

THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, FEBRUARY 24, 2016 AT THE MONTEBELLO COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 8:00 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lance N. Millman	Mayor
	Stacy Caridi	Deputy Mayor
	Melanie Golden	Trustee
	Steven A. Sorrillo	Trustee
	Steven Beldock	Trustee
Others Present:	Warren Berbit	Village Attorney

Recording Secretary, Diana Montgomery, Deputy Village Clerk

Mayor's Report:

Mayor Millman addressed questions regarding the land cleared on Hemion Road. The clearing of the property was a Planning Board approved project for Raymour & Flanigan who will build a Truck Repair Depot and a Recycling Facility.

The Mayor congratulated Captain Weidel of Montebello on his promotion to Police Chief of the Ramapo Police Department.

The Mayor advised April 16, 2016 would be Montebello Clean-up Day; all are welcome to join in. Safety vests, gloves etc... will be provided.

Mayor Millman discussed the talks with Legoland. The Village Board only knows what has been mentioned in the papers. No applications have been made and there are other parties interested in the Novartis Trail. The Mayor will keep residents informed via Facebook & Village of Montebello web page.

The Mayor informed that the signs on Dunnigan Drive are up and seem to be working to control idling and illegally parked trucks as no ticketing has taken place.

Resolution No. 16-009

Village of Montebello

Title: Appointing Trustee

WHEREAS, the seat of Trustee Millman was declared as vacant upon his acceptance of appointment as Mayor; and

WHEREAS, the Mayor has the power and authority to appoint a Trustee to fill a vacated Trustee's seat until a successor is duly appointed or elected and sworn, and the Mayor has chosen Steven Beldock, Esq., who presently serves as the Ad Hoc Member to the Planning Board and who resides at 24 Senator Levy Drive, and whose resume has been distributed to the Board, to be appointed to the Trustee's seat; and

WHEREAS, it appears that Steven Beldock is well qualified to serve in said appointment.

THEREFORE, BE IT RESOLVED, that the Mayor's appointment of Steven Beldock to the vacant Trustee's seat be and hereby is confirmed, until a successor is duly elected or appointed, and sworn, and his Ad Hoc seat on the Planning Board declared as vacant; and

BE IT FURTHER RESOLVED, that the Trustees welcome Mr. Beldock to the Board, and look forward towards working with him.

Motion: Trustee Sorrillo

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

Steven Beldock was sworn in as the new Village of Montebello Trustee and congratulated by all.

Parks Commission Business: No one was present from the Parks Commission.

Public Comment:

Deputy Mayor Millman welcomed the students of Suffern High School. The Mayor expressed to the High School Students that in the past the Board has asked for at least one question from them. Artie from 25 Campbell Avenue, Suffern, NY asked about all the potholes by Mile Road. The Mayor advised that we are contracted with the Town of Ramapo to handle such issues. Weather permitting; some of this work will be taking care of soon. The Mayor also advised that Deputy Mayor Caridi is following up.

Student Aryan Joshi asked how we stop people from littering. Mayor Millman offered that we have previously suggested in the Newsletter for residents to help with clean up around their property. In addition, the Village has a Liter Patrol person who drives around picking up garbage in our community. In all, if everyone makes a strong effort we can make a difference.

Resolution No.: 16-010

Village of Montebello

Title: Approval of Minutes for January 20, 2016

BE IT RESOLVED, the minutes of the Regular Meeting of the Board of Trustees of January 20, 2016 be and are hereby approved.

Motion: Trustee Golden

Second: Trustee Sorriilo

Upon vote, the Resolution carried unanimously.

Resolution No.: 16-011

Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IS RESOLVED, the Abstract and Schedule of Claims dated February 24, 2016, and totaling \$188,991.51, net of the Carlo Minuto claim which was to be further checked, are hereby approved and the claims listed thereon shall be paid.

Motion: Trustee Sorriilo

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

Resolution No. 16-012

Village of Montebello

Title: Repair of Sewer Line – Temporary Relocation of Seniors Club

WHEREAS, upon investigation of a sewage back-up in the Senior Center it was discovered that there was a blockage near the main drain in the basement file room; and

WHEREAS, the blockage was cleared by Super Rooter, but upon report of same and confirmation by the Building Inspector, such is believed adequate only for the flows generally generated by operation of the Village Hall offices, but is insufficient for the higher flows generated by the Seniors Center when in full operation, since it is believed there is a break in the cast iron piping somewhere near where the blockage is occurring thus causing the collection of solid matters, which will likely lead to another blockage; and

WHEREAS, an emergency short-term solution is to relocate the Seniors to the Montebello Community Center, while the break is being repaired by jack hammering the floor, finding the bad section of pipe and replacing same and re-cementing; and

WHEREAS, emergency estimates for the work were obtained by the Building Inspector as follows:

1. Super Rooter, approximately \$1,500

2. CV Plumbing & Heating, approximately, \$3,600; and

WHEREAS, the Building Inspector in his e-mail dated February 17, 2016, with agreement of the Village Attorney who is a former engineer, recommends performing the work in the short-term before the matter worsens and, if need be, due to the emergency nature of same, that temporarily moving the Seniors for their full meetings to the Montebello Community Center is the safest course to prevent a possible backing up of the sewage system.

THEREFORE, BE IT RESOLVED follows:

1. That said work be let on an emergency basis to Super Rooter at an approximate cost of \$1,500, it being understood that such could vary as a function of what is discovered under the cement floor.

2. That, in order to avoid possible backing up of the sewage system, arrangements be made with the Senior Club to move their regular, full meetings to the Montebello Community Center until a permanent repair can be effectuated, with the intent that such displacement, if any, be as short in duration as is reasonably possible.

Motion: Trustee Sorrillo

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

Conversation ensued regarding when actual work will be done and if seniors will be relocated, which may not be necessary if work is done on weekend or after hours.

Resolution for Reduction of Rio Vista of Montebello Letter of Credit was read into the record by Mayor Millman. There was discussion and was agreed that the resolution will be tabled until the March 16, 2016 Board of Trustees Meeting, such that what remains to be done could be confirmed in the field.

Resolution No. 16-014

Village of Montebello

Title: Historic Preservation Commission Application for Certified Local Government Grant

WHEREAS, the Historic Preservation Commission (“HPC”) wishes to apply for a grant, pursuant to the State Historic Preservation Office’s (SHPO”) administration of annual federal historic fund grants under the National Historic Preservation Act; and

WHEREAS, such grants are competitively distributed to qualifying Certified Local Government (“CLG”) applicants, such as the Village, with the understanding that the CLG applicant must submit an application compliant with the guidelines, including a willingness to locally fund up to 40% of the cost; and

WHEREAS, after studying the matter and due deliberation, the HPC has concluded that sponsoring a survey of the Village's historic stone walls, fences and roadways, in conjunction with the historical architects who performed the survey of the Village's architecture and historic buildings, as more particularly set forth in the application, at a cost of \$10,000, would be a very productive and worthwhile activity, and should be done before the passage of time changes and forever diminishes these important vestiges of our history; and

WHEREAS, said survey is also intended as guiding the preservation of these important historical assets.

THEREFORE BE IT RESOLVED, that approval is hereby given to proceed with making application for a grant for the above purpose, with the understanding that the Village will fund up to 40% of the direct cost of same, plus indirect costs if any.

Motion: Trustee Sorrillo

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

Public Comment:

Paul Barton, 8 Coe Farm Road, Suffern, NY 10901 requested a copy of the abstract. As the abstract had to be revised, Mr. Barton was advised that once revision took place he would be emailed a copy. Mr. Barton was also advised that he can always foil a copy of the abstract at Village Hall and it will be made readily available.

New Business:

The Board discussed the upcoming Montebello's 30th Anniversary. Suggested was putting a program together in conjunction with the Parks Commission, including a swearing in ceremony and perhaps a musical entertainment.

Discussion of members preparing their articles for the Newsletter as well as getting photo's in by April 1, 2016.

At 9:25 p.m. Deputy Mayor Caridi made a motion to enter into Executive Session, seconded by Trustee Golden, to discuss possible contract terms, the public discussion of which could negatively impact the Village's bargaining position.

Upon vote, the motion carried unanimously.

At 10:05 p.m. Deputy Mayor Caridi made a motion to exit Executive Session, seconded by Trustee Golden.

Upon vote, the motion carried unanimously, the public meeting continued as follows:

Village of Montebello

Resolution No. 16-013 Potential Use of Novartis Property

WHEREAS, the Village Attorney as the Mayor's Representative attended an exploratory meeting on February 18, 2016, on the subject of hypothetical uses of the soon to be vacated Novartis property consisting of about 160-220 acres, depending upon whether the adjacent quarry is included, the property abutting the southern side of the NYS Thruway; the 800' eastern portion of said property being entirely within the Village of Montebello and the remainder to the west being the bulk of said property being within the Village of Suffern; and

WHEREAS, road access is by Hemion Road, a County Road located entirely within the Village of Montebello; and

WHEREAS, the Village Attorney reported that representatives of Merlin Entertainments attended said meeting, expressing interest in developing said property as a Legoland Theme Park, Water Park and Hotel Complex, and further reported that there seemed to be positive interest on the part of the other attendees and entities represented at the meeting to explore that possibility in greater depth; and

WHEREAS, it was recognized that a project of this magnitude carries, along with potential positive economic benefits, serious and complex environmental issues that must be carefully addressed and, among same, especially traffic issues, a consensus appearing to believe that direct Thruway access would be quite a significant and perhaps necessary step in addressing same; and

WHEREAS, at said meeting the Village Attorney, who had just learned of the informal meeting and the purpose thereof, had no authority to speak for the Village, other than to bring back the tenor of the informal discussion and to mention at that meeting the obvious environmental issues needing to be surmounted; and

WHEREAS, the subject was discussed in part with the Village Board in Executive Session given that any such discussion was bound to include and included hypothetical terms and conditions that the Village might require in the course of negotiating a global understanding with all parties involved, after which this resolution was discussed in public.

THEREFORE, BE IT RESOLVED, given the context, and the lack of details at this point, that the Village Board preliminarily finds the subject worthy of exploration hereby authorizing that the Mayor and Village Attorney, and other professions as may be needed, continue with the dialogue, subject to reporting to and the further guidance of the Board as a collective body, it being expressly understood that this expression of interest is not intended as binding upon any of the Village's Boards or Commissions, nor is it in lieu of public hearings and full compliance with SEQRA should an application be made.

Motion: Trustee Sorrillo

Second: Trustee Golden

At 10:25 p.m. Deputy Mayor Caridi made a motion to enter into a second Executive Session to discuss a personal matter, seconded by Trustee Golden.

Upon vote, the motion carried unanimously.

At 10:35 p.m. Deputy Mayor Caridi made a motion to exit Executive Session, seconded by Trustee Golden.

Upon vote, the motion carried unanimously.

At 10:35 p.m. Deputy Mayor Caridi made a motion to adjourn the meeting, seconded by Trustee Golden.