

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, OCTOBER 17, 2007 AT THE VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 8:04 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Jeffrey Oppenheim	Mayor
	Lance Millman	Deputy Mayor
	Marc Citrin	Trustee
	Stacy Caridi	Trustee
	Steven Sorillo	Trustee
	Warren Berbit	Village Attorney

Recording Secretary, Debra Mastroeni, Village Clerk/ Treasurer

Public Comment:

Amy Rapoport – Kings Gate Road – very upset about the way the Monsey Jewish Center property was decimated. Trees should have been marked and a barrier placed before clearing of the site started.

Mayor Oppenheim responded that they have not been issued a building permit yet, but were allowed to clear for the piping installation, they are within the legal limits. Believe they are in violation of removing 3 trees that should not have been removed and they will have to go before the Planning Board for remediation. There was a large clearing line based upon what is proposed to be built including the parking lot area. The Mayor went on to say that the Planning Board members have even taken walking tours of the various sites trying to protect the trees. The trees to be preserved on the Rio Vista property will have the protective barriers around them. We will lose a lot of trees on the Weinberger property because of all the wetlands. The developers will have to make remediation for anything done outside of the allowed clearing limit lines.

Deputy Mayor Millman also noted that the rock wall that was knocked down will be rebuilt, and trees replanted.

Bob Congionti – Parks Commission – questioned if they had the right to take down the rock wall and pillars where the drainage work is being done on Mile and Montebello Roads?

Mayor Oppenheim responded that the developer will have to restore everything.

The next agenda item was the Mayor's report:

Mayor Oppenheim congratulated Deputy Mayor Millman and Trustee Caridi for the best Montebello Day ever, biggest turnout ever, unprecedented amount of food, did a great job! Our Village Historian, Craig Long gave his lecture about the history of

Montebello, which will now be broadcast on the cable channel. Thank you to Young Lungs at Play, received 60 plus postcards from their Montebello Day booth.

The Mayor advised that Rockland County has instituted a taxi voucher program, copies our program exactly, any senior citizen residing in the County can get this assistance. The Village has requested and received the balance of the funds that were allotted to this program.

Mayor Oppenheim announced that the Village closed on the former Reform Temple of Suffern property last week and thanks to the excellent negotiating skills of the Village Attorney, Warren Berbit, we saved \$30,000. Work has already begun at our new Community Center, thanks to Trustee Sorillo's efforts.

The time capsule has been filled and buried in the first island at the rear of the Village Hall building.

Mayor Oppenheim then gave an update on the recent break in that caused schools to be shut down in the Village. After investigation by the police, it appears the homeowner staged the entire incident.

Our solar panels should be going online in a couple of weeks and the Mayor would like to have a brief ceremony when the switch is flipped. The Mayor gave a status report on the Verizon franchise negotiations, he and the Village Attorney have spent a lot of time trying to come to terms with them to no avail. Mayor Oppenheim went on to say that he felt it should be a level playing field and that Montebello should be offered the same incentives that have been offered to other municipalities.

The NYS Department of Transportation will be conducting a traffic study on Route 202 based upon our request to lower the speed limit and they agreed to fix the yellow striping on that roadway as well. Orange and Rockland is still working on the streetlight audit.

Parks Commission Business:

Chairperson, Bob Congionti gave a report on the status of the DEC permit application for the pond dredging for the Pines Park.

Mr. Congionti stated that he and Nick Allebrando met with Eve Mancuso today to walk the roughly 3.5 acres associated with the ponds dredging process. It was decided the study process has to proceed a bit longer to determine the full extent of this massive project. Brooker Engineering has sketches showing the materials that are to be laid out in the designated areas involved. There are two more steps to be taken before the project can begin. 1) A pre-application meeting with the DEC. Alan Garfinkle and I would like to meet with the DEC by the end of the month (if possible) to discuss the dredging. Three ponds appear to need dredging, we need to evaluate how much silt will be removed.

Mayor Oppenheim suggested inviting Bill Stein, JMK's engineer to attend this meeting due to the fact JMK will be in charge of the project. 2) The location of where the dredging material will be placed is an issue, how many trees will have to actually be taken down, who is legally responsible for barricading the area, criteria to remove 15,000 cubic yards, where the spoil pit should stay for one year of drying out and so on. This is a big, complicated project that will take time.

The landscaping of the four Village signs has been completed and needs to be maintained and the tot lot needs to be renulched.

Mayor Oppenheim responded that the signs look great and maintenance will be included in the landscaping contract. Looking for a solution, the kids who play on the tot lot are picking up the pond stones around the gazebo and throwing them. These stones were put in place for drainage around the gazebo.

The Board members have been evaluating the work that needs to be done at the new Community Center and Trustee Sorillo has been in touch with various contractors, discussing the work and asking for proposals.

Resolution: 07-137

Village of Montebello

Title: Work and Services Related to New Community Center

WHEREAS, the Village took title to the former Reform Temple of Suffern, located at 346-350 Haverstraw Road on October 11, 2007 for the purpose of establishing the Montebello Community Center for Village and other meetings and recreational purposes and to serve the future needs of the Village; and

WHEREAS, before the onset of winter a substantial amount of exterior work must be done to secure and improve the premises, reverse deterioration and make it suitable for the Village's purposes and needs; and

WHEREAS, interior work must also be done on a time limited basis to ready the building for municipal use, and the former house portion for possible rental on an interim basis while the Village's need for all of the space evolves; and

WHEREAS, as a consequence, proposals were sought according to the Village's procurement policy for that work not requiring bidding (below \$20,000 in cost), and bids were solicited for parking lot restoration and repaving, including associated drainage work; and

WHEREAS, the bonding approved by the voters included about \$200,000 for anticipated soft costs and restoration and reconstructive work; and

WHEREAS, time is of the essence for the aforestated reasons.

THEREFORE, BE IT RESOLVED, that the following work be awarded as stated hereinafter, each award being understood to be made in reference to the associated written proposal and/or bid as if fully set forth hereinafter, true copies of which shall be appended to the minutes thereof:

1. Proposals for exterior landscaping, tree removal, and bed preparation work, and related work, having been received as follows:

Belleville Landscaping	\$ 7500.00
James Osborne Landscaping	\$ 7600.00
Knapp's Landscaping	\$ 3880.00

such work is hereby awarded to Knapp's Landscaping at a cost of \$3880.00.

2. Proposals having been sought for sign work for this facility, as well as for Village Hall, a package price was received from Island Cutter in the total amount of \$1500.00, such is hereby awarded for the following work:
 - a. restoration and painting of exterior wood signs at the new facility.
 - b. preparation of two Village emblems for display in the new meeting room as well as in the Clerk's office of the renovated Village Hall.
3. That in preparation for the painting of the interior of the two-story house portion of the building by the Grace Baptist Church at no charge to the Village, time is of the essence since the painting must begin within the Church's time frame in order to take advantage of the free offer, Trustee Sorillo, who is handling the logistics of the restorative work, is authorized to make arrangements for painting preparatory work at a cost not to exceed \$2000, the expenditure to be subject to Board ratification at the next Regular Meeting
4. Bids having been solicited for restoration and paving of the parking lot and driveway area, including associated drainage work, in the form of two options, Option 1 being remedial repair and repaving as absolutely necessary, and Option 2 being Option 1 plus repaving the entire area, the following having been received and opened on October 15, 2007, :

	Option 1	Option 2
Bellavista Construction Corp.	\$ 30,033.50	\$ 110,982.50
Rino Paving & Construction	\$ 14,998.50	\$ 43,318.48
Scaffidi's Paving & Drainage	\$ 22,845.00	\$ 68,650.00,

that Option 1 in the amount of \$ 14,998.50 be awarded to Rino Paving & Construction as the lowest responsible bidder, as per the recommendation of the Village Engineer dated 10/17/07, subject to entering into a contract in a form approved by the Village Attorney and Village Engineer, and receipt of all required documents in acceptable form (e.g., performance and maintenance bonds, insurance certificates, etc...).

Motion: Deputy Mayor Millman

Second: Trustee Caridi

Discussion on the resolution:

Trustee Sorillo states he has been in contact with Knapp's Landscaping and A & J Reliable regarding the landscaping work and siding of the building. The wood portion of the Community Center (the former home) is in such disrepair it will take an enormous amount of hours to sand down and repair, A & J will be sending in a proposal. A painter/carpenter Joe Martino will be looking at the inside of the building to see what damage has to be repaired as well as the replacement of some windows. Mayor states the building itself has a lot of problems. Electrical and construction work will begin after repairs of the exterior.

Deputy Mayor Millman spoke about the removal of debris. Please make sure to advise the contractor doing the work on the parking lot to be aware they are not to dump anything in back on the parkland, it should be protected.

Trustee Sorillo requested all members of the Board to visit the site and inspect the inside of the building so they can discuss and be "on the same page" as to the work that will be done. Deputy Mayor Millman would like to make certain that the landscaper does not take any trees down that are not supposed to come down. Possibly put some type of marker or paint on them. Some of the trees are very expensive.

Upon vote, the Resolution carried unanimously.

Resolution: 07- 138

Village of Montebello

Title: Montebello Community Center- Emergency Work

WHEREAS, due to having just taken title to the premises, the impending onset of winter, and the immediate need to make the building secure, halt deterioration, and to take steps necessary to make same habitable, as more particularly described in a companion Resolution awarding certain proposals and a bid, proposals must be obtained and work at on an immediate and ongoing basis, making it impossible to obtain Village Board approval in advance of each expenditure; and

WHEREAS, Trustee Sorillo has taken on the assignment of overseeing, arranging and coordinating such work on an expedited basis; and

WHEREAS, it is prudent and necessary that Trustee Sorillo be able to take action as aforesaid without first obtaining Village Board approval at a public meeting.

THEREFORE, BE IT RESOLVED, that Trustee Sorillo is authorized to expend up to \$ 10,000.00 for such remedial and immediate work in total, no one expenditure to exceed \$ 2,000.00, subject to polling the Mayor and Village Board and advising the Village Clerk of same, and ratification by the Board at its next Regular Meeting, or at a Special Meeting, if that seems necessary and appropriate.

Motion: Deputy Mayor Millman

Second: Trustee Caridi

Upon vote, the Resolution carried unanimously.

Resolution: 07-139

Village of Montebello

Title: Authorize Bids for Culvert Repair at Bayard Lane South

WHEREAS, the Village Engineer reported that a culvert on Bayard Lane, necessary to conduit stormwater, has failed requiring repair, and as a consequence a grant towards the cost of repair was obtained, the Town has pledged certain materials, and the Village Engineer drafted Bid Specifications, entitled : "Culvert Repair at Bayard Lane South"; and

WHEREAS, given the need to address stormwater, bids should be solicited and the work performed expeditiously.

THEREFORE, BE IT RESOLVED, that said bids be solicited, sealed bids to be opened at Village Hall on November 6, 2007 at 3 p.m. local time, and the Village Clerk/Treasurer authorized to advertise for said bids, the award of same to be

contingent upon any reservations of right not to award as ordinarily available or as set forth in the bid specifications.

Motion: Deputy Mayor Millman

Second: Trustee Sorillo

Mayor Oppenheim noted that Supervisor St. Lawrence has generously agreed to supply the piping material to be used on the repair saving the Village a lot of money, and we are receiving a grant from FEMA. We very much appreciate both.

Upon vote, the Resolution carried unanimously.

Resolution: 07-140

Village of Montebello

Title: Accept Furniture Bid

WHEREAS, bids were solicited for furniture and office equipment for the renovated Village Hall, said bid entitled, "Purchase of Furnishings for the Village Hall"; and

WHEREAS, sealed bids were obtained and opened on October 5, 2007 with the following results, said bids referenced as if fully set forth hereinafter true copies of which shall be appended to the Minutes hereof:

New Concept Office Supply

\$ 15,489.00

Renotech

\$ 18,035.00; and

WHEREAS, in the interim the Village has had the opportunity to sample the conference room table and chairs included in the bids, and both the Mayor and Village Clerk/ Treasurer agree that such were not as expected, and should be excluded from the award; and

WHEREAS, after removing the aforesaid table and chairs from the bid, New Concept Office Supply still appears to be the lowest responsible bidder, the net amount of its bid being \$ 13,649.00 versus \$ 14,860.00 for Renotech.

THEREFORE, BE IT RESOLVED upon the recommendation of the Mayor and Village Clerk/ Treasurer that said bid, without the conference room table and chairs, be awarded to New Concept Office Supply as the lowest responsible bidder in the amount of \$ 13,649.00.

Motion: Trustee Caridi

Second: Deputy Mayor Millman

Upon vote, the Resolution carried unanimously.

Resolution: 07-141

Village of Montebello

Title: Village Hall Plantings

WHEREAS, proposals were obtained to repair the newly disturbed lawn area on the easterly side of the Village Hall, and to plant golden arborvitae for screening purposes, which proposals were as follows, referenced as if fully set forth hereinafter a true copy of which shall be appended to the minutes hereof:

Knapp's Landscaping	\$ 1330.00	
James Osborne Landscaping	\$ 1788.00	;and

WHEREAS, it appears that although there are variations in the plant size, Knapp's proposal is more economical, and it is more prudent to accept same.

THEREFORE, BE IT RESOLVED, that the proposal of Knapp's Landscaping in the amount of \$ 1330.00 be accepted for the above purposes, and said sum be authorized to be expended therefor.

Motion: Trustee Sorrillo

Second: Trustee Caridi

Upon vote, the Resolution carried unanimously.

Resolution: 07-142

Village of Montebello

Title: Snow Removal 2007-2008

WHEREAS, the Village Clerk/ Treasurer sent out RFP's for Snow Removal at Village Hall and the Montebello Community Center for the 2007-2008 season and responses were received from Belleville Landscaping Inc, Ascape Landscape & Construction Corp, All County Property Management and C.M. Landscaping Inc., referenced as if fully set forth hereinafter, true copies to be appended to the Minutes hereof, the salient details of which are as follows:

	VILLAGE HALL Per Season Per Occurrence	MONTBELLO COMMUNITY CENTER Per season Per Occurrence
Belleville Landscaping	\$3800	\$4200

Planning Board: appearance fee - \$250; each meeting after first meeting – increase fee from \$200 to \$250
Revised/Amended Site Plan - Increase fee to \$350

ARB - appearance fee \$300

Land Disturbance Permit: change fee for 1st 1,000 sq. ft. from \$150 to \$200 and \$100 per each additional 1,000 sq. ft.

Demolition Permit: change from \$60 to \$150

Village Board: Zone Change - increase from \$250 to \$400 first acre or fraction thereof; \$125 each additional acre or fraction thereof.
All other applications including Conservation Easement Variances - \$500

Fire Inspections: Class C: 0-5,000 sq. ft. increase fee to \$75

Class C-5: 0 - 100 persons - fee \$75

Add: Re-inspections - \$75 or 50% of initial inspection fee, whichever is greater

Motion: Trustee Caridi

Second: Trustee Sorillo

Discussion: The Board members held a lengthy discussion on the fees for conservation easement variances and amended the proposed Resolution as follows:

Resolution: 07 - 143

Village of Montebello

Title: Amending Schedule of Fees

BE IT RESOLVED, that the Village's Schedule of Fees be amended as follows:

Planning Board: appearance fee - \$250; each meeting after first meeting – increase fee from \$200 to \$250
Revised/Amended Site Plan - Increase fee to \$350

ARB - appearance fee \$300

Land Disturbance Permit: change fee for 1st 1,000 sq. ft. from \$150 to \$200 and

\$100 per each additional 1,000 sq. ft.

Demolition Permit: change from \$60 to \$150

Village Board: Zone Change - - increase from \$250 to \$400 first acre or fraction thereof, \$125 each additional acre or fraction thereof.
All other applications excluding Conservation Easement Variances - \$400
Application for Conservation Easement Variance - \$250
Scheduled Public Hearing for Variance - \$250

Fire Inspections: Class C: 0-5,000 sq. ft. increase fee to \$75

Class C-5: 0 - 100 persons - fee \$75

Add: Re-inspections - \$75 or 50% of initial inspection fee, whichever is greater

Motion: Trustee Caridi

Second: Trustee Sorillo

Upon vote, the amended Resolution carried unanimously.

Resolution: 07-144

Village of Montebello

Title: Appointment of Replacement of Ad-Hoc to the Planning Board

WHEREAS, Peter Crotty has resigned effective immediately as Ad-Hoc Member of the Planning Board, and his appointment was to run until the Annual Meeting of April, 2008.

THEREFORE, BE IT RESOLVED, that pursuant to the recommendation of the Mayor, Thomas Campbell, residing at 21 River Road , be and hereby is appointed as Ad-Hoc to the Planning Board for the balance of Peter Crotty's term, until the Annual Meeting of April, 2008.

Motion: Trustee Caridi

Second: Deputy Mayor Millman

Mayor Oppenheim thanked Peter Crotty for his service and noted that Mr. Campbell has attended many Planning Board meetings and has distinguished himself at these meetings.

Upon vote, the Resolution carried unanimously.

Resolution: 07-145

Village of Montebello

Title: Appointment of Replacement Member to the Historic Preservation Commission

WHEREAS, Neely McCormick, whose term as a member of the Historic Preservation Commission was to run until April, 2010, has resigned, effective immediately.

WHEREAS, the Mayor wishes to appoint Sandra Ward, residing at 175 Montebello Road, to fill out Neely McCormick's term through April, 2010.

THEREFORE, BE IT RESOLVED, that Sandra Ward be appointed as a Member of the Historic Preservation Commission for the balance of Neely McCormick's term until the Annual Meeting of April, 2010

Motion: Deputy Mayor Millman

Second: Trustee Caridi

Mayor Oppenheim thanked Neely McCormick for the great work and service to the community as a member of the Commission.

Upon vote, the Resolution carried unanimously.

Resolution: 07-146

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims dated October 17, 2007 and totaling \$ 1,326,089.76 are hereby approved and the claims listed thereon shall be paid.

Motion: Deputy Mayor Millman

Second: Trustee Sorillo

Upon vote, the Resolution carried unanimously.

Trustee Citrin asked that the large expenses be explained. Mayor Oppenheim responded that the Village closed on the Community Center, that was \$980,000; and there was a check to the contractor for the renovation work at Village Hall for another \$140,000.

Resolution: 07-147

Village of Montebello

Title: Schedule Special Meeting

BE IT RESOLVED, that the Board of Trustees will hold a Special Meeting on Wednesday, October 24, 2007 at 8:00 p.m. at Village Hall, said meeting to include reviewing the Mayor's budget for 2008.

Motion: Deputy Mayor Millman

Second: Trustee Sorillo

Upon vote, the Resolution carried unanimously.

Old and New Business:

Deputy Mayor Millman reported on the total expenses for Montebello Day. The budget line was \$6000; the total cost for Montebello Day was \$7,080. We received contributions of \$1725 which brings the net cost down to \$5,355. Deputy Mayor Millman thanked all the restaurants, especially Zzest who was the main food supplier; the bands, everyone who participated, helped, cleaned up, and served food. Trustee Caridi and I thank you all very much and hope to see you back next year.

Trustee Citrin asked the Mayor to address Moody's rating on the Village. Mayor Oppenheim responded that the rating is high, A-1. The Village is in great shape financially.

At this time, the Mayor distributed his proposed Budget for 2008 to the Trustees. The proposed Budget will be discussed at the special meeting on October 24th.

At 9:48 p.m. Deputy Mayor Millman made a motion to enter Executive Session to discuss a pending legal matter, seconded by Trustee Citrin. Upon vote, the motion carried unanimously.

At 10:07 p.m. Deputy Mayor Millman made a motion to exit Executive Session, seconded by Trustee Citrin. Upon vote, the motion carried unanimously.

Trustee Citrin made a motion to adjourn, seconded by Deputy Mayor Millman. Upon vote, the motion carried unanimously. The meeting adjourned at 10:08 p.m..