

Village of montebello review

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



Greetings from the Mayor



News stories about the impending departure of Novartis from our community are of concern to everyone. Novartis employs hundreds of people at its plant in Suffern. That plant sits on almost 162 acres, including a small portion in the Village of Montebello along Hemion Road. Property taxes from those parcels contribute millions of dollars to our schools and our local governments. Therefore, the future of that property is of concern to our Village.

Our Village receives approximately \$7,000 in taxes each year from Novartis. Regardless of the owner of that parcel, we would continue to receive that tax revenue. Of greater concern would be the impact on school taxes which might be reduced if the existing buildings were razed. Our Town Assessor has estimated that this might result in a total reduction in tax payments of \$2,000,000 per year. Therefore it is important that local government help play a role in keeping the property as a tax paying "ratable".

Montebello is helping to take the initiative to keep this property a source of jobs and tax revenue. We have participated in meetings with all the local elected representative, as well as business and community leaders. We have offered to work with the Village of Suffern to explore alternate uses for the parcel that would be consistent with the interests of our village so that the property could be best marketed and sold to someone who would be a good neighbor. We proposed a joint analysis by the official planners of Suffern, and Montebello, but unfortunately the Mayor of Suffern has rejected our offer.

Novartis does not intend to leave the site for 2-3 years. Efforts are being made by their department of human resources to assist the employees who are losing their jobs to find new employment. Roughly half of these workers currently live in Rockland County. Finding a new property owner who can bring good jobs to our community is a high priority.

Our interest in this property is substantial. Most access to the parcel comes from Hemion Road and the fasted route to the thruway extends through Montebello along Montebello Road. Therefore, we need to be mindful that future uses do not cause unacceptable commercial traffic through our community. Balancing these interests is a critical municipal function and we hope to work with our neighbors to ensure that this is done in a cooperative manner.

Montebello's bridge project is gaining traction. As you know, the county has closed the bridge on Montebello Road for more than 2 years. Finally we are at a point where the replacement is on the horizon (please see article inside). The county has received bids for the new bridge. We recently encountered some federal interference as the Army Corps of Engineers required a Federal historic review of the project. This demand was in addition to an already completed state historic preservation office review of and support for the project. It appears that all approvals should be forthcoming and we hope that demolition will begin in April.

I am pleased to report that in spite of these challenges, we are making progress on all fronts. Our Village remains among the very best neighborhoods and in excellent financial condition. We are currently in the process of revising and consolidating our "sign" law to help minimize the impact of excessive signage in our community. We will be investing heavily this year to repave the roads that have suffered serious damage this winter. We are looking forward to another popular Clean-up Day

(please see article inside) and are also looking forward to the re-opening of our community garden.

Lastly, I would like to offer a word of appreciation to the hard work of every member of our staff, our professionals, our boards and commissions. Our village is well served by giving members of the community who spend time reviewing every project proposal, every variance, every parks project and every historic project. Much of this work is unseen and little known. Yet, it is the detail-oriented work of our fellow citizens that make Montebello special. I am always pleased to be the recipient of compliments about Montebello but I know that it is the hard work of all these people who have really earned that praise.

You might not be aware that this year will see the final phase-out of the affordable housing contracts at Indian Rock. This means that homeowners will no longer be restricted in the price that they can sell their homes. Montebello continues to support properties for special segments of our society. This includes the 55+ community at the Montebello Mansion; the retirement housing at Montebello Commons; and we are currently entertaining a proposal for an assisted living facility on Route 59.



LIGHT POLLUTION – IT'S NOT JUST A BLACK OR WHITE ISSUE!

By Lance N. Millman, Deputy Mayor

What do you think? Is "light pollution" an issue that we should be concerned about? Is it as simple as keep the lights off or keep them on? Is this just another issue that we should overlook or put in a law?

These are issues that one must think about when we think of "light pollution". We have had many residents saying that we need more

street lights and lighted areas while on the other side we have residents saying keep the lights off so we can enjoy the skies and the stars above us.

It's a dilemma, on one side it's a safety issue and on the other it's being able to live in an area enjoying the beauty around us.

When I first moved here, my oldest daughter wrote our first Mayor and asked for a street light on our street. The Mayor thanked her for being concerned about the darkness and understood that it was hard to see at night and also thanked her for writing to her and being a concerned citizen. She explained to her that in Montebello we have very few street lights around our Village and that most residents would like to enjoy the beauty of the stars without lights blocking our views. The Mayor said we were preventing "light pollution". My daughter although not happy with the results at that time, accepted the Mayors answers and grew up to enjoy the serenity of the darkness and the beauty of the stars. Granted she still felt a little spooked at night when she had to walk the dogs.

I truly enjoy the beauty of the skies and the intensity of the stars. I understood what the Mayor at that time meant, but we still have a few issues that just don't go away.

Should there be more street lights or should we keep our Village like it is? Should we be able to enjoy our surroundings without bright lights from our neighbors pouring into our properties? Should we be able to live in an area without fields shining their bright lights throughout the evening?

I know our new sign law tried to tackle some of these issues. The law

prohibits businesses from keeping advertising lights and blinking lights on all night. This is just an example of what we are trying to do to protect our wonderful community and to control "light pollution".

I'm not sure what the final answers are, but I do think we have to use common sense and be considerate to our neighbors. If we put up lights on our properties, whether in the front yard or back yard, think about the intensity of the bulbs that you use and the direction you are pointing your lights. Are you lighting up just your property or are you infringing on the rights of your neighbors? Are the lights so bright that they blind drivers when they drive by?

I know we will not solve this issue with a new law, but I hope with common sense and working together, our residents and businesses in our neighborhoods will respect each other's rights and keep the lights on when necessary and turn them off when done.

All I ask is that you think about your surroundings and your neighbors properties.

Have a great day and enjoy the beautiful nights!



PREVENT FALSE FIRE ALARMS

By Christopher Kear, Fire Inspector

As you may or may not be aware of, Rockland County is comprised of 26 All Volunteer fire departments. Within these 26 volunteer fire departments are approximately 2800 firefighters who dedicate themselves in serving their communities by protecting life and property. With our proximity to large cities such as New York, Yonkers, White Plains, Newburgh with large and growing population, we are extremely fortunate that

Rockland has remained all volunteer. Having an all-volunteer firefighting force saves our county taxpayers millions of dollars each year! These men and women are well trained and well equipped to handle just about any emergency they are called too. But there is one type of call that is draining them and getting out of hand: The False Fire Alarm, and fire alarm activations in general. From 2009 to the end of 2012, Rockland County fire departments responded to 33,152 calls. Out of these, 11,252 were reported as 'false'. A staggering 33.9%! One out of every three calls is a false alarm! Now this number of 11,252 does not include fire alarm activations that were caused by cooking smoke, smoke from a cigarette or candle, steam from cooking or a shower activating a smoke detector, or water leaks. Many of these causes are not always listed as a false alarm because of the nature of the activation. False alarms are classified in many different categories according to the National Fire Incident Reporting System (NFIRS-all fire departments in the US use this reporting system). These can range from malicious to malfunction to unintentional. As fire officials investigate these fire alarm activations, it can be determined in most cases that the activations could have been prevented. Is the smoke detector too close to the kitchen (cooking smoke) or bathroom (shower steam)? Why wasn't the fire alarm system taken offline when it was being tested or worked on? And one of the biggest most important steps that can be taken is to take the fire alarm system out of service when work is being performed in a building; residential or commercial. In 2012, it was estimated that 15% of the false fire alarms that year were caused by workers/contractors setting off alarms because of the work they were doing in a building. Dust, dirt, steam and smoke from soldering are all items that can activate smoke detectors. Moving a detector or touching a wire in the alarm circuit can activate the system. Although these causes are accidental and unintended, it will trigger a response from the local fire department. Before any type of work is being done in any type of building, the fire alarm system must be taken out of service to avoid the unnecessary response from the fire department. Fire inspectors throughout the county are taking these false activations very seriously and have begun issuing violations and fines to the building owner and contractors. The following are some impacts on the volunteer fire service:

1. Rockland County is 100% volunteer. Having firefighters respond to unnecessary fire alarm activations is a waste of the volunteer's time. It pulls them away from their personal life, work and sometimes school.
2. Increased risk to firefighters and citizens. In 2010, 19% of all firefighter deaths occurred during the response or returning from a fire call. When firefighters are in the response or in returning phases from any call, they are at risk. It is not necessary to put

firefighters at risk for false alarms. In addition, it puts the community at risk by exposing them to the risks associated with responding to and returning from calls.

3. Costs: Every time a fire department responds to a fire call it costs money. This can come in the use of fuel for the apparatus and the wear and tear on the apparatus and equipment. In addition to the cost the volunteer firefighters incur on the use of their personal vehicles.
4. Responding to false alarms, which are deemed unnecessary, can also influence the overall safety of the community by diverting fire department resources from actual emergencies.
5. Increased false alarms have a negative effect on morale. Volunteers who join fire departments do so to serve and protect their community. The majority of whom are very dedicated. Responding to false alarms, many of which are avoidable, can negatively impact the volunteers by discouraging the prompt and consistency response to fire alarms. An unintentional consequence of responding to false alarms, can create complacency amongst the volunteers.

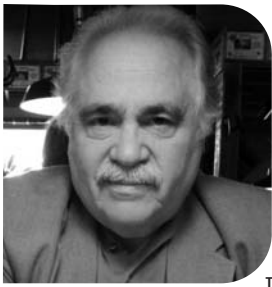
The fire service in Rockland County firmly believes that these false alarm numbers must and can be reduced. **Educating** the businesses and homeowners, employees, occupants, contractors and fire alarm companies in preventing the activation is the first step in reducing false fire alarms. **Enforcement** by the county fire inspectors is the second step. Fire inspectors are increasing their effort in making sure that alarm system issues are being corrected, repeat offenders are issued violations and fines, and owners and contractors who fail to take the necessary measures are strictly dealt with. The third step is **Engineering**. This step involves the fire alarms system itself. How old is the system and should it be updated? Is the system tested and inspected annually? Are the smoke and or heat detectors in the right locations? How can the system better perform in the event of a real fire and avoid the false alarm? If everyone who has a fire alarm system in their residence or building they own takes a proactive measure to help reduce that possible activation, the false numbers in the county will begin to decrease tremendously. Most of us in the county take for granted that when the fire alarm goes off or there is a report of a real fire, the firefighters will show up in their big fire trucks with lights and sirens wailing away and be there to help us. But what if one day they didn't? What if they were too burnt out or just didn't have the time anymore to respond to numerous fire calls, many of which are false? As Rockland County residents and business owners, how deep are we going to dig into our pockets to pay for that service next time? Next newsletter: **Common causes for false fire alarms.**



"Fieldstone Farm" at 62 Montebello Road was built c.1898, designed by C. Ritterbush

HISTORIC MONTEBELLO

The property at 62 Montebello Road had greenhouses run by D. Groesbeck in 1876 prior to it being purchased and redeveloped by Thomas F. Ryan in 1898 as his "winter home." Although the property was being transformed into a country retreat, its name, "Fieldstone Farm," retained a sense of its rural past and was a description of the material used in its construction. Classical details like the Doric columns, pedimented dormers were melded with a simple gambrel roof form that, together with a porte-cochere, reflect the eclectic architectural tastes of the time.



FROM THE DESK OF THE VILLAGE ATTORNEY

By Warren E. Berbit

I tend to open the Spring message on a high note. I recall mentioning typical harbingers, such as a crocus breaking through or a robin sighting. This year after such a daunting winter - and who knows if it is done - I am too depleted to hop up and down in exultation. I now know, truly know, the meaning of "cabin fever".

I'll ask only one question: Did any family out there not suffer at least one pothole induced blowout? My family score: two drivers and three blowouts (but none on Village Roads). I believe it fair to observe that even if our Village roads are not entirely pothole free (remembering that we do not control County and State roads within our village); by and large they are much better than the surrounding roads. Perhaps this means that our pay as you go philosophy of repaving all roads on an approximate 10 year cycle is working?

"Turning to the more mundane", which I always say to warn that I am switching topics to focus upon that which I am supposed to focus upon, there is a good deal happening. We finally did adopt the total re-write of all provisions relating to signs, which are now comprehensively addressed in Chapter 143 of the Village Code.

A Public Hearing is scheduled to be held at our meeting on March 26th on renewing the Cablevision Franchise Agreement for a period of up to 15 years. In addition, we are in exploratory negotiations on a possible cell tower lease with Verizon in a remote part of the Warren E. Berbit Nature Preserve. Much has to happen if that is to come to pass, including Public Hearings and an act of the State Legislature. The benefits include improved coverage and significant long-term lease income.

Two substantial projects I have mentioned before are moving along, each necessitating amendments to our Zoning Code in the legislative discretion of the Village Board. Although neither is a forgone conclusion, it can be said that there is enough interest on the part of the Village Board to have warranted its continued involvement.

The first project, Montebello Crossings, is located across from Good Samaritan Hospital, just west of the stores on the Northwest corner of Hemion Road. Proposed on the approximately 11.6 acres is a CVS and free standing restaurant in front, and about 100,000 square feet assisted living facility to the rear. The 100 ft. Conservation Easement along Route 59 would be honored. There would be some integration with the corner shopping strip.

The Ramapo Valley Sports Park, consisting of 3 outdoor fields and a domed field, is proposed in basically the same form as before, on the 19.34 acres abutting Rella Boulevard to the south and North Airmont Road on the west. The proposal was resurrected upon purchase of the land from Info USA by the Rella Partners, LLC. A key pro-soccer proponent of the project has obtained a minor ownership interest.

These projects will require significant study, input and environmental review. We may also need to hold a Public Hearing to consider amending our Comprehensive Plan regarding the associated zone changes. All of our citizens should pay careful attention and should involve themselves given that these projects will in part shape the future of our area.

Unfortunately, Novartis has decided to close its 162 acre campus west of Hemion Road and South of the Thruway. About 20 acres, the eastern 800 feet of the parcel, and all road access, is in our Village, the bulk lying within the Village of Suffern. The Mayor has offered the assistance of our Village Planner to work in conjunction with Suffern's Planner in the spirit of cooperation between sister villages. The goal is not to usurp Suffern's primary authority, but to join forces to optimize the ultimate use of the land, given Montebello's proximity and interest. We hope that Suffern will take us up on the offer. Either way, we plan to be actively involved as the locale of a portion of the parcel, of all of the access, and also under SEQRA (State Environment Quality Review Act). Naturally, the ultimate disposition of this land could also have significant impact on the Village.

Lastly, I note that the "RAH", Residential Affordable Housing zone, aka "Indian Rock", restrictions are expiring as each home reaches 20 years in age. This means that the homes can be sold on the open market. Another 20 years that came and went in a wink. I wish the Indian Rock homeowners all the best.

And to all, may we awaken from the "Mid-Winter Night's Dream" to a glorious Spring.

"HISTORIC PRESERVATION IN OUR VILLAGE"

By Matthew R. Moetzinger, Commissioner

As current residents are keenly aware, the Village of Montebello is a municipality rich in historic significance and landmarks. From the stone walls which line our main roads since pre-Revolutionary times, to the farmhouses and barns complementing the landscape, the Village is exemplary within Rockland County and the Hudson River Valley for its colonial period and 18th & 19th century structures. While these unique features vastly pre-date the incorporation of the Village itself in 1986, they are essential to the character and history of our local community. Preservation of these assets is essential to maintaining a link to our storied past, and protecting its beauty and integrity for future generations.

The Montebello Historic Preservation Commission ("HPC"), was created to help protect historically significant properties within the Village. The Village Code requires the protection and improvement of architectural and cultural landmarks as a matter of public policy. The Code also gives the HPC specific authority to help identify and propose parcels, structures, and districts for historic designation, by resolution and approval from the Village Board of Trustees. The HPC has 6 resident members including a chairperson, and the members serve 5 year terms upon appointment by the Mayor and Village Board. The HPC serves with the assistance, valuable advice, and counsel of the Village Historian (Craig H. Long), and the Village Attorney (Warren E. Berbit, Esq.).

Since its organization in 2004, the HPC has been active in its preservation efforts. There are currently several officially designated landmark properties within the Village: (1) Village Hall at One Montebello Road (the Stanley and Blanche Morse House, c. 1920); (2) The Thomas and Ida Fortune Ryan Mansion at 75 Montebello Road (c. 1901 and our Village's namesake, "Monte Bello," or "Beautiful Mountain"); (3) the Johnson Farm, 84-86 Viola Road, c. 1700's; and (4) the "Fant Farm" property (253-257 Spook Rock Road, c. 1850). The HPC is working through ongoing efforts to ensure that appropriate and permanent historical markers are placed at all of these locations. The Indian Rock in the plaza near the intersection of Route 59 and Hemion Rd., and the Cobblestone Farm area off Viola Road are other examples of local historical landmarks. In addition, several more Village landmarks are of historical importance and worthy of designation in the future.

In 2010, the HPC and Village also commissioned the firm of Larson Fisher Associates, to perform a "reconnaissance-level" historic resource survey of the entire Village and its properties. This survey, which is available at Village Hall, is a detailed study of the neighborhoods, topography, and individual parcels and houses within the Village. It contains a wealth of information on Montebello's past and present, and recommends many additional properties greater than 50 years old for potential historic designation. The survey also has many useful maps and illustrations of almost every significant building in the Village, including examples of architectural styles from a variety of time periods.

The HPC welcomes residents of the Village to actively participate in its preservation activities. The HPC regularly meets on the fourth Wednesday of each month at 7:30pm in the Village Hall meeting room. In addition, the minutes of every meeting are available to the public on the Village website at <http://www.villageofmontebello.com/Historic%20Preservation.html>. We also welcome contributions of historic pictures and artifacts from Village residents, and the HPC is planning to increase our visibility at events like Montebello Day in September. If you are interested in participating or exploring the opportunities and potential benefits of historic property designation, please contact the HPC, visit the website, or call Montebello Village Hall at (845) 368-2211. "Request for Evaluation" applications are also available to historic property owners at Village Hall. We welcome your interest and involvement!

**Please Join Us
Village of Montebello
Annual Memorial Day Ceremony
to be held on Sunday, May 25th
at 9:00 a.m. on the Village Hall grounds**

PLANNING BOARD**Executive Enterprises G.P.—Public Hearing
Site Plan—Re-Approval
9 Executive Boulevard**

Application of Executive Enterprises G.P. for re-approval of an expired, revised site plan entitled "Executive Enterprises G.P.", site plan dated 5/16/07 latest revision date of 10/17/13. The site plan approved the construction on the 5.59 acre undeveloped parcel on the south side of Executive Boulevard for two separate four story office buildings each with 48,000 square feet for a total floor area of 96,000 square feet, which was submitted to the Village of Montebello Planning Board. The revision adds two diesel powered generators on an eight (8)' X thirty-four (34)' concrete pad, along the southerly boundary with the New York State Thruway. The revision also adds phasing options. The Property 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 by the Planning Board at the February 11, 2014 meeting.

**Storage Post Self Storage –Public Hearing
Architectural Review-Sign Permit
2 Dunnigan Drive**

Application of Storage Post Self Storage facility located on 2 Dunnigan Drive, Montebello, New York, for Architectural Review, Approval of Proposed New Façade Colors and a Sign Permit. The property is located on the north side of Dunnigan Drive, approximately zero feet west of the intersection 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 13 in a P-I Zone.

The application is currently before the March Planning Board.

**Spook Rock Holding, Inc.
133 Spook Rock Road
Tree Remediation**

Application for Tree Remediation for Spook Rock Holding, Inc., 133 Spook Rock Road, Montebello, New York. The subject property is located on the west side of Spook Rock Road, approximately 200 feet from the intersection of Rose Hill Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 41.17, Block 1, Lot 65.001 & 65.002 in a RR50 zone.

The application is currently before the March Planning Board.

ZONING BOARD OF APPEALS**Executive Enterprises GP
9 Executive Boulevard
Public Hearing**

Application of Executive Enterprises GP, 9 Executive Boulevard, Montebello, New York, 10901 which was submitted to the Village of Montebello Zoning Board of Appeals for Area Variances; Front Yard column 5 [Required: 15Feet; Proposed: 13Feet]; Side Yard column 8 [Required: 30Feet; Proposed: 9Feet]; Rear Yard column 10 [Required: 30Feet; Proposed: 6Feet]; Maximum Height column 12 [Required: 35feet; Proposed: 45Feet] from requirement of the Bulk Table, Section 195-13, of the Zoning Code of the Village of Montebello to permit construction, maintenance, and use of two 48,000 square foot office buildings. The total acreage for the parcel is 5.59 acres. The property is located on the south side of Executive Boulevard, approximately 1,500 feet west of the intersection 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 an LO Zone.

The application was approved by the Zoning Board of Appeals at the December 19, 2013 meeting.

**Nafesa Farid
652 Haverstraw Road
40.16-1-3.2
Public Hearing**

Application of Nafesa Farid, 652 Haverstraw Road, Montebello, New York, 10901 which was submitted to the Village of Montebello Zoning Board of Appeals for Area Variances; Front Yard column 5 [Required: 50Feet; Proposed: 0 Feet] of the requirement of the Bulk Table, Section 195-13 and a fence greater than 4 feet from the Side and Rear Yard Exceptions requirement of Section 195.19C of the Zoning Code of the Village of Montebello to permit construction, maintenance, and use of a

50'foot X 80'foot Basketball Court and a 66inch high fence in the front driveway of a single family dwelling. The total acreage for the parcel is 3.05 acres. The property is located on the west side of Route 202 (Haverstraw Road), approximately zero feet of the intersection of Wilber Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 40.16, Block 2, Lot 3.2 in an ER-80 Zone.

The application is currently before the March Zoning Board of Appeals.

**Majid Mohammad
658 Haverstraw Road
40.16-2-3.1
Public Hearing**

Application of Majid Mohammad, 658 Haverstraw Road, Montebello, New York, 10901 which was submitted to the Village of Montebello Zoning Board of Appeals for Area Variance of a fence greater than 4 feet from the Side and Rear Yard Exceptions requirement of Section 195.19C of the Zoning Code of the Village of Montebello to permit construction, maintenance, and use a 66inch high fence in the front driveway of a single family dwelling. The total acreage for the parcel is 1.90 acres. The property is located on the west side of Route 202 (Haverstraw Road), approximately zero feet of the intersection of Wilber Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 40.16, Block 2, Lot 3.1 in an ER-80 Zone.

The application is currently before the March Zoning Board of Appeals.

**Yosef Emuna
96 Viola Road
49.05-1-15
Public Hearing**

Application of Yosef Emuna, 129 Grandview Avenue, Monsey, New York 10952, in connection with a proposed re-approval of a two-lot subdivision, for Variances from the requirements of Article IV (Section 195-13), Use group h, of the Zoning Local Law of the Village of Montebello: for proposed lot 1: Column 2 (Minimum Lot Area), Required 50,000 sq. feet, Proposed 44,434 sq. feet; [Spook Rock Road] ; for proposed lot 2: Column 2 (Minimum Lot Area), Required 50,000 sq. feet, Proposed 41,722 sq. feet; [Spook Rock Road and Viola Road]; to permit construction, maintenance and use of a two lot subdivision. The subject property is located on the north side of Viola Road approximately zero 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 49.05, Block 1, Lot 15 in a RR-50 Zone.

The application is currently before the March Zoning Board of Appeals.

**Carol Cronk
16 Nottingham Drive
48.15-1-41
Public Hearing**

Application of Carol Cronk, 16 Nottingham Drive, Montebello, New York 10901 which was submitted to the Village of Montebello Zoning Board of Appeals for Area Variance; Front Yard column 5 [Required: 50 Feet; Proposed: 15 Feet] of the requirement of the Bulk Table, Section 195-13 Use group 9 of the Zoning Code of the Village of Montebello to permit construction, maintenance, and use of an in-ground swimming pool on a single family dwelling. The total acreage for the parcel is 0.63 acres. The property is located on the north side of Nottingham Drive, approximately zero feet of the intersection of Mile Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.15, Block 1, Lot 41 in an R-35 Zone.

The application will be before the April Zoning Board of Appeals.

PARKS COMMISSION NEWS

By Tony Piazza, Chairman

If you in anyway feel as I do, I am sure you're tired of the winter cold and snow. Enough is enough already!! The good news is that in few short weeks Spring will be upon us and we can look forward to some warmer weather.

Spring also brings the start of our final phase in the development of Kathryn Gorman Ponds Park. Dredging will begin in two of the ponds and a water shelf will be constructed all in an effort to reduce algae buildup. Of course further enhancements will be done to the park as time goes on. For example, the Ramapo Garden club has graciously offered to plant daffodils next fall, and there may be additional projects from our local Scout troops.

On a more serious note, we have noticed that some of our local residents have been skating and playing ice hockey on the larger ponds. This is prohibited by park rules and can be very dangerous. The ice is not tested for thickness and as the weather warms it can easily break. If your children are some of those skating, please take action so we can avoid any accidents.

We will again be hosting our Annual Clean Up Day on Saturday, April 12th in conjunction with the annual Keep Rockland Beautiful project. Bags, gloves and equipment will be available at the Gazebo on the Village Grounds starting at 9:00 a.m.

Please come and join us as we continue to keep our Village clean and void of unsightly trash.

Lastly, the Parks Commission will be hosting several summer events including a concert. However this year, in lieu of our campout, we are discussing the possibility of an outdoor movie night. Keep an eye out for more information.



FROM THE DESK OF THE BUILDING INSPECTOR

By Lawrence Picarello

Violation Searches, another function of the Building Department:

If you are considering selling or refinancing your home, a bit of preparation will ease the process. I would encourage any resident to review your Building Department records. It's important to see that all improvements, modifications, and additions

are covered by the appropriate Certificates of Occupancy. The records are kept in very good order, on site at Village Hall, and are available during our regular hours.

Lending institutions and title companies have become more cautious, and generally insist on a "violation search" before signing off. Typically, the Building Department will receive a request for a violation search. This office will then send a letter to the homeowner to try and schedule an inspection.

A checklist of basic safety items will be provided, and when you are ready, we will conduct an exterior and interior inspection. If you would like a copy of the Violation Search Checklist, please contact this office.

The most common problem that surfaces are basements finished without the required building permit and being used without the appropriate Certificate of Occupancy. This can be a "deal breaker", and may delay a sale or refinance.

Please feel free to contact the Building Department at 845-368-2491, or by email at building@villageofmontebello.com.



ANOTHER FIRST FOR MONTEBELLO - RADIATION MONITORING PROGRAM

By Stacy Caridi, Trustee

Montebello has become the first municipality in Rockland County to join a citizen radiation monitoring program. The program consists of nine local citizens and organizations, each operating a Geiger counter that detects total radiation in the air on a minute-by-minute basis. Data from these counters are automatically entered into a computer, and analyzed by the Radiation and Public Health

Project (RPHP), a research and education group. The goal of this project is to serve as an early warning system around the Indian Point nuclear plant to provide an independent source of data in the event of radioactive discharge.

The nine stations near Indian Point are part of Radiation Network, consisting of over 100 users mostly in the U.S. (www.radiationnetwork.com). Some are individuals, and some are organizations, including Riverkeeper, Stony Point Center, and our Village.

Beginning in early January, typical levels of airborne radiation were developed at most of the stations in the program (see below). Rockland County's two stations recorded the highest averages. Peekskill, the closest station east of the Hudson River, was 3rd highest.

LOCATION	COUNTY	DAYS	MINUTES	AVG COUNTS PER MINUTE
Stony Point	Rockland	4	20,112	13.59
Montebello	Rockland	4	9,280	13.23
Peekskill	Westchester	2	168	12.12
Putnam Valley	Putnam	3	6,310	11.91
Croton on Hudson	Westchester	7	18,399	11.84
Yorktown Heights	Westchester	7	16,770	10.90
Ossining	Westchester	3	5,982	10.70
Ocean City NJ*	Cape May	9	21,213	9.80

*Ocean City is far from any nuclear plant, and is a "control" site, in which levels are expected to be lower.

On the morning of February 6, an unusually high series of measurements were recorded over a 10 to 15 minute period. Just before 9:00 a.m., the Stony Point site recorded levels 32% above the day's average (a 20% excess for 10 minutes is rare). About two hours later, similar high levels were recorded in Yorktown Heights and Ossining, and Montebello and Croton on Hudson recording levels 15-20% above the norm. Even though the exact cause cannot be confirmed, a plume from radiation from Indian Point is suspected for readings so unusual and widespread.

High radiation levels, including particles and gases released from Indian Point, has been discussed as a potential cause of elevated local levels of cancer, especially those most sensitive to radiation. For thyroid cancer, the only known cause is exposure to radiation, especially radioactive iodine (produced only in atom bomb explosions and nuclear plant releases).

While thyroid cancer is the fastest-rising cancer in the U.S., local rates of the disease have been high and rising even faster for several decades. In 2006-2010, age-adjusted incidence in the four counties closest to Indian Point, where most live 20 miles or less from the plant, was 63% above the U.S., according to the National Cancer Institute, www.statecancerprofiles.cancer.gov (see below). The area rate for whites was even higher, at 69% over the U.S. The rates for Orange and Rockland Counties are among the highest in the nation.

COUNTY	ALL CASES	CASES/100,000	RANK OF 67 NY COUNTIES	% ABOVE U.S. RATE
Orange	395	21.5	2	+76%
Rockland	320	21.2	4	+74%
Westchester	947	19.1	7	+57%
Putnam	101	18.0	11	+48%

The U.S. age adjusted thyroid cancer incidence rate was 12.2 per 100,000.

Indian Point operates two reactors, which started in 1973 and 1976. Since 2007, a protracted public discussion has addressed whether its 40-year licenses should be extended for 20 years. Indian Point unit 2 is technically operating without a license, as it is more than 40 years old.

By participating in this program the Village of Montebello is helping to



VILLAGE GARDEN

The Montebello Community Garden will soon be buzzing with activity. The garden is entering its fourth season. Those interested in working on a plot are welcome to contact or visit village hall (368-2211) in order to reserve a space. If all the plots are reserved, a waiting list will be created. The community garden is organic and we also make an effort to provide crops to the local food bank.

provide public health awareness and an independent source of information regarding radiation activity in the vicinity of the Indian Point plants. Our goal is not to make a political statement but, rather, to raise awareness of the issues in order to foster an informed debate. There is no escaping the fact that we live near an aging nuclear plant. Accurate information is necessary to facilitate this debate.



COMMUNITY CONCERNS
By Melanie Golden, Trustee

As Trustee, I hear many different compliments and concerns from Montebello residents. Of course, I love hearing that our Villagers are happy that there was no Village tax increase this year, or that they are enjoying all the new and wonderful trails at Kathryn Gorman Ponds Park. There have been two concerns that have been raised recently and I wanted to share them with you.

First, residents have noticed dumping of landscape maintenance materials in our parks and at the side of some of our roads. It appears that some landscape companies dump grass clippings, soils and dead shrubs in our public places. This has been most pronounced in and around Kathryn Gorman Ponds Park, and along areas of Route 202. Please let us know if you see anyone dumping anything in our Village. Try to take down any information that will help us with identification. In addition, it never helps to let your landscape maintenance companies know that Montebello will continue to be proactive to stop such illegal dumping.

A second concern has to do with our canine population. We are a dog loving community with a very large and healthy dog population. Many of us cannot imagine life without our dogs! However, there were a few recent complaints about local dogs roaming our streets off leash and without close supervision. Our Village does have a Dog Control Law which requires that your dog be on a leash or in the full or immediate control of a person if your dog is off premises. For the safety of everyone, including your dog, please follow our law.

Hopefully, by the time you read this, it will finally be warm and the snow will be gone and you take your dog for a nice walk in our beautiful Kathryn Gorman Ponds Park, which will be free of discarded debris!



Welcome Spring!
By Steven A. Sorrillo, Trustee

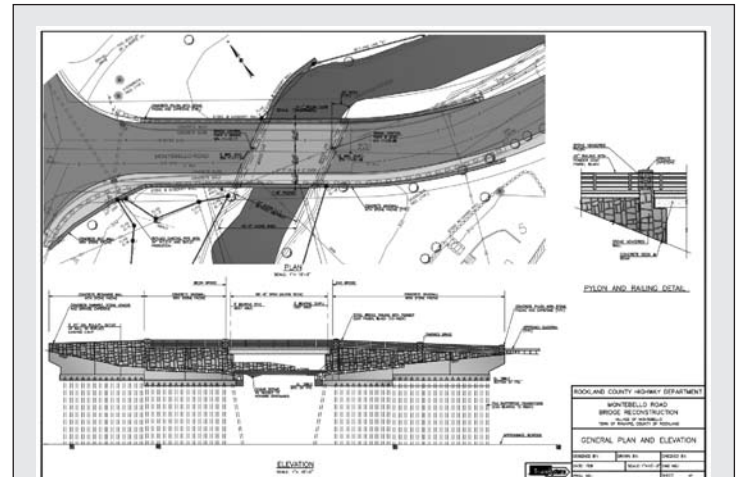
Winter is just about done with us. The clocks have moved forward and the by the time you read this the seasons will soon be changing. It has been a long cold snowy winter and we are all glad that it is just about over. Spring could not come soon enough. Now it is time to access the damage old man winter has wrecked upon us. Time for inspection and repairs. The few days this

winter the temperature went above freezing allowed the ice to thaw and that melt filled the cracks and crevices in driveways, foundations, decks and patios. When the temperatures again plummeted this liquid again froze and when water freezes it expands. Water is one of the very few substances in the universe that expands when it freezes, how nice of mother nature. Liquid water fills every crack and crevice and when it freezes and expands it forces the cracks to grow wider and crumbles the edges. Now once functional driveways with minor cracks must be resurfaced. This same process is responsible for the disastrous condition of roads and highways. The large amount of snow and ice melting causes other problems. As this stuff melts and the ground thaws the water seeps down against foundations and once dry basements develop leaks through seepage. Well in any case it will be nice to see my lawn again. We are all tired of looking out over an expanse of white crystals, sure hope the patio furniture survived. Our cars too have suffered. Besides the potholes we have to dodge the salt takes a toll on paint and undercarriage. Time for a good wash as well as maybe an alignment. The Town of Ramapo Highway Department has always done a very good job in repairing the roads in our area but this winter the capacity of that department to handle this situation has become overstressed. There is still extensive damage to the road surfaces not just in our village but

throughout the entire area. When you become aware of serious defects in the road surface in our area please alert them. You may also call Village Hall and the information will be relayed to them.

With the advent of the warm weather people will be out, walking running and just enjoying the outdoors again. More people on the streets means we must all be more vigilant when we drive. The kids will be outside doing their thing and not paying attention. Be careful, assume they won't be.

On another note a plan has come before the Board to build a Sports Complex on the corner of Airmont and Montebello roads across from Village Hall. The complex will have four fields designed for use by any sport but primarily for soccer. One field will have a dome. The applicant contends that it will be somewhat difficult to see the fields from street level since the fields will be slightly raised and a screening of trees will be between the field and the road. The fields are designed for both day and night use and will therefore have lights. These lights will be on poles seventy feet high. Additionally there will be traffic and noise considerations. There will be other reviews by the Planning and Zoning Boards before any decision is made and by the Village Board whether to allow the necessary zone change. I would like your feedback on how receptive the people of Montebello would be to this project.



MONTEBELLO ROAD BRIDGE

Rockland County obtained 13 bids for the construction of the new bridge for Montebello Road. We are awaiting final approval from the Army Corps of Engineers, which is anticipated by the end of March. O&R is expected to begin pole work in March and demolition will hopefully begin in April.



CLEAN-UP DAY

Our annual Clean-up Montebello day will be held on April 12th. Please join us for a fun time and give back to the community in a way you can see and appreciate. You can come for a few minutes or a few hours. If you arrive at Village Hall we will provide you with gloves, a safety reflector vest and tools to pick up litter. You can clean any street in the village. Young and old are welcome to join us. Over the years clean-up day has helped keep our village beautiful.

APRIL 2014	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 <i>Clean-Up Day 9:00 a.m. – 2:00 p.m.</i>
	13	14	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			

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	MAY 2014
				1 <i>Parks Commission 7:30 P.M.</i>	2	3	
4	5	6 <i>Planning Board Workshop 7:00 P.M.</i>	7	8	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	20	21 <i>Board of Trustees 8:00 P.M.</i>	22	23	24	
25 <i>Memorial Day Ceremony Village Hall 9:00 A.M.</i>	26	27 <i>CDRC 9:30 A.M.</i>	28 <i>Historic Preservation Commission 7:30 P.M.</i>	29	30	31	

JUNE 2014	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 <i>CDRC 9:30 A.M.</i>	25	26	27	28
29	30						



Village of Montebello
One Montebello Road
Montebello, NY 10901

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Annual Clean-Up Day April 12, 2014

For more information, please visit the following websites:
www.villageofmontebello.com
www.keeprocklandbeautiful.org

Rain Date: Sunday, April 13, 2014

Please join us from 9:00 am – 2:00 pm
"Pitch in" to clean up our Village
Meet at Village Hall for assignment & supplies
Children may participate with parents.
Ramapo Central School District students with
Community Service hours welcomed.

Saturday, April 12, 2014

MONTEBELLO'S ANNUAL CLEAN-UP DAY

SAVE THE DATE