

Village of montebello review

Jeff Oppenheim, Mayor, Lance Millman, Deputy Mayor, Melanie Golden, Stacy Caridi, Steven A. Sorriolo, Trustees



Greetings from the Mayor



Montebello is likely to finish this year in excellent financial shape. Our mid-year accountant's report and our 2012 independent auditor's report both show that our finances and fundamentals are healthy. This is great news for the future of our village.

The village's independent auditors, KRPJ, report: "The assets of the Village of Montebello exceeded its liabilities at the close of the most recent fiscal year by \$6,462,519 (net assets), of this amount \$1,642,155 (unrestricted net assets) may be used to meet the government's ongoing obligations to citizens and creditors. At the end of the current fiscal year, the assigned and unrestricted fund balance for the General Fund was \$1,663,005 representing 90% of the total General Fund expenditures. The assigned fund balance in the amount of \$281,489 has been appropriated as part of the 2013 Village Budget, net of such appropriation the balance amounting to \$1,381,516 of unassigned fund balance represents 75% of the total general fund expenditures. The Village's total debt decreased by \$155,000 during the current year. The Village's debt will be paid in full in 2022."

Some people might ask whether assets of greater than \$6 million dollars could be used to offset expenses. However, this is a bit of an accounting mirage because our assets include the appraised value of all of our properties, including municipal buildings, parks, and roads. Quite obviously our roads cannot be sold! Thus, our true surplus is approximately \$1.3 million dollars. Relative to the size of our annual budget, the surplus is quite healthy. Rather than rush to spend this surplus, your Board has been steadfast that this money should be used as a safety net to hold down your village taxes over the coming years.

It is disappointing when public officials waste surpluses on pet projects that leave governments strapped for cash and obligated to raise taxes. Your Board of Trustees will not waste your money. Today, taxpayers in Ramapo are paying for a baseball stadium that was

specifically opposed by a permissive referendum, and the county faces large deficits. We read reports of some public officials retiring with extremely high pensions and it is all the more unbearable when our taxes keep going up. We hope that residents of Montebello understand that their tax dollars are being carefully managed.

Local governments certainly seem to be in disarray. We read about the controversial East Ramapo School District, where it is alleged that the Board of Education sought to sell an elementary school for millions of dollars less than its accurately appraised value. We have also read about FBI raids on Town Hall, and about the arrests of local political and municipal officials. Reported allegations of bribery and graft are too common. Such stories can make even the most idealistic citizen a cynic. For this reason, your Village Board has bent over backwards to provide transparency, efficiency and frugality in our government.

Your village government does this by providing you with a quarterly newsletter that provides accurate information. Additionally, we have promoted a Facebook Page, a website, and a cable rebroadcast of our Board meetings. Every citizen is welcome to our Board meetings held the 3rd Wednesday of every month at 8pm at the Community Center and you are welcome to come and tell us what we can do to help you or help our community.

Here's some other important news:

Recently, the County Board of Elections changed the voting location for many people in Montebello. You should have received a card in the mail recently telling you where to vote. We have a new polling station located at the Village of Montebello Community Center on Route 202. If you are confused, please call the Rockland County Board of Elections (638-5172) and they will tell you where to go. Most importantly, please vote. In the words of George Jean Nathan, "bad officials are elected by good citizens who do not vote".

Annually we celebrate our community with Montebello

Day on the Village Hall campus. Please join us this year on September 22 from Noon-4pm. Children, adults, and seniors are welcome. There will be food and fun for everyone. Please see the details inside.

Water supply is an important issue in Rockland County. United Water is proposing to build a desalination plant in order to provide additional drinking water. The source of this water would be the Hudson River. Their plan should raise health and safety concerns among people using, drinking or bathing in Rockland (please see Trustee Golden's article inside).

Radioactive Strontium has been released into the Hudson in small quantities at the Indian Point Nuclear Plant and measurable levels have been detected in Hudson River fish. Like calcium, strontium embeds in bone. However, radioactive strontium can also cause cancer. The Public Service Commission will hold informational forums on October 1st and 2nd and citizens are invited to speak. This desalination project will affect water in Montebello, as the county water supply is integrated.

Lastly, with the new school year beginning, I would like to encourage everyone to drive safely. Each September our village roads become more heavily trafficked with the opening of the four schools within our borders. New drivers are of particular concern. We are working with the Ramapo Police and the School Resource Officer to make a loud and clear statement that unsafe driving won't be tolerated. Please help us by reminding all young drivers (and the old ones, too) about the need for safety.

Please feel free to contact me with your ideas, suggestions and complaints. The number for Village Hall is 368-2211.



ALL IS WELL IN MONTEBELLO AND HERE COMES MONTEBELLO DAY!

*By Lance N. Millman,
Deputy Mayor*

One day last week when the weather was still pleasant, I decided to take a ride around Montebello. What I found made me feel great. Our little Village has so many interesting things to do and enjoy.

I started at Village Hall at my garden plot in our Community Organic garden. We are up to 42 plots – if you have an interest please put your name on the waiting list in Village Hall. It's that time of year when

we are overwhelmed by the ripening tomatoes. Well, I've learned that when you are thirsty and you have sweet cherry tomatoes, you pick two for the basket and one to quench your thirst. Around ten eaten tomatoes later and fully satisfying my thirst I wrapped up my garden harvesting and moved on.

Looking around, I then noticed the many families with their children playing at our children's playground and spotted a family having a picnic under the Gazebo. What a great idea and day for a summer ending picnic.

After leaving Village Hall, I drove around the Pines to the Kathryn Gorman Ponds Park. There I found a few people walking our trails and jogging around the area and the adjacent streets. Now that we have benches at the park, I saw people just sitting by the ponds gazing at the gorgeous day and the many animals that wander through our area. I am always pleased to see the groups of turtles that sit on the pond rocks and on the branches near the side of the ponds. I didn't get to walk all the new trails that opened this year in the park but I am told they are terrific and offer the serenity and beauty of our surroundings.

From there, I drove down to Route 202 to our "Kakiat" County Park across from Viola Elementary school. There you can see the owners with their pets playing in the gated dog park and the ability to walk through the trails up the side of the mountain. I have taken this hike in the summer and the fall and love the view from the top of the mountain of our village and surrounding areas.

I proceeded to drive around our Village to view the many different types of houses and their architect and landscapes around us. I would love to have a contest of the ten best kept properties and the ten most unique houses and offer them up as an open house for all to see. (Just a thought but are open to suggestions- maybe we can do a write in voting contest to the village). We have so many different and unique properties.

Let's also not forget the "Mary Ryan" Mansion on the top of the hill by the Suffern Middle School. The views from the mansion are stunning – no wonder it was built where it was.

As a side note, if you ever run in to Craig Long, our Village Historian, he has endless points of interest and knowledge about Montebello to tell you about.



FACEBOOK
Montebello is on Facebook. Sign up to get the latest news about urgent and important issues that affect our community. This is also a great way to provide us with feedback. Hundreds of residents are following our page. During storms and other emergencies the Facebook page becomes the best place to check on the status of our village.

As my day finished, I was very happy to see so many things in our Village and thought that all of us had contributed to make this such a great place to live.

Finally – let’s not forget about SEPTEMBER 22 – it’s our Montebello Day! Fellow Trustee Staci Caridi and I have worked to put together another great upcoming event. We have made this a Village tradition and are happy that so many residents in the past have come to enjoy this event. We will have two groups playing this year – a home grown local band and the other our local repeat solo performer. We will have many climbing, bouncing and riding events as well as food donated by our favorites in the area. Participants in the past and this year are The Outback, Nicky’s Pizza, Applebee’s, Overseas Chinese, Airmont Diner, Bagel Boys and a few others that always participate in our event. Come see our many information booths as well as meet the police, fire trucks from our local fire department and ambulance corp.

So please let’s end our summer with our great event and come join us with your families.

We welcome all and are always looking for volunteers who would like to offer to help during that day. If you would like to volunteer to help, please call at 368-2211.

Thank you and see you on Sunday the 22nd of September!

We have also installed trail markers at both ends of Beard trail that was forged by the scouts.

We are inviting all residents to join us at the Park for Scout Appreciation Day on Saturday, October 26th. We will be conducting a tour highlighting the several scout projects culminating in a presentation by Mayor Oppenheim. Please see the separate notice in this newsletter

Unfortunately, we have not been able to attack the algae problem through dredging and the building of a water shelf, as we first need to obtain permits from the DEC. Therefore major construction will have to wait until next Spring.

Meanwhile we are aggressively seeking a short term solution for the balance of this year.

The Parks commission is also considering several additional enhancements to the Park.

Lastly, all of us on the Parks Commission hope all of our residents will make time this Fall to enjoy the grounds. The colors during late September and October are spectacular.

ATTENTION RESIDENTS

Please join us for Scout Appreciation Day on Saturday, October 26, 2013 at 11:00 a.m., Kathryn Gorman Ponds Park located on Senator Levy Drive.

The following Scouts completed projects in the Park to become Eagle Scouts and will be recognized.

- Michael Sadowski
- Daniel Piccininni
- Kevin Olson

Join us for a guided hike after the ceremony and see what a gem we have in Montebello



NEW HIKING TRAIL

A new hiking trail is open in the Gorman Ponds Park located in Montebello Pines. Michael Sadowski constructed this trail as an Eagle Scout project. The village will hold a Scout Recognition Ceremony on Saturday, October 26th at 11AM. After the ceremony there will be a tour of the park. Everyone is welcome!

PARKS COMMISSION NEWS

By Tony Piazza, Chairman

As you walk through Kathryn Gorman Ponds Park this Fall, you will notice that all of the Eagle projects are now finished. The old stone picnic bench has been restored; informational signs have been installed highlighting botanical species and wildlife native to the park.



FROM THE DESK OF THE BUILDING INSPECTOR – Lawrence Picarello

Once again, as we prepare for the upcoming heating season, it’s important to take a look at your boiler/furnace and hot water heater. During home visits, I often see combustibles stored close to, or even on the boiler, furnace, or hot water heaters. There is a specified clearance (spacing) that must be observed.

The various pipes and electrical cables close to the heating equipment are not to be used as drying racks, and I can’t even count how many times I’ve seen boxes, papers, rags, etc. piled up on top of a boiler or

furnace. Regarding new dwellings, I request that the builder remove the owners manual (combustible) from the heating equipment (often fixed to the top of the boiler/furnace), and present it to the homeowner for future reference.

If you have a stand-by home generator, take a look to see that the surrounding area is kept clear of leaves, brush, and overgrowth. Again, there is a required clearance from the generator to any combustible, and there is a hot exhaust discharge.

As a reminder, if you are considering a backup generator, the installation does require a building permit. The placement of a generator is subject to specific guidelines with respect to clearance to combustibles and Zoning requirements, please contact the Village Building Department for further information.

nate a radial feed and provide for faster field switching and service restoration to nearby customers.

The goal is to reduce the frequency, number and length of electric and gas outages in Montebello during severe storms. While we want to preserve trees, we don't want people without power following storms. The appearance of Viola Road is going to change a bit after this work. Please understand that there is a very important reason for this change. If you have additional concerns please feel free to contact Village Hall.



MONTEBELLO ROAD BRIDGE

Although this project is certainly taking longer than anyone would like, there is progress to report. The Rockland County Department of Highways has declared itself the lead agency pursuant to the State Environmental Quality Review Act. Design plans are proceeding for the project and we do hope to see this done by the end of 2014.

TREE CUTTING ON VIOLA ROAD

O&R crews are working on a \$400,000 storm hardening project along Viola Road. The job involves replacing 24 poles and 3,500 ft. of three-phase primary conductor between Spook Rock and College Roads. To accommodate the new three phase installation there will be extensive tree trimming along Viola Road from Spook Rock Road to Route 202.

In addition to installing stronger poles and heavier cable, the work plan calls for the creation of a three-phase tie point between two mainline circuits fed from the Tallman substation. This improvement will elimi-



PREVENT KITCHEN FIRES

By Chris Kear, Fire Inspector

The National Fire Prevention Association (NFPA) has slated October 6th thru October 12th as Fire Prevention Week. This year, NFPA's theme and focus is on preventing kitchen fires. Many

local fire departments will be highlighting

this theme during their fire prevention open houses. Although it's not unusual, our kitchens seem to be the 'gathering place' in our homes. Especially when we have company! But did you know that kitchens are the #1 place where home fires start? Also, two thirds of home cooking fires started with the ignition of food or other cooking materials. So although we might take it for granted that our stove will ignite and boil the water, the microwave will zap our food in a minute and the oven will bake to perfection, we all should stop and think how safely it is being done. Here are several safety tips you should follow:

1. In the event of an oven fire, turn off the heat and keep the door closed.
2. If a small grease fire has not spread beyond the pan, smother it by carefully sliding a lid or cookie sheet over the pan to completely cover it. Turn the burner off and leave the pan covered. NEVER move the pan or throw water on a grease fire.
3. If you attempt to fight a cooking fire with a fire extinguisher, be sure that the other occupants are leaving the home and that you have a clear exit path.
4. For a microwave fire, shut the power off if possible and leave the door closed.
5. Never wear loose or dangling clothes when cooking.
6. Keep the stovetop, burners and oven clean and grease free.
7. When you fry, grill or broil food, stay in the

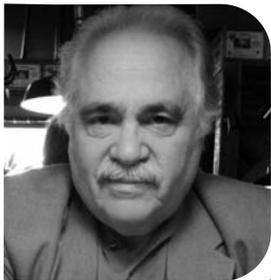
kitchen. Turn off the stove if you leave the room, even for a short time.

8. Keep plastic cooking utensils, oven mits and dish towels away from the open flame or hot surface of the stove.
9. Use the backburners to keep hot items further away from children.
10. Turn pot/pan handles away from the stove's edge.
11. Kitchen appliances must be plugged directly into an electrical outlet. Extension cords and multi plug adapters should never be used.
12. Call 911! In the event of a fire or other emergency always call 911 first! When in doubt, just get out. Close the door behind you to help contain the spread of the fire. (fire's best friend is oxygen!)

ADDITIONAL FACTS

- In 2011, cooking was involved in an estimated 156,300 home fires.
- These fires caused 470 deaths, 5,390 injuries and \$1 billion in property damage.
- Cooking caused 44% of all reported home fires, 19% of home fire deaths, 39% of the home fire injuries and 15% of the direct property damage in 2011.
- Ranges were involved in 58% of home cooking fires.
- Ovens were involved in 16% of home cooking fires.

REMEMBER! Cooking requires your full attention. Stay alert to stay fire safe!



FROM THE DESK OF THE VILLAGE ATTORNEY –

Warren E. Berbit

Water is, of course, an essential ingredient of life. So essential that the recent findings of traces on Mars sent a wave of excited optimism through the scientific community that at least the vestiges of life would be found.

Bodies of water are wondrous to live near, gaze upon, and play in. The burbling of a brook and the rhythm of crashing of waves can be music to the soul. Still, recent regional and perhaps global climate changes, and certainly negative local impacts, make one wonder: "We can't live without it, but how do we live with it?"

The destructiveness of Irene and then Sandy – the water damage, alone, leaving aside the wind – are

fresh in our minds. I have reported before that we are dealing with the potential FEMA buy-out of two homes on Lake Road. Assuming that such proceed, the homes will be removed, the land restored to natural, and deeds made to the Village for open space use, only. Also related is the wash-out of the Montebello Bridge. Although its replacement was inevitable, the storm hastened its demise.

I have been looking for a home for a close relative. As a consequence, I have been inside several on the market in our Village. I was surprised to discover that many, if not all, exhibited signs of long-term water infiltration in their basements. These are homes built in the late 1950's through the 1960's. Many of these homes were built in the lower lying areas close to water courses. All seemed to exhibit the impact of high aquifers. Indeed, some were leaching water between the slab and basement wall on a dry day, preceded by a period of dry days.

Perhaps it was injudicious to have allowed homes to have been built in such water prone areas? At the least, they should have been much better sited, placed higher, their grounds swaled away, and more elaborate footing drains and outlets installed. These days such composite approaches are matter of fact under our local codes, the state code and federal storm water regulations, and much more watchful eyes. Indeed, if site plan approval or subdivision approval is involved, those watchful eyes include stringent application of SEQRA (State Environmental Quality Review) which requires mitigation of potentially adverse environmental impacts. In fact, if there is a Positive Declaration ("pos.dec") that a significant negative impact exists, unless mitigatable the project will not be approved (and our Planning Board and Village Engineer are quite diligent in this regard).

I alluded to the natural beauty of bodies of water. One fine local example is our own 24 acre Kathryn Gorman Park with its seven ponds, and flora and fauna. The ponds also serve as a main part of the storm water regulation system associated with the Montebello Pines subdivision of about 175 homes. The Village, having taken ownership of the park, has had an elaborate study performed to ascertain what is needed to properly maintain the ponds and the park, and the associated ecosystem. In furtherance, it had core samples made in anticipation of some dredging work, to be followed by the construction of a plant based natural shelf to filter water entering the ponds, and to create greater water depth and flow, mainly to cure and prevent algae build up. (We are also in the process of curing a mini leak in an earthen dam.) In addition, we were in the

process, and had ordered the first chemical application to control the algae. Unfortunately, possibly due to an internal misunderstanding within the hydrological firm working for the Village, we were advised that it was too late, and the weather too hot, to perform the treatment work this year.

The point is, water is far more complex than it may seem. To exemplify this, apparently due to the confluence of very warm weather and inconsistent patterns of rain, some residents near the ponds report a (believed to be) vegetative odor. Thus, while moving forward on the broad park water course effort, a team of experts has now been forced to consider what immediate action can be taken to address the odor.

Elsewhere in this newsletter is an article by Trustee Golden, whose expertise is environmental law, discussing the proposed desalination plant, another thought provoking subject involving water. (As is the new Tappan Zee Bridge, and our ongoing involvement as a Village with mass transportation alternatives.)

Water is a complex subject, indeed. As the foregoing brief look reveals, much of our work as a Village necessarily relates to this subject.

- Bulk items are picked up on your second garbage day and must be placed at the curb.
- Recycling is once a week on Wednesday and must be placed at the curb.
- Yard debris in the brown bio-degradable bags will be picked up on Tuesdays, placed curbside.

The carter will not pick up materials left over from home improvements. Electronic waste and hazardous materials must be taken to the Hazardous Waste DropOff Facility in Pomona – please call 364-2244

Please contact Village Hall with any questions - 368-2211



TO DRINK OR NOT TO DRINK... HUDSON RIVER WATER?

By Melanie Golden, Trustee

United Water New York (UWNY), the company that supplies most of Rockland County’s drinking water, has proposed building a desalination plant that would

draw water from the Hudson River for use as additional drinking water for Rockland County. This controversial “Haverstraw Water Supply Project” would pump millions of gallons a day of Hudson River water from Haverstraw Bay, treat it (by removing salt and particulates from the water to make it potable), and then sell the drinking water to Rockland County residents.

The Project was first proposed in 2007 to mitigate the possibility of Rockland’s water demands surpassing supply in 2015. Recently, the New York State Public Service Commission (PSC) announced it would investigate whether the project is necessary. The PSC will be holding informational forums and public statement hearings on:

1. Tuesday, October 1, 2013, Clarkstown High School South, Auditorium, 31 Demarest Mill Rd., West Nyack, NY (info session at 6:00 PM; hearing at 7:00 PM).
2. Wednesday, October 2, 2013 at Haverstraw Elementary School, Auditorium 16 Grant Street, Haverstraw, NY (info session at 6:00 PM; hearing at 7:00 PM).

The Project raises many issues, which should be fully considered before NYS approval, including:

Public Health: The desalination plant’s intake of Hudson River water would be sited 3.5 miles downriver from the Indian Point nuclear plant, which is leaking radioactive tritium, strontium-90 and other radioactive isotopes into the Hudson River. Tritium cannot be removed by the plant’s reverse osmosis process and



RAIN GARDEN

The Village has created a Demonstration Rain Garden with grant money provided by the Rockland County Soil and Water Conservation District. In partnership with the Cornell Cooperative, the garden offers both esthetic and environmental benefits, and adds to the sustainable practices on display in our village.

GARBAGE AND RECYCLING RULES

The carter’s route can change at any time.

- Garbage and Recycling must be out by 6 a.m.
- The Village’s contract is for side yard pick-up, which means the carter must come down your driveway for regular garbage pick-up.

low levels of strontium-90 have been found in test results of the Project's pilot operation. Even if you have your own well, if you ever go out for dinner or a cup of coffee you will be affected

Cost: United Water New York (UWNY) has recently requested a special rate increase of over \$50 million to recoup money it has already spent on the Project, and construction (other than a pilot plant) has not even begun. The cost of the Project could range from \$139.2 to \$189.3 million at completion (See the Project's Draft Environmental Impact Statement (DEIS), Chapter 2), with an "overall customer cost upon completion of the facility which could easily approach \$270 to \$300 per customer per year." (See PSC testimony of Michael Pointing, UWNY Vice-President and General Manager, on 3-8-2010 pp. 36-38).

Overdevelopment and Flooding: With its endless supply of water, the proposed plant could trigger even more rapid and denser development, continuing to alter the character of our communities. This overdevelopment could further exacerbate the major flooding we currently experience.

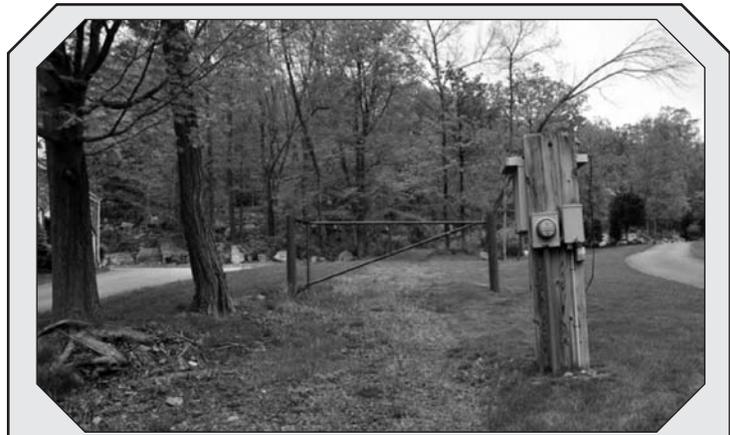
Energy Demand and Climate Impacts: Relative to other alternatives, including conservation efforts or use of reservoirs and existing groundwater, desalinization is the most energy intensive option making it a questionable choice in this time of climate change.

Environmental Threats: Haverstraw Bay is an important spawning area and nursery for fish throughout the Hudson River Estuary and the Atlantic Coast. Species that could be affected by the construction, ongoing water intakes and/or discharge of wastewater from the Project include Bay Anchovy, American Shad, Striped Bass, Atlantic Tomcod, White Perch, and River Herring.

There is no doubt that this Project will affect Montebello and its residents. No matter your position, October 1st and 2nd are your chances to be heard.

You can obtain further information on the details of the Project and related issues at:

- <http://www.haverstrawwatersupplyproject.com/> (UWNY's Haverstraw Water Supply Project website)
- <http://www.clearwater.org/ea/haverstraw-desalinization/> (Clearwater website)
- <http://www.sustainablerockland.org/> (Rockland Water Coalition website)



REGIS COURT

You might be surprised to know that a buried gas transmission pipeline, capable of passing 2.44 billion cubic feet of natural gas each day, passes along Montebello's western border. The Algonquin pipeline, which extends more than 1,100 miles, is owned by Spectra Energy, and runs through the state park. At various points along the pipeline, there are easements, which allow the company access to monitor the pipe. One of these easements is in Montebello and is located on Regis Court.

Recently, residents have voiced concerns that the gate preventing unauthorized access to the pipeline area is inadequate. The Mayor sought a meeting with Spectra Energy, as well as state officials, to address this matter. Lieutenant Mark Gridley, for the NYS Park Police, noted that there has been a long history of illegal activities in the area. Earlier this year, trespassers on ATVs set a fire on the mountain, requiring an extensive emergency response.

Subsequent to meeting with officials from the Park Police and Spectra, we are pleased to report that Spectra Energy has agreed to move the gate and provide better security to be certain that there is no further trespassing.



CURB YOUR DOG

By Steven A. Sorillo, Trustee

My dear fellow Villagers I would like to bring to your attention a problem that appears to be of growing concern based on the number of complaints I have received over the past several months. The issue is dog waste. I have walked my own dog on various streets in the Village and in the parks and open spaces throughout Montebello. During these walks I have been approached by a number of you with a recurring concern. You have found what appears to be dog waste on your lawn or in the streets adjacent to your home. This is most unsightly. In answer to your question, The Village of Montebello does not have a specific ordinance against leaving dog waste in the street.

There are laws against littering and leaving dog or animal waste in the street can be considered littering. Additionally having your pet use someone's lawn to

relieve them self could be considered trespassing and or destruction of private property. All very hazy areas and not well defined or easily enforced. I think the police department may have more pressing things to worry about. There must be another way to address this issue.

This article is not about obeying some obscure law, it's about maintaining the quality of life in Montebello that we so enjoy and being considerate of our friends and neighbors. As you travel through the Village you can see many walkers, joggers, bicyclists, parents strolling with baby carriages and children playing in the streets. Dog poop detracts from the appearance of what may be considered one of the more attractive communities in Rockland. Walking becomes a more arduous task, having to look out for those nasty droppings. It becomes one more item to worry about while we watch our children play.

We pet owners can be more considerate of our neighbors and help ensure the ambiance we have come to expect living in the Village of Montebello. Curb your dog and pick up after your pet. Plastic gloves or bags are readily available and while it is not the most pleasant of tasks I believe it is our responsibility to do all we can to maintain the quality of life we have come to expect. To those of us who already do these things I say thank you to those who do not I ask you to please consider the rest of us as well as your own enjoyment of our community.

**VILLAGE OF MONTEBELLO
HISTORIC PRESERVATION COMMISSION (HPC)**

By Dorice Madronero, Commission Member

Recalling the reflective lyrics of Bernard Ighner sung by many memorable artists, "Everything must change, nothing stays the same..." ; whom of us is not moved to consider the sentiment of these words? However, we in Montebello take pause and cherish the subtle reminders of our past and consider the timeline of change. Our structures, waterways, our social places to meet have a past that guides our future.

Land use planning and preservation of significant places that reflect the past is what HPC members consider monthly. With guidance of Montebello's Historic Resource Survey we look to ensure the spirit of this collective work is considered, in land use decision-making.

Board members have visited sites where building permits are requested and offer comment, as it is difficult to gauge simply from looking at a map or reading a report what is original and what's not.

To further knowledge and efforts to support historic preservation HPC recently learned that the Village was awarded a Certified Local Government Program (CLG) grant. This program is in partnership with the National Alliance of Preservation Commissions and NYS Division for Historic Preservation. Through this Montebello will host a CAMP session (Commission Assistance and Mentoring Program) that will be open and promoted to preservation commissions in the region. HPC is pleased to be hosting this event and look forward to sharing more about this. Tentatively a spring date is scheduled.

HISTORIC MONTEBELLO

Barns in Montebello range in size from small to substantial and cover a hundred-year time span from the early 19th to the early 20th century. Like the early farmhouses, they are rectangular in form with simple gable roofs. Only later, at the end of the 19th century, did more advanced farming methods provide a catalyst for the gambrel-roofed barn. Only two icehouses still exist.



Ice house at 24 Viola Road (converted first to a boathouse, later to a studio), the Goldberg Estate.



Ice house at the R. Johnson House at 96 Viola Road.



Barn at 20 Viola Road; the associated historic house was demolished in 2008.



Coe Farmstead barn at 519 Haverstraw Road.

PLANNING BOARD

Joon Management—Public Hearing Fant Farm Subdivision

Application of Joon Management, 130 East Route 59, Spring Valley, New York 10977, for Approval of an Amended Final Subdivision in order to combine Lot 17 & 18 into one lot and create a new Lot in between Lot 10 and 11, of the Fant Farm Subdivision. The subject property is located on the westerly side of Spook Rock Road approximately 800 feet of the intersection of Carlton Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.17, Block 1, Lot 2.1 in a ER-80 [Rural Preservation Overlay] Zone.

The application is currently before the September Planning Board.

Carlos Cabrera—Public Hearing 29 Bayard Lane Wetlands Permit Site Plan Approval- Conservation Overlay District

Application of Carlos Cabrera, 37 Pier Street, Yonkers, New York 10705, for Approval of a Wetlands Permit entitled "29 Bayard Lane, Montebello New York" to allow disturbance and construction within 100 feet of a freshwater wetland and for Approval of a Site Plan for construction within a Conservation Overlay District. The proposed construction is for a one family dwelling with a deck and an attached garage. The subject property is located on the west side of Bayard Lane North approximately 500 feet south of Bayard Lane South in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 73 in a R-35 Zone.

The application is currently before the September Planning Board.

United Water New York—Public Hearing Site Plan, Wetlands Permit and Special Permit

Application of United Water New York, 360 West Nyack Road, New York, for Approval of a Site Plan, Stream and Wetlands Permit and Special Permit for the construction of a building to house additional water treatment facilities for the United Water New York Ramapo Well 29A facility. The subject property is located on the east side of Lake Road approximately 575 feet south of the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.13, Block 2, Lot 3 in a RR-50 Zone

The application was approved by the Planning Board at the July 9, 2013 meeting.

Joon Management 12 Fant Farm Lane Architectural Review

Application of Joon Management, 130 E. Route 59, Spring Valley, New York for the Fant Property at 12 Fant Farm Lane, Montebello, New York. The property is located on the west side of Fant Farm Lane, approximately 900 feet of the intersection of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.17, Block 1, Lot 2.12 in an ER-80 Zone.

The application was approved by the Planning Board at the July 9, 2013 meeting.

**Joon Management
5 Fant Farm Lane
Architectural Review**

Application of Joon Management, 130 E. Route 59, Spring Valley, New York for the Fant Property at 5 Fant Farm Lane, Montebello, New York. The property is located on the west side of Fant Farm Lane, approximately 300 feet of the intersection of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.17, Block 1, Lot 2.1 in an ER-80 Zone.

The application was approved by the Planning Board at the July 9, 2013 meeting.

**Weinberger Subdivision—Public Hearing—
continued
Review of Letter of Credit**

Review by the Planning Board of the amount of the existing letter of credit issued to secure the construction and completion of public improvements in the “Weinberger” subdivision affecting premises designated as Section 41.13, Block 2, Lot 5 and 6, and Section 41.17, Block 1, Lots 5 and 6 on the Tax Map of the Town of Ramapo, and to determine whether to extend the term of said security; the length, if any of said extended term; and whether to increase the amount of said security. This item was last before the Board on July 9, 2013. The Planning Board adjourned the item to the September 10, 2013 Planning Board meeting.

ZONING BOARD OF APPEALS

**Jonathan Schlosser—Public Hearing
3 Chip Circle—48.19-1-58**

Application of Jonathan Schlosser, 3 Chip Circle, Montebello, New York 10901, for Variance from the requirement of Article IV, Section 195-19C, Side and Rear Yard Exceptions, [Required: 4feet; Proposed: 6feet] of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of a fence to existing single family dwelling. The subject property is located on the south side of Chip Circle approximately zero feet of the intersection of Birdie Drive in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.19, Block 1, Lot 58 in a RR-50 Zone.

The application was denied by the Zoning Board of Appeals at the July 18, 2013 meeting.



SUMMER CONCERT
Dead on the Tracks, a Grateful Dead tribute band performed a free show on July 3rd to the largest audience in our concert series history. Vendors sold food and wares and perfect weather made the evening a “Grate” success. (photos courtesy of Michael Malandra)



GREEN CHAMPIONS
The Village of Montebello was awarded the first ever Green Champion Award from the Rockland County Environmental Management Council. A beautiful painting of Rockland Lake made by Ed Brophy was presented with a plaque, which will be hung at the Community Center. Pictured with the Mayor and Board members is EMC member Natalie Patasaw. The Council was impressed by the numerous “green” initiatives in our village, including our new “rain garden” at Village Hall.

OCTOBER 2013	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 <i>Parks Commission 7:30 P.M.</i>	4	5
	6	7	8 <i>Planning Board 7:15 P.M.</i>	9	10	11	12
	13	14 <i>CLOSED Columbus Day</i>	15	16 <i>Board of Trustees 8:00 P.M.</i>	17 <i>Zoning Board of Appeals 7:45 P.M.</i>	18	19
	20	21	22	23 <i>Historic Preservation Commission 7:30 P.M.</i>	24	25	26
	27	28	29 <i>CDRC 9:30 A.M.</i>	30	31		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	NOVEMBER 2013
					1	2	
3	4	5	6	7 <i>Parks Commission 7:30 P.M.</i>	8	9	
10	11 <i>CLOSED Veteran's Day</i>	12 <i>Planning Board 7:15 P.M.</i>	13 <i>Board of Trustees 8:00 P.M.</i>	14	15	16	
17	18	19	20	21 <i>Zoning Board of Appeals 7:45 P.M.</i>	22	23	
24	25	26 <i>CDRC 9:30 A.M.</i>	27 <i>Hanukkah begins at Sunset</i>	28 <i>CLOSED Thanksgiving</i>	29 <i>CLOSED</i>	30	

DECEMBER 2013	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5 <i>Parks Commission 7:30 P.M.</i>	6	7
	8	9	10 <i>Planning Board 7:15 P.M.</i>	11	12	13	14
	15	16	17	18 <i>Board of Trustees 8:00 P.M.</i>	19 <i>Zoning Board of Appeals 7:45 P.M.</i>	20	21
	22	23	24	25 <i>CLOSED Christmas</i>	26 <i>CLOSED</i>	27	28
	29	30	31 <i>CDRC 9:30 A.M.</i>				



Last year's first Montebello Thanksgiving Food drive was such a success, we are doing it again! During the month of November, you can drop off Thanksgiving food items such as cranberry sauce, stuffing mix, canned corn and other canned vegetables in drop-off boxes located on the side porch at Village Hall. You can also drop off supermarket gift cards inside Village Hall during business hours. All items will be donated to local community food banks.

**COME JOIN
THE FUN!**
Montebello Day

Sunday,
September 22, 2013

Noon until 4:00 pm

VILLAGE HALL GROUNDS

MONTABELLO DAY
September 22, 2013

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Village of Montebello
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Montebello, NY 10901

