**A SPECIAL MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, JUNE 6, 2007 AT VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 6:04 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.**

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| Present: | Jeffrey Oppenheim | Mayor |
| | Lance Millman | Deputy Mayor |
| | Marc Citrin | Trustee |
| | Steven Sorrillo | Trustee |
| | Stacy Caridi | Trustee |
| | Warren Berbit | Village Attorney |
| | Robert Geneslaw | Village Planner |

Recording Secretary, Debra Mastroeni, Village Clerk/Treasurer

The first agenda item was a SEQRA determination on the purchase of the Reform Temple of Suffern property. The Village Attorney summarized the process:

We have the formal bonding resolution from Bond Counsel in abbreviated form, so we don't have to read the entire bonding resolution; we also have our Planner present to explain everything. This is a full fledged SEQRA process with a proposed EAF Part I with narrative attached; EAF Part II; memorandum of Planner and Negative Declaration from Planner if Board decides to adopt. The Board has to declare itself Lead Agency. Type of action recommended by Planner is called an "unlisted action", not a Type II action which means SEQRA is inapplicable, nor a Type I action which means you get into the involved environmental impact statement. The Board has to review EAF Part I, decide if it is appropriate as worded or if there should be any modifications. In reviewing it, the only modification in narrative I recommend is that there should be reference to recreational use and parks, for the property. EAF Part II talks about environmental impacts upon certain areas, and all responses are in the negative. Then you proceed to the Negative Declaration which indicates there are no environmental impacts in the change of ownership or uses. The Planner described this in depth in his narrative.

Robert Geneslaw, Village Planning Consultant, discussed his cover memo to the Board dated June 5th and how SEQRA applies to various actions taken by local governments such as Village Boards and Planning Boards. You have to identify what an action is under the SEQRA regulations. Physical activities such as construction or any other activity which may affect the environment by changing the use, which applies here, appearance or condition of any natural resource or structure that are correctly undertaken by an agency or involve funding by an agency; or require one or more newer modified approvals. Based on that definition, my opinion of what you are doing subjects you to SEQRA. The Village Attorney described the different categories; I will answer any questions the Board members may have. The first step is for the Board to designate itself Lead Agency, you have the primary authority, being the only Board who can do this under the present circumstances. The next step is to classify the action as "unlisted" if you agree with the reasoning included in my memorandum. Review the EAF Part I and supporting narrative; Part I can be accepted by the Board with the supporting narrative. The Board would then review Part II of the EAF which is essentially a check list that shows no environmental impact. The Board would then adopt a Negative Declaration.

Resolution: 07- 087 Village of Montebello

Title: SEQRA Determination – Purchase of Reform Temple of Suffern

WHEREAS, the Village Board resolved to purchase the Reform Temple of Suffern and its environs subject to State Environmental Quality Review, ("SEQR"),
adopting a bonding resolution, and a public referendum on same; and

WHEREAS, the Board hereby declares itself to be lead Agency for SEQR purposes; and

WHEREAS, in the opinion of the Village Planner as set forth in his memorandum dated June 5, 2007, pursuant to the State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law, and the Regulations therefore, 6 N.Y.C.R.R. Part 617, (617.2 (b)) such purchase is properly classified as an "unlisted action" and the Board hereby so finds; and

WHEREAS, the Board has reviewed the Full Environmental Assessment Form ("EAF"), Part I, including attached Narrative, dated June 5, 2007 as signed by the Mayor as prepared with the assistance of the Village Planner, and such appears acceptable, with modifications to the Narrative to make it clear that the use will include use for recreational and parks purposes, including possibly acting as a trail head for access to the adjacent Palisades Park, and revising the form to add tax lot 48.10-1-7, correcting the acreage to 2.39, and correcting the development potential to 2 homes; and

WHEREAS, the Board has reviewed the EAF, Part II, and finds same acceptable without modification: and

WHEREAS, as a consequence of the foregoing, the Board has reviewed the proposed Negative Declaration and finds same to be correct.

THEREFORE, BE IT RESOLVED, as consistent with the deliberation in public, as follows:

1. That the Board of Trustees hereby designates itself as Lead Agency for SEQR purposes with respect to the acquisition of the Reform Temple of Suffern.
2. That the Board classifies the purchase as an "Unlisted Action"
3. That the Board hereby accepts the EAF Part I, with the Part I and narrative modifications as aforedescribed.
4. That the Board hereby accepts the EAF Part II without modification.
5. That the Board adopts the proposed Negative Declaration.

Motion: Trustee Sorrillo

Second: Trustee Caridi

Discussion:

Mayor Oppenheim – EAF Part I question #9, you answered yes to "is the site located under a primary or sole source aquifer", what does that mean?

Mr. Geneslaw responded that the aquifer is the equivalent of a natural underground reservoir, the westerly half of the Village and a portion of Suffern are over an aquifer. The reason that question is on the form if there was a large scale development, might require additional protections of the aquifer if used for water supply purpos-

es. In this case, you're only purchasing the property. The only thing planned for the outside of the building is to patch the parking lot, routine building maintenance and possibly some landscaping. None of those would affect the aquifer. The form being used is a standard form, used statewide except for that group of municipalities that has a population in excess of one million people.

Mayor Oppenheim – another question asks "does the proposed action require a planning or zoning decision", technically the property is zoned for religious use, when municipality takes possession it doesn't require a zone change.

Mr. Geneslaw responded that is correct, Village Board is not subject to your own zoning code.

Mayor Oppenheim – last question – will the proposed action create a demand for any community services, educational, etc.

Mr. Geneslaw responded he doesn't think there is, if this were a new building, I would say yes to police and emergency services, because on occasion there could be that need, but its' already existing.

Deputy Mayor Millman asked if this affects potential grants?

Mr. Geneslaw responded if grants were from a state agency they might require an environmental review, but that would take place when you submit a formal grant application or prior to getting the money.

Trustee Citrin asked does the grant application require us to change the answer to question #24?

Mr. Geneslaw responded, we said yes to local bonding, the other is speculation at this point.

Trustee Sorrillo asked if we need an expert to answer questions 11 and 12 on Part A?

Mr. Geneslaw responded that he did not think that was necessary as so much of the site is already developed, if it were a vacant site next to the park I would recommend having someone look at it.

Village Attorney, Warren Berbit, stated that a lot of the questions relate to "does this action cause this issue, does this action cause the need for additional recreation? The answer is "no". The happy part of this action is to create additional recreational opportunity.

Trustee Citrin asked if the proposed action is compatible to adjoining land uses? What would be a wrong answer?

Mr. Geneslaw responded, "a commercial use".

The Village Attorney did a summation of the discussion: Part I, in the narrative, add a reference to recreation and parks; in the main part add the second Lot number, reflect the possibility of two building lots; correct acreage to 2.39.

Mr. Geneslaw will make the changes and forward same to the Village Clerk.

Mr. Geneslaw then went on to review Part II of the EAF: there is a whole series of categories to answer yes or no, they give examples of kinds of impacts that would come up, virtually all of them have to do with land disturbance and construction. For purposes of the acquisition there is no environmental impact, therefore we checked no for everything.

Mr. Geneslaw went on to say that he emailed EAF Part I with narrative and EAF Part II to Bond Counsel, Bob Smith. He has not received a response as of yet. If Bond Counsel suggests minor changes, he would like the Board's permission to go ahead and make them, anything significant he would come back to the Board for approval.

The Village Attorney responded that he has received a reaction from Bond Counsel and he seems fine with everything. Bond Counsel certifies that SEQRA was complied with.

Discussion completed, the Board went forward with voting on this Resolution.

Deputy Mayor Millman announced that he would be abstaining on this matter as he is a member of the Reform Temple of Suffern.

Roll call vote: Trustee Sorrillo Aye
Trustee Citrin Aye
Trustee Caridi Aye
Mayor Oppenheim Aye

Abstain: Deputy Mayor Millman

The Resolution carried.

Resolution: 07- 088 Village of Montebello

Title: Authorizing Sale of $1,200,000 in Bonds to Purchase Reform Temple of Suffern

BE IT RESOLVED, as more particularly set forth in the formal Bond Resolution and Extract of Minutes prepared by Bond Counsel and considered as a part hereof, which shall form a part of the Minutes hereof, that the Village Board hereby approves the acquisition of the Reform Temple of Suffern building located at 346 and 350 Haverstraw Road and its environs plus construction of improvements to such building and site at the estimated maximum cost of $1,200,000 for use as a multi-purpose community center and for recreational purposes by virtue of the sale of bonds; and

BE IT FURTHER RESOLVED, that the Village will hold a Public Referendum for same on July 10, 2007 at Village Hall.

Motion: Trustee Sorrillo

Second: Trustee Caridi

Roll call vote: Trustee Sorrillo Aye
Trustee Citrin Aye
Trustee Caridi Aye
Mayor Oppenheim Aye

Abstain: Deputy Mayor Millman

The Resolution carried.

Resolution: 07- 089 Village of Montebello

Title: Authorization for Grant Writer Services

BE IT RESOLVED, that the Village's grant writer, Sylvia Welch, at a cost of $55 / hour for an estimated 10 to 12 hours, be authorized to proceed with making a grant application to NYS Office of Parks, Recreational Historic Preservation for upwards of $500,000 towards the purchase of the Reform Temple of Suffern (RTOS) plus environs per the companion Resolution.

Motion: Trustee Citrin

Second: Trustee Caridi

Upon vote, the Resolution carried unanimously

Resolution: 07- 090 Village of Montebello

Title: Grant Application – Reform Temple of Suffern

BE IT RESOLVED, that Jeffrey Oppenheim, as Mayor of the Village of Montebello, is hereby authorized and directed to file an application for funds from the New York State Office of Parks, Recreation and Historic Preservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 or the Federal Land and Water Conservation Fund of 1965, in an amount not to exceed $500,000, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance to the Village of Montebello for acquisition of the Reform Temple of Suffern, and environs to serve as a park, and center for recreation, community and civic activities, and, if appropriate, including imposing a conservation easement / preservation covenant to the deed of the assisted property.

Motion: Trustee Citrin

Second: Trustee Sorrillo

Upon vote, the Resolution carried unanimously.

Trustee Citrin would like to attend a Planning and Zoning conference being held in Hyde Park by NYCOM on July 12th. The Board members were in favor of him attending. A resolution will be adopted at the June Board meeting.

Mayor Oppenheim advised the Board that instead of micro paving Mayer Drive it would be milled and paved with the usual one and a half inches of asphalt, noting that this was better for the long term.

Mayor Oppenheim also advised the Board of his conversation with Eve Mancuso regarding the pond dredging DEC application. Ms. Mancuso has advised that specific areas of placement for the dredging material are required and she has not received that information from the Parks Commission.

Deputy Mayor Millman made a motion to adjourn, seconded by Trustee Citrin. Upon vote, the motion carried unanimously. The meeting adjourned at 6:57 p.m..