were collected during the month.
- (46) code violations were issued, with most of them being landscaping maintenance (grass height). (34) violations were cleared up.

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

The commission met on Wednesday, June 5<sup>th</sup>. Due to the Holiday, the July 3<sup>rd</sup> meeting was rescheduled to July 10<sup>th</sup>.

#### Jazz Festival Update

- All members are in full understanding of what their roles/tasks are.
- Food Truck vendors, marketing, flyers and banners, letter of sponsorship all have been discussed and Village Hall will be given information for review and approval.

#### Historic Preservation

- Certificate of Appropriateness Status:
  - Continuing – 37 Viola Road – applicant David Fried presented a more detailed landscaping plan with location, size and tree species that will be planted among the existing trees creating a more natural buffer. His Certificate of Appropriateness should be approved at our next meeting on July 10<sup>th</sup>.
  - Applicant Yosef Emuna, 96 Viola Road – informally presented renderings of his proposed new construction such as pictures of the new construction from different viewpoints and stone material for the front entrance. A more detailed natural buffer landscaping plan will be presented at the next meeting, the Public Hearing will be held on July 10<sup>th</sup>.

#### Parks

- Cleanup of the parks was discussed as Village Clerk-Treasurer, Joan Will and member, Josh Goldstein, did a walk-through of the park giving clarity on what is handled by landscapers or town or other companies.
- Member Goldstein volunteered to clean up and plant native species around the gazebo.
- Members Mocio and Madronero still have their concerns about the park, but all is being addressed.

With no one from the HPPC wishing to speak, Deputy Mayor Caridi closed this portion of the meeting.

#### **Public Comment:**

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

**Resolution 24 - 076**

Village of Montebello

Title: Continuation of Public Hearing Stonehedge

WHEREAS, the Public Hearing before the Village Board on proposed Local Law No. 2 of 2024 (formerly proposed Local Law No. 1 of 2024) to permit approval of a subdivision consisting of 5 lots, including the Minetto historic homestead and cottage, 3 single family homes and 8 duplexes, located at 220 Spook Rock Road, entitled: Stonehedge Farm Subdivision is being held in abeyance while applicant pursues in the alternative an all single-family home subdivision before the Planning Board akin to that which was previously approved in 2019.

THEREFORE, BE IT RESOLED, that said Public Hearing be continued until the regular Village Board meeting on July 24, 2024, at 7 pm, or as soon thereafter as the matter can be heard.

Motion: Trustee Golden

Second: Trustee Egenhauser

Discussion: Village Attorney reports that the Village got an email from the developer last evening requesting that the duplex, Local Law etc., application before the Village Board be discontinued. This will most likely occur at the next Village Board meeting on July 24<sup>th</sup>.

Upon vote, motion carried unanimously.

**Resolution No. 24 – 077**

Village of Montebello

Title: Approval of Minutes for May 15, 2024

BE IT RESOLVED, the minutes of the Board of Trustees of May 15, 2024, be and are hereby approved.

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon vote, motion carries unanimously.

**Resolution No. 24 - 078**

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

THEREFORE, BE IT RESOLVED, the Abstract and Schedule of Claims dated June 12, 2024, and totaling \$152,117.50 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Golden

Second: Trustee Humphrey

Upon vote, the Resolution was carried unanimously.

**Resolution No. 24 - 079**

Village of Montebello

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

BE IT RESOLVED, the abstract and Schedule of Claims – Professional Fee dated June 12, 2024, for Professional Fees, and totaling \$19,905.91 hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Golden

Second: Trustee Humphrey

Upon vote, the Resolution was carried unanimously.

**Resolution: 24 - 080**

Village of Montebello

Title: Revised Comprehensive Plan Review

WHEREAS, by authority of and in furtherance of Village Law §7-722, the Village has regularly appointed a Comprehensive Development Plan Commission to review and recommend changes to its Comprehensive Plan and land use regulations (Zoning Law), including as done in 2003, 2008/9 and 2017/18; and

WHEREAS, since approximately (6) six years have passed since adoption of the latest Plan, it is timely and prudent that such again be comprehensively reviewed; and

WHEREAS, the Mayor reports having selected candidates for appointment to the 2024 Comprehensive Plan Review Commission.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That upon the recommendation of the Mayor, a Commission to be entitled “The Montebello 2024 Comprehensive Development Plan Review Commission”, is hereby formed, to commence its work

immediately, or as soon as feasible, consisting of 5 (five) members to review and recommend updates and changes to the Comprehensive Development Plan and Zoning Law, which Commission shall deliberate in public, and which Commission shall consist of the following individual members who are hereby appointed thereto:

<u>Name</u>	<u>Address</u>	<u>Title</u>
Melanie Golden	10 Kings Gate Road	Chairperson
Deborah Munitz	5 Rose Hill Road	Member
Ezra Bryan	452 Haverstraw Road	Member
Ari Aufgang	3 Zeck Court	Member
Matthew Moetzinger	2 Fant Farm Lane	Member

2. That the Village Planner, the Village Engineer, as needed, and the Assistant Village Attorney, Alyse Terhune, with oversight by the Village Attorney as, when and if needed, in the judgement of the Commission, are authorized and directed to assist the Commission in its deliberations.
  
3. That the Commission be and hereby is charged with completing a study and recommending an updated Comprehensive Development Plan and associated amendments to the Zoning Law to the Village Board no later than 6 months from today, unless extended, if necessary, such that the Village Board may hold public hearings and complete the process no later than 90 days thereafter, unless extended as aforesated.
  
4. Once the Plan is adopted, it is the intent that any recommended amendment to the Village Zoning Law necessary to effectuate same, be Drafted subject to SEQRA circulation and public hearings.

Motion: Trustee Egenhauser

Second: Trustee Humphrey

Upon vote, the Resolution carried unanimously.

**Resolution No. 24 - 081**

Village of Montebello

Title: Appointment to Hire Part/Time Intern

WHEREAS, the Village Clerk – Treasurer has a need for addition cleanup of Village Hall grounds, Kathryn Gorman Ponds Park, and roadways in the Village; and

WHEREAS, the Village Clerk – Treasurer would like to hire an intern to assist in handling that job; and

WHEREAS, Gavriel Saltzman has applied for the position.

THEREFORE, BE IT RESOLVED, the Mayor has authorized the Village Clerk – Treasurer to hire Gavriel Saltzman at \$15.00 / hour as an intern with proper vetting from Rockland County Personnel.

Motion: Trustee Golden

Second: Trustee Egenhauser

Upon vote, the Resolution carried unanimously.

**Public Comment:**

Sherry Berbit of 46A Mile Road, Montebello, wished to discuss the constant road construction on the overpass on Hemion Road. She stated that it has been ongoing for several years and she has contacted not only the Village in the past as well as other agencies. She stated that the bridge needs to be remediated. Bicyclists, walkers, and runners are in danger. The barriers need to be removed and the repairs need to be completed. She also stated that the sidewalk is falling apart with rebar sticking out which is dangerous to bicyclists and walkers. Also, students from the Middle School walk by the location.

PO Smalls was in attendance from the Town of Ramapo Police Department and was asked about the speeding issues within Montebello as well as the many school buses that are making illegal turns. A general dialogue ensued between Officer Smalls, Sherry Berbit and the Board. He stated that he will notify the traffic unit for enforcement.

At 7:29 PM, Trustee Golden made a motion to close the meeting, seconded by Trustee Egenhauser. Vote carried unanimously.