

Village of montebello review

Jeff Oppenheim, Mayor, Lance Millman, Deputy Mayor, Marc Citrin, Stacy Caridi, Steven A. Sorrillo, Trustees



Greetings from the Mayor



MAYOR'S REPORT

In this column I would like to offer you my second annual "State of the Village" report. These are difficult economic times and the impact on our Village is significant, requiring our time and attention. At a time when revenue to municipalities are declining, you can be assured that the Village of Montebello is focused on cutting expenditures in an effort to limit taxes, while still maintaining the value of our properties and the quality of our neighborhood.

The problems that Montebello faces are similar to those faced by other municipalities. Revenue to the municipalities is declining while the cost of goods and services is still going up. On the revenue side, we are hostage to the decline in the housing market, which is producing less mortgage recording tax revenue. Similarly, the recession will result in a smaller share of the sales tax revenue collected by Rockland County. Less real estate development in Montebello will also mean diminishing revenues from developers seeking permits.

On the expense side of the ledger, the Town of Ramapo has raised its fee for Highway Services by about 9%. Over the last 6 years Ramapo has doubled its fee to our Village for the maintenance of our roads. This is equivalent to a 6-year 16% annualized increase. Yet the average annual CPI during this same time period has been only 2.7%. (<ftp://ftp.bls.gov/pub/special.requests/cpi/cpiat.txt>) The Village cannot continue to afford such increases.

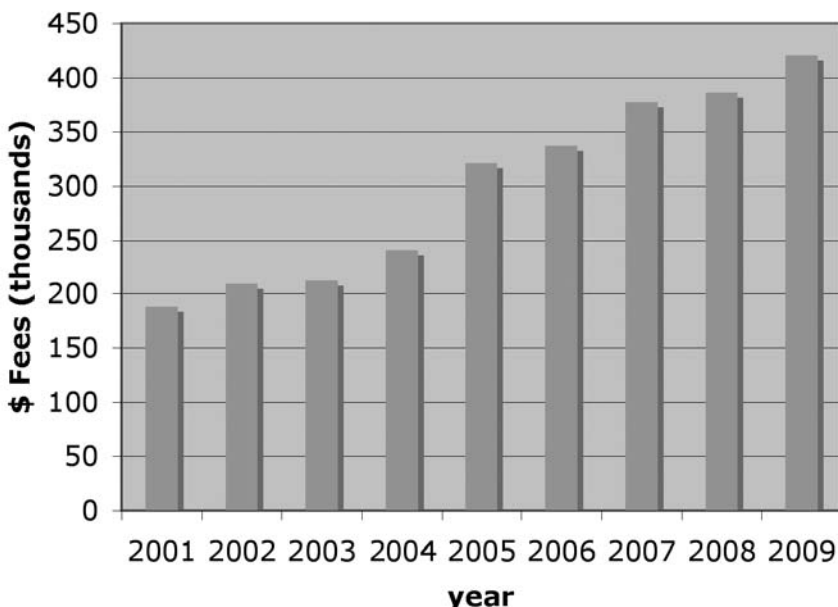
Another problem out of our control is that the Town of Ramapo has reduced the Village's assessed value by several million dollars as a consequence of tax certiorari claims. This means that we would need to raise taxes next year by 3 percent just to collect the same amount that we collected this year. The combined effects of the Town's increased charge for Highway Services and their reduction in our assessed value would require a 6.5% tax hike. However, when we add in the additional expectation that revenue will be drastically lower, we must face the fact that we need to cut spending dramatically or face much higher taxes.

Your Board has responded to this challenge in a responsible manner. We have significantly cut into our expenditures in order to limit any tax hike. Next years appropriations will be approximately \$175,000 less than the 2008 budgeted total. The graph below demonstrates the degree to which we have reduced expenditures in the last 4 years. These reductions are difficult to accomplish, but are necessary at a time of economic hardship.

On a brighter note, Montebello has maintained an appropriate budget surplus and has obtained additional revenue from grants. We are also receiving revenue from the rental of part of the Community Center property. We will continue to seek out additional sources of revenue, including grants and member items.

As a part of our program to maintain a transparent government, we sent out a letter inviting all citizens to join us for a budget hearing on Nov. 12th. The meeting room was crowded and everyone had the opportunity to participate. The Board clearly understands that while citizens are happy living in

Ramapo Highway Service Fees



Montebello, they feel that their overall property taxes are too high, and that taxes seem to go up regardless of the state of the economy. The point was also well appreciated that the Village taxes are just a drop in the bucket in comparison to the other property taxes. The average Montebello homeowner pays \$16,000 in property taxes. Yet, only about \$810 dollars of that amount is paid to the Village government. Therefore an increase of 6% will cost the average homeowner about \$4 per month. Taken in aggregate, the Village is asking for a 0.3% increase of the total property tax bill.

No one is happy to raise taxes, even 0.3%. However, it would be foolish to ignore the greater financial situation of the Village or to create a situation whereby the Village might someday become insolvent. We live in the finest Village in Rockland. We have some of the highest property values and the best schools. A financially strong Village will help maintain that edge. The last 50 years have witnessed other municipalities making bad decisions that resulted in plummeting real estate values and a diminished quality of life. We won't make those mistakes.

Montebello has lots to be proud of: we have created the greenest, most socially progressive set of zoning laws in the Hudson Valley. We have the strongest Tree Preservation law that the NYS DEC has even seen. Our Historic Preservation Commission is breaking new ground and has caught the attention of the State and Federal Government by becoming a Certified Local Government. We are applying for grant money from the DEC and from the Community Development Block Grant Program. We will be establishing community programs for the MCC while continuing the popular clean up day, summer events and Montebello Day.

Our Green Programs included the installation of the first solar electric

plant powering a Village Hall in the county (see article inside) and that is helping us save money. Careful financial management, frugal spending, and judicious budgeting will see us through this difficult time. We benefit from the resources and value of a dedicated team of citizens and employees who share a common goal: keeping our Village clean, green and lean. A final word of recognition for 2 of those employees who have ably served our Village and are retiring this month: Harry Lewis and Carole Adduce are leaving us after 7 and 21 years of dedicated service and we wish them a long and healthy retirement. Please feel free to share with me your thoughts, concerns, and complaints. ■



WHAT IF THERE WAS NO VILLAGE?

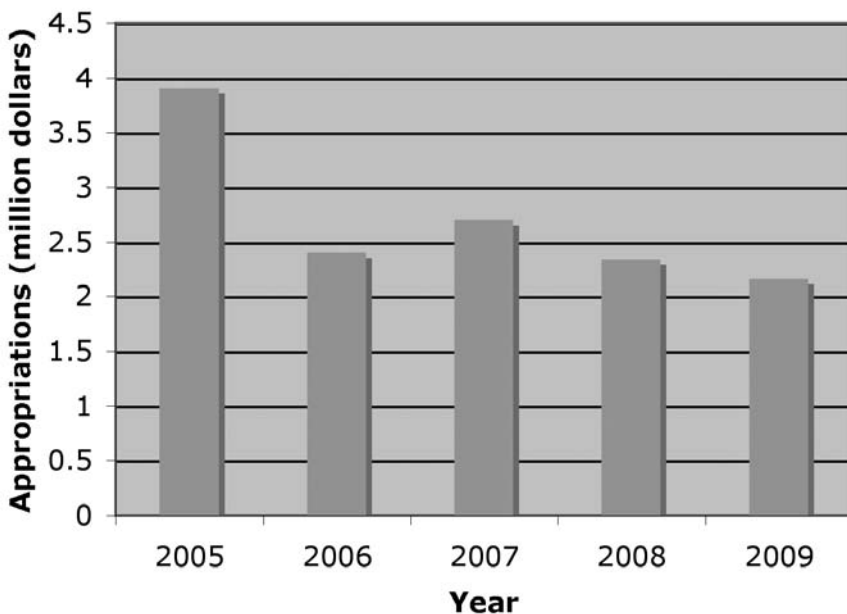
by Lance N. Millman, Deputy Mayor

Having just finished the Village's Budget for the upcoming tax year and hearing public comments, I found myself listening to a very few who said "why do we need a village, we should save money and go back to being part of the Town".

I sat back and thought about it and this is what I came up with if we had no village:

1. We would be under the powers and direction of the Town of Ramapo and its Boards.
2. We would not have a zoning and planning board that is focused upon the Village of Montebello, but one that uses the overall Town concept to make decisions for us.
3. There would be no "Village self-control" and no "neighbors making decisions for neighbors" as quoted from our Village attorney.
4. We would continue to have no representation (residents of Montebello) on the Town Boards and outsiders would control our destiny.
5. Building Inspectors and standards under the direction of the Town would apply its codes and regulations versus our codes and our standards.
6. There are places in the Town where "FAR" floor area ratio can be expanded to allow 90-95% of the property to be built on and basements are raised above the ground and not considered towards the "FAR". Would this become us, as well as two, three and four family homes could be built throughout our community?
7. The Pines as we know it would likely have become a development of multiple high density Townhouse complexes. It was once estimated that up to FOUR HUNDRED AND FIFTY (450) Townhouses were going to be built.

Total Montebello Appropriations



8. The new Town houses being built by the Montebello Mansion could quadruple in the number of units, or could add up to 120,000 square feet of additional office space, with less of a buffer.
9. Perhaps lots would be allowed to be subdivided with less attention to our wetlands and watersheds.
10. Indian Rock shopping center and town houses would not have been built. The land was zoned for and approval granted for warehouses.
11. Complexes like the 55 and over recently approved in the unincorporated Town of Ramapo might be built throughout our community regardless of the single family homes surrounding them.
12. Our property values would be significantly less were Montebello more reflective of the unincorporated part of the Town.
13. There likely would be an overwhelming increase in people, cars, and children attending our schools.
14. The size of our lots would likely have been reduced in new subdivisions.

Yes, we might save a small amount of Village taxes, but do we really want to give up our community's rights and our way of living?

Villages are formed mainly to protect its zoning and planning rights. Without this control, we would see chaos in the types of buildings and homes being built within our community. Our beautiful surroundings and home values would be drastically different.

I think those who would disband the Village do not think about what they have and worse, what they could have had.

I thank all who have contributed from the start to create such a wonderful community and those behind the scenes in our offices and on our boards who have helped in every step of the way to get to where we are today.

We are the most prestigious Village in the County, with the most protective rights of our zoning, wetlands, watersheds and trees. ■

NEW COMPREHENSIVE PLAN REVIEW COMMISSION ESTABLISHED

The Board of Trustees has created a new Comprehensive Plan Review Commission to take another look at the Comprehensive Plan adopted by the Village Board 5 years ago and make recommendations for changes. Tom Campbell, who also serves as a member of the Planning Board, leads the commission. Other members include Rodney Gittens (from the Zoning Board of Appeals), Jane Burke (Planning Board), Tony Piazza (Parks Commission), Lance Millman (Deputy Mayor), Melanie Golden (Economic Development Commission), and Sandra Ward (Historic Preservation Commission). Ira Emanuel and Bob Geneslaw serve as the legal and planning advisers to the Commission. All meetings are open to the public.

This review of the Comprehensive Plan will offer an update rather

than an entirely new document and will not involve the use of outside consultants, saving taxpayer money. However, it is very important that this update reflect the interests and values of Montebello's citizens. Therefore, as part of this process, a Public Hearing has been scheduled for January 20, 2009 at 7:30 PM at the Village Hall. The public is invited to share with the Commission their opinions about which areas of the existing Comprehensive Plan should be reviewed. Residents may also provide suggestions and recommendations in writing by either dropping off a letter at Village Hall during business hours or emailing a letter to the village deputy clerk at deputyclerk@villageofmontebello.com.



The current Comprehensive Plan is available for review online on the village's website at www.villageofmontebello.com. Select "Master Plan" under the "Village Government" section on the left side of the page. A printed copy of the Comprehensive Plan is also available for review at the Village Hall. The Comprehensive Plan Commission will meet on the third Tuesday of each month at 7:30 p.m. at the Village Hall until the updated plan is complete. Comprehensive Plan meetings are also open to the public. ■

PARKS COMMISSION NEWS

by Bob Congionti, Chairman

The Parks Commission will resume actively planning for the Ponds Park Project in 2009 and will keep the Village updated on any progress made via the Newsletter and the website.

Our first order of business for the new year will be **Montebello Clean up Day** which is scheduled for Saturday April 18, 2009 (Rain date: Sunday April 19th). We look forward to a much larger turnout in 2009 than last year, as our streets surely will need some Spring cleaning!

In 2009 we are specifically looking for our Middle School and High School students to inspire others within our Community and turn out in large numbers volunteering for this event and show how they care about our Environment and our Village. This special event is sponsored by the Keep Rockland Beautiful organization and you can visit their website for more information regarding this non-profit Organization at www.keepprocklandbeautiful.org.

We will continue to raise the importance of the "Environment" within our Village every chance we get because we find that most people are concerned and appreciate this effort and awareness, advocating cleanliness of our streets, playgrounds and parklands. Quality of life is important to many in Montebello and we will

continue these efforts in the hope that everyone will do their part not only on Montebello Clean Up Day but every day.

The Ponds Park will soon be part of our community however many are using this Park as a dumping ground for Trash, grass clippings and in some cases tree and tree stump dump site. I urge all those living in the Pines to report any of these activities to local authorities. We welcome as many volunteers as possible in 2009 and we plan on breaking records.

The Parks Commission would like to wish all of you Happy, Healthy and Safe Holiday Season.

The Parks Commission meetings are held the first Thursday of every month, all are welcome to attend. Share your ideas and thoughts with us.

Please keep our Village Clean. ■

EAGLE SCOUT PROJECT ASSISTS FIREFIGHTERS

Dakota Starkey, of Troop 25, knows exactly how many fire hydrants are in Montebello - 163. His Eagle Project involved stenciling the Maltese crosses (firefighter symbol) on roads to mark the fire hydrants in the Village of Montebello. The symbol was painted with white latex traffic paint using a stencil that was placed between the double yellow line and the curb, directly perpendicular to the fire hydrant. With the help of other scouts they marked 163 fire hydrants. This community project will assist firefighters in an emergency to quickly locate a fire hydrant.



Dakota's project required many hours of planning and work. It involved recruiting volunteers to help complete the project and numerous approvals.

With the support from Troop Leader Dennis Kay, as well as Steven Solomon, Ron Starkey, and his fellow scouts, Jack Gomback, Brendan Guerin, Jesse Starkey, Richie Terwilliger, Peter and Gill Altebrando, Harrison Tuchman, and Jake Friedland, the project ran smoothly.

Community support from the Monsey and Tallman Fire Departments, along with the Village of Montebello, Village Clerk, Debra Mastroeni was vital to the success of this project. ■

FROM THE DESK OF THE VILLAGE ATTORNEY

by Warren E. Berbit

This newsletter straddles the holidays and New Year's, an appropriate time to ponder the current year's significant events and to contemplate next year. Of course, my scope of review is theoretically limited to the Legal Department (plus whatever poetic license I can get away with!)

However, apropos to this precise instant in time, rather than simply listing all of the new laws and many significant actions taken I decided that nothing could be more worthwhile than mentioning that tomorrow, December 5th, we are celebrating two stalwart individuals upon their imminent retirement from Village service. Carol Adduce, the Clerk to the Planning and Zoning Boards, and Harry Lewis, our Building Inspector, are retiring effective December 31st.

When we formed the Village in 1986 we were well aware that we would have to take over basic functions, such as road maintenance and plowing and garbage and trash pick up. Still, the main impetus for the village formation was taking over the land use function (planning and zoning) and, ultimately, the building function – what could be built and how it was built was at the very core of the desire to control our own destiny.

What was true in 1984-1986, remains true today. And, no two individuals were more important to how we exercised these important powers than Carol and Harry. Carol, who has worked for the Village for 20 years, has acted as the Clerk to the Planning and Zoning Boards virtually from their inception. As the Mother Hen of Planning and Zoning, she has jealously protected the records of these boards, has handled the logistics of the day to day functions, and of the public meetings, as well as those of the CDRC (Community Design Review Committee). No one knows more about what has gone on, nor more about where all the baskets and eggs are, nor took their role more seriously. Carol, from all of us, thank you for your dedication, for being who you are, and for even putting me in my place once or twice.

Harry Lewis was recently honored by the Village for his service in the Navy during WWII. Think of it: Harry fought for his country 65 years ago, and still provides yeoman service (pun intended) in the very difficult position of Building Inspector! Harry became our first in-house Building Inspector when we ceased contracting with the Town for such services in 2000. What we envisioned in 1986, finally became, literally, true: a very knowledgeable, and honorable man, applying our laws and regulations in a protective way. Harry, it has been an honor and privilege to have worked with you.

God speed, and many happy years to Carol and Harry in this next phase of their lives.

Briefly on the more mundane, we have two local laws on for the December 17th meeting which will complete our 2008 legislative agenda. The first requires that variances obtained from the ZBA be

acted upon within one year, and the second tightens up and better controls the making of public improvements associated with subdivisions. It should also be mentioned that the Board will be considering taking dedication of Coe Farm Road. As subject matter related, JMK has finally been able to dedicate to the Town the sewer system in the Montebello Pines. Hence, the last impediment to potentially reaching a global settlement with JMK with respect to roads, the park, and any open issues, has been lifted.

It appears that there is some confusion with respect to the effect of the moratorium adopted in conjunction with the Comprehensive Development Plan review process. The moratorium does not preclude building on pre-existing lots, nor in reference to subdivision or site-plans already approved, nor does it preclude the processing of an area or dimensional variance application for a pre-existing lot (versus a use variance). It does preclude processing site plan or subdivision applications unless already at the stage whereby the environmental review process is essentially completed. The moratorium permits application to the ZBA for relief in the interests of justice.

Errata Last newsletter I reported that recent legislation, chapter 7 L.2008, cured the "Wicks Law" problem (4 separate categories when bidding public work) for projects below a certain size. I lamented that the legislation, at the same time, added onerous provisions relating to a newly created presumption that a low bid 10% or more below the next lowest bid be construed as violating the prevailing wage law, and the difficult procedures necessary to defeat same. It took months for the statewide organizations promulgating this information to learn that chapter 8 L.2008 repealed this most offensive aspect of chapter 7. Humble pie never tasted so good.

My best to you all in this holiday season. ■

NOTES FROM THE HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission has been busy the past few months checking the progress of the reinvention of the Fant Cottage. We have learned a great deal during this period that we realized we could use to improve our Certificate of Appropriateness even further.

The Mansion Property is now being prepared for the actual building process. We know we will be very involved with this construction, checking at each phase to be sure the historical designs are incorporated correctly.

But right now we must digress to send our best wishes to two wonderful people who have served our Village, Carol Adduce, Planning & Zoning Board Clerk and Harry Lewis, Building Inspector. Carol was one of our guiding lights when the Historic Preservation Commission was in the throws of organization. She helped with

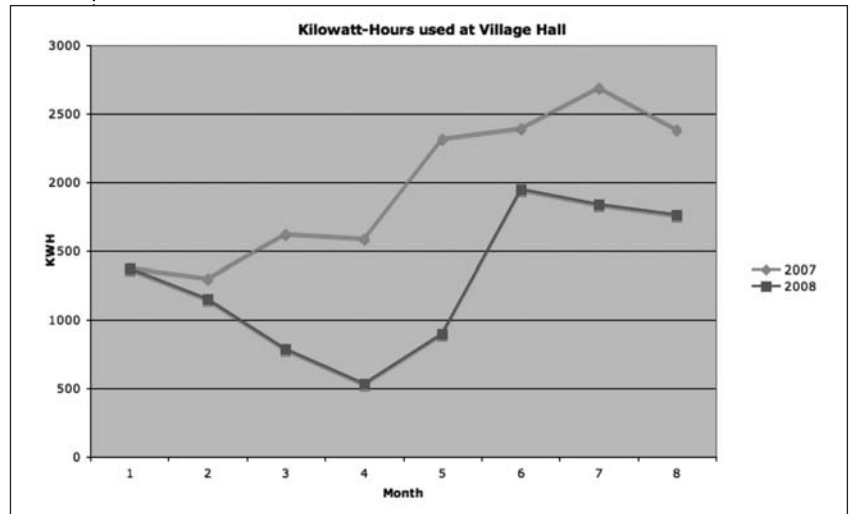
maps, answers to all our questions, and generously bolstering our moral. Thank you Carol for everything and especially your sunny smile. Harry, thank you for always being there for us when we needed codes and rules to be enforced.

Happy Journey, we will miss you both. ■

Dodie Bracken, Hannelore Renud, Sandra Ward, Valerie Rainford, Wayne Leone and Chantal Schwartz.

SOLAR POWER SAVES MONTEBELLO MONEY

In November, 2007, the Village of Montebello turned on a 6,000 Watt solar electric system to help power Village Hall. In the first year of operation these panels generated more than 6,000 Kilowatt-hours of electricity. The chart below demonstrates that Village Hall's net purchase of electricity from O & R declined in the first 8



months of 2008 compared with the same period in the prior year. Solar electric generating systems are cost effective and they are good for the environment. Newly enacted legislation by NY State will allow us to sell back electricity to the utility on the weekends and during periods when we produce more than we use, saving us even more money. ■

MONTEBELLO WINS ANOTHER GRANT!

Montebello has just learned that we have been awarded a \$6,500 grant from the NY State Historic Preservation Office (NYS-HPO). These grants are only available to municipalities that are "Certified Local Governments" (CLGs) with the NYS-HPO. Montebello is the only municipality within Rockland County that is a CLG. The money will be used to perform a professional inventory of historic structures in our Village. This inventory will assist the Historic Preservation Commission identify and preserve historic structures. ■

RETIREMENT OF HARRY LEWIS AND CAROL ADDUCE

Harry Lewis

Harry Lewis, our Village's first Building Inspector, began work in December of 2001, when we took over operation of the Building Department from the Town of Ramapo. Harry's knowledge of the applicable codes, experience, and unwavering attention to the law is renowned and unmatched throughout the State, and perhaps the Nation, he having served as Building Inspector or Assistant Building Inspector for the Villages of Airmont, Grandview, Nyack, and Sloatsburg as well as Montebello, in some cases for more than twenty-five years. In addition,



Harry was a builder for thirty-six years, and served the Town of Stony Point as a Councilman for sixteen years, having even served as acting Supervisor for a period of time. Harry was recently honored by our Village, along with other WWII veterans, for service to his country, having enlisted and served in the Navy in combat from about 1943 to 1946. Indeed, Harry is certainly one of the last remaining veterans of WWII to be working at a full time job. The Village Board is officially declaring that the Month of December, 2008, be declared as "Harry Lewis Month" in the Village of Montebello, in honor of Harry's service to the Village, and the public. We wish Harry joy and many good years in retirement

Carol Adduce

Carol Adduce has served the Village of Montebello very ably as Clerk to the Planning and Zoning Boards since 1988, commencing virtually at the threshold of the creation of the Village and of those boards. Carol's attention to detail and knowledge of all matters which have been in front of her boards has proven to be as unique as it has been invaluable and can never be fully replaced. Carol's qualities as a person as well as her long and dedicated service necessitate that she be recognized and written into the history of the Village as having played a significant role in its evolution, and in the shaping of the many important projects dealt with by the Planning and Zoning Boards during her tenure. The citizens of Montebello and the Montebello Village Board wish Carol and her husband, Al, many years of health, prosperity and joy in their new home in Arizona. ■

PLANNING BOARD NEWS

Weinberger Subdivision-Public Hearing Continued Final Subdivision

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY 11229 for an approval of a Final Plat for a subdivision entitled "Weinberger Subdivision" consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located

on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lot 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone.

The applicant is still waiting for a permit from the NYS Department of Environmental Conservation.

Executive Enterprises GP AKA Empire Executive IX

Application of Executive Enterprises GP, 4 Executive Boulevard, Suite 200, Suffern, New York 10901 for approval of a revised site plan and ARB review entitled Empire Executive IX Village of Montebello consisting of 5.59 acres +/- located on the south side of Executive Boulevard approximately 1,500 feet west of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07 Block 1, Lot 9 in a LO Zone.

The application was approved on September 9, 2008.

Rio Vista Montebello, Inc.

Application of Rio Vista of Montebello, 212 Orange Avenue, PO Box 267, Suffern, New York for reinstatement of the final subdivision approval of 20 homes on a 22 lot subdivision and reinstatement of final site plan entitled Rio Vista Montebello, Inc., consisting of 17.468 +/- acres located on the northerly side of Montebello Road approximately 50 feet north of Hemion Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.18, Block 2, Lot 1 in a LO-C (EP) Zone.

The applicant has received a permit from the Rockland County Drainage Agency and has started the project.

Stonehedge Farms- Public Hearing Continued Preliminary Subdivision

Application of Joon Management, 130 East Route 59, Spring Valley, New York 10977 for approval of a Preliminary Plat entitled "Stonehedge Farm" consisting of 11 lots from 16.68 +/- acres located on the east side of Spook Rock Road approximately 500 feet south of Topaz Court in the Village of Montebello, which is known and designated on the Ramapo tax Map as Section 49.13 Block 1 Lot 13 in an ER-80 Zone (Rural Preservation Overlay District)

The application is on hold due to the Moratorium.

Valley National Bank

Application of Valley National Bank, 1720 Route 23, Wayne, New Jersey, 07470 for approval of a Site Plan entitled Valley National Bank- Montebello consisting of 1.56 acres located on the west side of Hemion Road approximately 500 feet north of Route 59 in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.10, Block 1, Lot 5.2 in a VC Zone.

The application was approved on October 14, 2008.

9 Bayard Lane- Public Hearing Continued Wetlands Permit

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960 for approval of a Wetlands Permit entitled "9 South Bayard

Lane" consisting of .76 +/- acres located on the south side of Bayard Lane approximately 389 feet from the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.

The application is currently before the Zoning Board of Appeals (ZBA) and will return to the Planning Board.

R & KG Homes

Preliminary Subdivision

Application of R.F. Gittens, Architect, P.E., 470 Mamaroneck Avenue, Suite 201, White Plains, New York 10605 for approval of a 2 lot subdivision entitled R& KG Homes consisting of 2 lots from 6.7854 +/- acres located on the south-east side of Viola Road and the corner of Route 202 in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.07, Block 1, Lot 30.2 in an RR-50 Zone.

The application is on hold due to the moratorium.

Manhattan Beer Distributors (10 Dunnigan Drive)- Public Hearing Amended Site Plan

Application of Manhattan Beer Distributors, 400 Walnut Avenue, Bronx, New York 10454 for approval of an amended site plan entitled Manhattan beer Distributors consisting of 5.6111 acres located on the east side of Dunnigan Drive approximately 1,700 feet from the intersection of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.7, Block 1, Lot 11 in a PI Zone.

The applicant has just acquired the property which is adjacent to their other property, 20 Dunnigan Drive. This building was previously occupied by Suddath Van Lines. This building will allow them to spread out their operations and create a better flow. They are proposing to restripe the existing parking for car spaces (previously striped for trucks), they are adding a ramp into the building, replacing some fencing, adding more landscaping and a few other minor changes. They are not adding on, the building will stay the same size. ■

FROM THE DESK OF HARRY P. LEWIS, BUILDING INSPECTOR...

MONTEBELLO BUILDING DEPARTMENT
TELEPHONE (845) 368-2491

"ILLEGAL APARTMENTS"

Illegal apartments are usually found in attics, basements, and garages. The continued existence of illegal apartments is a growing, extremely insidious danger in any community.

With illegal apartments you can anticipate poor construction, no fire, smoke, or carbon monoxide detectors, poor ventilation, and inadequate means of fire and emergency escape.

The consequences of illegal apartments have been reported throughout New York State communities, some of the consequences include:

- Multiple deaths, all from one family, a direct consequence of an illegal dwelling unit in a basement.
- Firefighter deaths, as responding units attempted to vacate an illegal apartment.
- Overloaded electric service.
- No ventilation
- Inadequate lighting
- No fire wall protection
- Excessive occupancy
- Excessive parking

This Building Department was fortunate to find an illegal apartment in the basement of a one family dwelling with no means of an emergency escape in two rooms that were being occupied as bedrooms. There was no required ventilation and light in the kitchen and the living room areas.

The ceiling in the boiler room was not fire rated properly, leaving large openings in the ceiling. The joints and nail heads were not spackled between the boiler room and the one family dwelling above.

This apartment has been vacated by this Building Department and is not to be used or occupied as habitable space or as a second dwelling unit.

The Building Department will continue to look for illegal apartments in one family dwellings to prevent any of the above mentioned consequences from happening in the future. ■

THINGS YOU PROBABLY DON'T KNOW ABOUT RECYCLING

by Trustee Stacy Caridi

Did you know that the garbage picked up from your home is trucked hundreds of miles to a landfill in Pennsylvania, costing us money and taxing the environment? This fact should be sufficient reason that every household needs to make a concerted effort to recycle. Many people seem unaware that more than just newspapers and bottles are picked up every Wednesday.

Over 73% of all newspapers in America are recovered for recycling. Almost a third goes back into making more newsprint. The remainder is used to make paperboard, tissue, and insulation, or exported. In Montebello, recycled newspaper earns the Village money that helps defray taxes. Yet, it is not just newspaper that can be recycled. Do you throw the junk mail in the garbage? Try recycling, instead. Here is a brief list of some of the other paper goods that you can recycle:

- Commingled Paper
- White Envelopes
- White and Colored Ledger (office paper)
- Kraft Paper (Brown Grocery Bags)
- Notebook Paper
- Construction Paper

Soft Covered Workbooks, Telephone & Paperback Books
Magazines and Catalogs
Junk Mail (including envelopes and coupons)
Computer Printout Fax/Photocopy Paper

Nearly 76% of boxes, or corrugated containers, are recycled across the U.S. Flattened and tied boxes (including cereal boxes) can be left at your curbside for pickup on Wednesdays. Most of these boxes will be recycled into new boxes. Another 16.3% are used for paper-board packaging, like cookie and cracker boxes. Your effort will save trees and money.

11.3% of all municipal solid waste generated in the U.S. is comprised of plastic products, yet little of this is recycled. One of the reasons is that there are many types of plastic and not all of them are recyclable. The seeming complexity of classification of plastics can be hard for the non-chemist to understand. Two of the most widely used forms of plastic, PET (Polyethylene terephthalate) and HDPE (high density polyethylene), are recycled in Montebello. These include PET bottles (soda, water) and HDPE bottles (milk, juice, laundry detergent).

Glass that has been collected for recycling is called cullet. Materials to keep out of the glass recycling mix includes ceramic cups and plates, clay pots, drinking glasses, light bulbs, and mirror and window glass. These items are not recyclable and contaminate a batch of cullet. Using recycled glass bottles to make new glass packaging reduces consumption of raw materials, extends the life of plant equipment, such as furnaces, and saves energy.

Although aluminum is a nonrenewable resource, it can be recycled indefinitely. Recycling aluminum saves 95% of the energy needed to produce new aluminum from raw materials. Besides cans, other aluminum products that can be recycled include foil wrap, food cans, pie plates, and frozen food trays.

Given the concerns we all share about greenhouse gas emissions, global warming, and conservation, and also given our desire to conserve our tax dollars, every homeowner should be recycling. Free recycling bins are available at Village hall and more information about recycling in Montebello can be found on our website: villageofmontebello.com. ■

MONTEBELLO DAY

Montebello Day was held on Saturday, October 18th under sunny skies. The event was a big hit with music, food and fun. The Seniors hosted an Art Show. Karate students performed a martial arts show. The cookie baking contest was a hit. Everyone had a great time. Special thanks to Deputy Mayor Lance Millman and Trustee Stacy Caridi, who chaired the event.



January 2009	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 <i>CLOSED New Year's Day</i>	2	3
	4	5	6 <i>Planning Board Workshop 7:15 P.M.</i>	7	8 <i>Parks Commission 7:30 P.M.</i>	9	10
	11	12	13 <i>Planning Board 7:15 P.M.</i>	14	15 <i>Zoning Board of Appeals 7:45 P.M.</i>	16	17
	18	19 <i>CLOSED Martin Luther King Day</i>	20 <i>Comp. Plan. Commission 7:30 P.M. Public Hearing</i>	21 <i>Board of Trustees 8:00 P.M.</i>	22	23	24
	25	26	27 <i>CDRC 9:30 A.M. Comp. Plan. Commission 7:30 P.M.</i>	28 <i>Historic Preservation Commission 7:00 P.M.</i>	29	30	31

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	February 2009
1	2	3 <i>Planning Board Workshop 7:00 P.M.</i>	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 <i>CLOSED President's Day</i>	17 <i>Comp. Plan. Commission 7:30 P.M.</i>	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 <i>CDRC 9:30 A.M.</i>	25 <i>Historic Preservation Comm. 7:00 P.M.</i>	26	27	28	

March 2009	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 <i>Planning Board Workshop 7:00 P.M.</i>	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 <i>Comp. Plan. Commission 7:30 P.M.</i>	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>Historic Preservation Comm. 7:00 P.M.</i>	26	27	28
	29	30	31 <i>CDRC 9:30 A.M.</i>				

FROM THE VILLAGE CLERK'S OFFICE



On behalf of all of the staff we extend our very best wishes to Carol Adduce and Harry Lewis on their retirement at the end of the month.

Relax and Enjoy! We will miss you.

Village Tax Bills will be mailed out before the end of the month and are due by February 2, 2009. Payments received after that date are subject to a penalty.

There is NO PARKING on Village roads between November 15th and April 15th between the hours of midnight & 6:00 a.m.

The staff at Village Hall wishes all of our residents a Happy and Healthy Holiday season.

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