

Village of montebello review

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



Greetings from the Mayor



With summer in bloom Montebello is abuzz with plans for our community. This summer we will host an outdoor film and a production of Shakespeare in the Park of A Midsummer Night's Dream (please see articles inside). The village is already making plans for Montebello

Day in September. Our community garden is in bloom and a summer road repaving project is underway.

Your Village Board has been working hard to ensure the financial stability of our village. We have signed an agreement to rent the office space at the community center. We have also submitted an intermunicipal agreement to the State of New York that will allow us to continue to obtain tax refunds for our residents so long as we can stay within the allocated tax caps in the future. The village has a 100% track record of staying within these caps to date.

U.S. District Judge Kenneth Karas has thrown out a case of alleged civil rights violations against a number of municipalities, including Montebello (please see the article inside). The case was brought by owners of a Yeshiva after Montebello joined other villages seeking that the Town of Ramapo perform a comprehensive environmental review before downzoning certain parcels of residential land. The plaintiffs sought \$100 million dollars. The case was decided in our favor on summary motion. Montebello's legal defense was fully covered under our municipal insurance policy.

Recently, the Board honored the Montebello High School seniors graduating in the top 10% of their class (please see article inside). Once again, Montebello is home to a large majority of that special group, though the village is home to a far smaller percentage of the student body. One parent humorously termed this repeated accomplishment "Montebello Exceptionalism".

The county has continued its work on the Montebello Bridge. Recent communication with the county highway department confirms their expectation that the bridge will reopen in late August. It is our hope that this

reopening will occur in time for the new school year in order to ease bus route detours.

A graphic photo inside documents the dangers of speeding on our local roads. No one is immune from the risks of speeding. Even the finest law enforcement can't prevent bad decisions. The Board has installed a speed hump on Mayer Drive to help calm traffic. The upcoming reopening of the Montebello Bridge, while welcome, may also be accompanied by more traffic through our neighborhood. Vigilance is needed to protect our community.

Lastly, a word about bees, blueberries, and trees. A recent news story highlighted the case of a village permit denied for a commercial farm application on a non-conforming lot. I also received a complaint from a homeowner who was unhappy that the village stopped his unpermitted tree removal. While the village is supportive of every citizen's right to the quiet enjoyment of his or her property, local zoning ordinances must be observed. Such laws exist in every municipality in America. Whether one wishes to build a strip mall, dig a swimming pool, cut down a forest or plant a commercial farm, permits are required. If a permit is denied, then applicants are afforded opportunities to appeal. Justice is denied to no one. Yet, ignoring the zoning code and then building (or demolishing) without a permit invites an appearance ticket just as speeding on our local roads invites a speeding ticket. If anyone believes that a local law or code requires revision then please let us know proactively. However, regardless of one's intention, asking for forgiveness is no substitute for permission.

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





WHAT DO YOU THINK? QUIET HOLIDAYS/SUNDAYS OR BUSINESS AS USUAL?

By Lance N Millman, Deputy Mayor

It's been an ongoing discussion over the years. The newspapers talking about limiting gas leaf blowers completely as well as other equipment they use.

It came to my attention again when I saw a few landscapers the other day working on July 4th. I thought about the many parties that were going on and will be happening that day and I thought would I want to hear the cutting of lawns and the blowing of leaf blowers on the Holiday that I had off.

My personal response was no. I would like to have one day that I can relax outside or even in my house with the windows opened and not hear this noise.

I know we have a noise law but this issue is not specifically in our law.

I am specifically referring to the Holidays we get off and even on Sunday's.

There is the argument "what about homeowners" who don't use landscapers and do this work themselves.

I think all homeowners should have the right to maintain their land but should be a little conscientious during certain parts of the day when they are doing this work. I think on Sunday and Federal Holidays when families are most likely to barbeque and sit outside, that they should not have to listen to lawn cutting and leaf blowers at dinner time. This is just my opinion.

So what do you think? Should contractors be limited to not be allowed to work in our Village on Federal Holidays and/or Sunday's?

Should we write into our noise law this limitation? Should we notify all contractors who must be licensed in our Village that we have this limitation?

Or – should we leave it alone and continue business as usual?

Thank you for your opinion and please enjoy the rest of the summer!

MEMORIAL DAY OBSERVED IN MONTEBELLO

Memorial Day was observed at Village Hall on May 24th. Viola Elementary student and scout Charlie Poulos offered a vivid reading of the Gettysburg Address. Decorated army veteran Chris Day was our guest speaker and Congresswoman Nita Lowey presented the village with a Congressional commendation. WWII veteran Harry Lewis and Charlie Poulos presented a wreath at the flagpole. The Marine Corps League Color Guard presented the flags, fired a rifle salute, and played taps in memory of those who made the greatest sacrifice for our nation.



GARBAGE, RECYCLING and BULK PICK UP

The Village contract with the carter provides for side-yard pickup on your scheduled day (depending on your address, Monday and Thursday or Tuesday and Friday). For the residents who continue to bring their garbage cans to the end of your driveway, you must remove them after pick up.

Recycling is picked up curbside every Wednesday. Recyclables cannot be in plastic bags – the carter will not take them. Please note: Recycling is mandatory, please do your part.

Bulk is picked up on your second pick up day (either Thursday or Friday). A dumpster must be obtained for excessive bulk. Anyone moving or cleaning out a large amount of stuff should get a dumpster. The carter can only pick up incidental items. Bulk items must be placed curbside the day of pick up and removed if not picked up by the carter.

Please be responsible and follow the rules. A well maintained Village benefits us all.

Any questions should be directed to Village Hall at 368-2211 or the carter 353-5678.

"HOW WILL WE KNOW IT'S US WITHOUT OUR PAST?"**- John Steinbeck, *The Grapes of Wrath****By Lisa K. Levin, Chairman, Historic Preservation Commission*

The 2010 Montebello Historic Resource Survey compiled a master list of all historic properties within the village. Upon completion, we found that at the time, the village had over three hundred historic and architecturally significant properties that were at least fifty years old. One of the ongoing goals of the Montebello Historic Preservation Commission is to help assure that these historically significant properties are designated and preserved so that future generations can connect to the village's historic past. Sadly, five years after completion of our survey, some of the properties listed are either in such poor condition that we risk losing them through neglect or have recently been razed to make way for new development. Too often, the vision and commitment necessary to see potential beyond old cracked walls and creaking floors simply isn't there. That is why it is so important that those who own our older, historic homes set an example for others and help preserve what we have. Designation of our historic properties is an important step in our goal of retaining Montebello's unique character within Rockland County. While many other towns and villages around us continue to lose what once made them distinctive, we need to make sure that we don't suffer the same fate.

Like our historic homes, Montebello's historic roads are also threatened by time and progress. The HPC has identified the need for strong protection of the extant stone walls and other historic elements that line the historic roads of the Village. "The context of this landscape includes the tree-lined winding roads with narrow carriageways, stone walls, older wooden fences, openness and undeveloped setting, as well as the homes and farms that were constructed during various settlement periods in Montebello's history." (Village of Montebello Comprehensive Plan). This year, the Historic Preservation Commission has applied for a Certified Local Government grant to conduct a "Scenic and Historic Roads Study" which would result in a thorough and objective survey of the unique qualities and overall integrity of Montebello's historic roads. This study would also provide the Village a thorough inventory of the stone walls that line the roads, record distinguishing features, assess historic and scenic character, and make recommendations concerning protections and designation.

Through a collaborative and dedicated effort, our village can move forward yet still retain the rural charm that drew us here. Designation of those properties that have been a part of our landscape for generations is a key element of reaching our goal. If you have a historic property and would like more information about Historic Designation for your property, please call Montebello Village Hall at 845-368-2211 or

stop by to pick up a "Request for Evaluation" application. You can also attend any of the Historic Preservation Commission monthly meetings on the fourth Wednesday of each month.

"The past is not the property of historians; it is a public possession. It belongs to anyone who is aware of it, and it grows by being shared. It sustains the whole society, which always needs the identity that only the past can give." - Dr. Walter Havighurst

**WATER WISE...***By Melanie Golden, Trustee*

On June 27th, I attended a program given by the Rockland County Water Task Force. As you may recall, about six months ago, the New York State Public Service Commission (PSC) decided against a United Water (UW) plan for a desalination plant in the Hudson River. At that time, the PSC left the door open for UW to seek to recoup, from its Rockland customers, \$49 million of costs associated for this rejected project. The PSC took public comments through July 7th in connection with the decision on the requested surcharge. Our Village opposed the surcharge and we all await the PSC decision.

The best thing to come out of this desalination debate was the formation of the Rockland County Water Task Force. Under the leadership of Legislator Harriet Cornell, this task force includes stakeholders including UW, large and small businesses, school districts, environmental advocacy groups and private citizens. The mission is to ensure adequate water resources for Rockland County, which (I never knew) is the fifth wettest county in New York.

The June 27th program presented the first phase of the task force agenda: analyzing UW data to determine actual water demand, usage and water losses. While this may seem dry to you (no pun intended), the consultant hired by the task force was anything but! Amy Vickers is an international consultant, engineer, and author in the field of water conservation and efficiency. She has even presented to British Parliament in connection with the privatization of water there, so I believe we are in very good hands to begin this mission. While her report was not yet released publicly, she was able to provide a good overview of its key findings:

- Total water demand has been largely flat since 2000 despite a growing population of about 11%.
- There are high system water losses that have persisted for decades.
- Data inconsistencies, errors and missing data in UW's

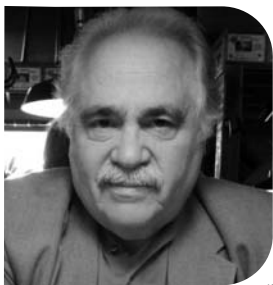
records and reports to various agencies and the consultant make it difficult to know true volume of water supplied (from reservoirs and groundwater), consumed by customers and lost (leakage etc.) for at least the last 3 years.

- Errors in UW's Water Audit reports underestimated leakage recovery potential and overestimated apparent losses.
- Based on 2014, the water main replacement is on an astounding **704-year schedule**, on top of being more than a decade behind the state's recommended timetable for surveying leaks in the system.
- There is approximately 15-25% untapped capacity in the already existing UW system (approximately 2.5 to 3.3 million gallons per day (MGD) of recoverable leakage and 1.9-3.6 MGD from customer oriented conservation).
- There is no need for any additional water resources for the foreseeable future.

While there are many things that UW, NYS and the County can do to ensure adequate water supply, the public will play a major role as well. While specific recommendations for public conservation will be forthcoming, the Task Force would like everyone to "Take a Water Check Up" this summer. Summer rates are 1.5 times winter rates so saving water now helps protect our resources and saves you money. A few recommendations to limit outdoor watering in the summer:

- Select water hardy turf and plants;
- Slow the hose and use drip irrigation where possible and limit watering;
- Smartly time outdoor watering for night or early morning; and
- Set mowers to cut lawn higher and try using sprinkler systems no more than twice a week.

And don't forget to visit our Village rain garden and get literature on how to plant your own!



FROM THE DESK OF THE VILLAGE ATTORNEY

Warren E. Berbit

It has been my tradition to utilize an upbeat approach when writing for the summer newsletter. After all, the winter doldrums have faded from memory, and spring has readied us for

fun in the sun or strolling under our leafy canopy. And, as I threatened I would be doing (perhaps that was last year?), I am out jogging again (so beware!).

For some reason, however, I can't shake from my mind a few semi-unpleasant conversations I've had with our citizens over the years. I recollect comments like, "You can't tell me

what to do on my property". Or to be contrasted, "Tell my neighbor what to do [on his property] because he is annoying me". Or, "Who, me? No way!" (Spoken with sincere innocence). This is NOT a frequent phenomenon, but when it happens, I persevere a bit as I am doing now.

I apologize if these comments appear particular to any one person or situation. I assure you, even if you think you recognize something you might have said, this is generic. Hence, I have attempted to capture a theme, but not to earmark anything or anyone in particular.

My point is that we are a "Nation of laws" and a village of laws. Despite this, we do attempt to be as fair and as just as circumstances permit. If we could do whatever we wanted at any time with no consequences, soon each of us would find that that wonderful freedom carries with it terrible consequences (e.g., when our neighbors are doing the same, and thus imposing their free exercise over our free exercise) The advent of the first Zoning Regulations in 1928 (in Euclid, Ohio, as upheld by the U.S. Supreme Court) and all that has flowed therefrom, in retrospect, is a good thing (unless you wouldn't mind industrial uses in your bucolic residential neighborhoods, no building standards, etc.).

Ok, so an apt title for this column might be, "Misery Loves Company", as I reveal my own peccadillos with our Codes. Trust me, none of us is immune as a few personal examples will demonstrate (and there are more). In the rare case that you may have faced something in our Village Code of which you claim to have been "unaware", herein follows a litany of examples that have befallen even me:

1. At one time near the dawn of the Village there was no charge for a re-inspection by the Building Inspector, necessitated by a failed inspection in the course of constructing a project in accordance with a Building Permit. [By the way, if you are unsure if a project necessitates a Building Permit, check with our Building Department – ask before you act]. Back to my story, under my tutelage our Code was amended to add a re-inspection fee when necessitated by a failed inspection [In other words: do it right the first time!] So, guess who was issued the first ever re-inspection ticket- I think it was #000001- and had to pay the first \$25 fee? Good guess, me!! (A NY/NJ plumber utilized a more up-to-date, plastic drain in my bathroom, but the outdated NY Code at that time required cast iron. So, out it came!)
2. Having written the Tree Law and amendments to same, I never allow a tree with a 4" or larger caliper to be taken down on my properties without a Tree Removal Permit, and I've had to apply many times over the years. [Helpful hints: #1- As part of the

application, get a copy of your survey and mark the location of the tree(s); if need be you can obtain a copy from your building file. #2 – coordinate the marking with the narrative on the application. #3 - have your licensed tree company submit a confirming report]

3. I subdivided my property, restored the front house (circa 1895), and helped design and oversee construction of my main residence to the rear. Subdivision was granted in 1982/83 by the Town of Ramapo Planning Board. At the time, I preferred a well packed stone (Item #4) driveway. I failed to notice that my Engineer placed a notation on the map, "paved driveway". Albeit I probably would have paved it sooner or later, who needed to be told, "sooner". Well, my neighbor at the time checked my map and saw the note, and complained (Why did he care? Who knows). So, by then we are a village, and I am given notice of the requirement, I grumbled, but paved the driveway at significant expense (and stopped waving to my then neighbor).

I could go on, but I trust the point has been made. We are fair and even handed, but firm if we must be, and it is for the greater good. So, I am sorry if any of you have felt picked upon, but here we are equal opportunity "pickers". In the long run, your life in Montebello is better for it. Of course, drop me a line if you think that we can improve in going about our business. Creative suggestions made in good spirit are always welcome.

Please note the following items of interest:

(Village Board/Parks Commission/Village Engineer)

- Phase II of Kathryn Gorman Ponds Park Improvements underway (to improve water flow).

(County)

- Montebello Road Bridge (August opening projected)

(Village Board/Planning Board)

- Ramapo Valley Sports Group Sports Complex on Rella Blvd (issues narrowing)
- "Osterberry Farms"- CDRC discussion of feasibility once application submitted. (Blueberry and bee keep farm)

(Village Board/Staff)

- Vacant houses-working with Building Inspector, Village Prosecutors, Rockland County Department of Health, in an aggressive attempt to keep blighting in-check. Hopefully, the improved real estate market will create an economic incentive to restore these properties.
- Road repaving soon to commence.

(Utility Issues)

- This past winter I frequently noted the odor of the tracer in natural gas "pooled" around my mailbox on Mile Road, and sure enough a leak was confirmed. Repairs

were made over the past few days. **Gas leak call in number is 1-800-533-5325.**

Have a safe and fun filled summer.

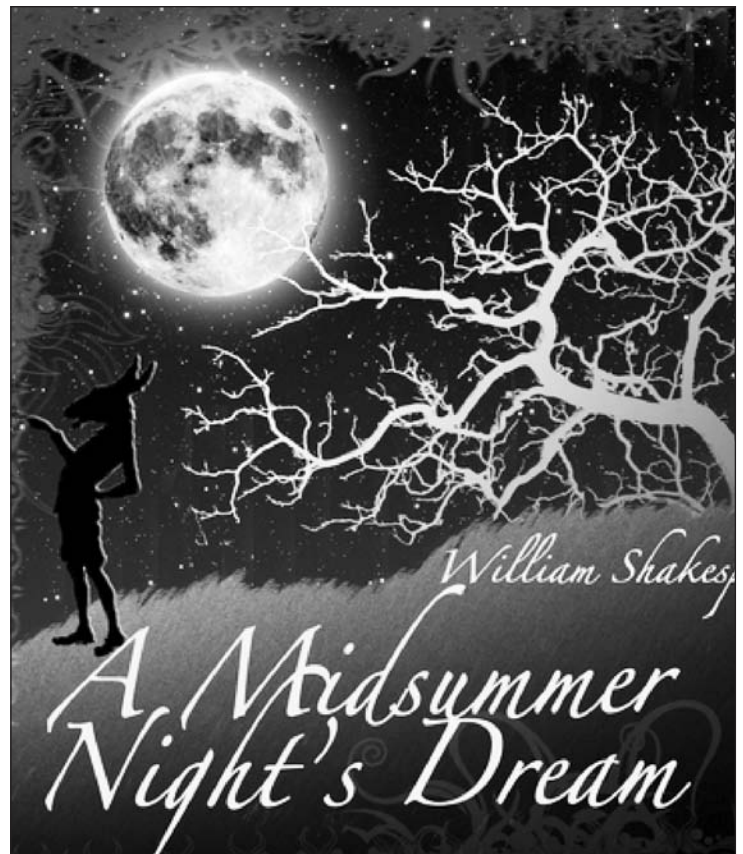
MONTEBELLO HONORS ITS BEST AND BRIGHTEST STUDENTS

Montebello honored the Suffern High School Seniors from the village who are graduating in the top 10% of their class. Remarkably, almost 2/3rds of the top ten at Suffern High School hail from Montebello. Congratulations to these Seniors and to their proud parents!



A MIDSUMMER NIGHT'S DREAM

Montebello is hosting a wonderful outdoor performance of this famous Shakespearean play on August 6th, 7th, and 8th on the Montebello Village Hall lawn at 6:30 p.m. Admission is free. Please bring chairs and blankets.



NEWS FROM THE PARKS COMMISSION

By Tony Piazza, Chairman

Ponds Park

As many of you have noticed, Kathryn Gorman Ponds Park has been closed for the last six weeks. This is due to the construction going on to complete Phase II of development.

Two ponds have been dredged, a large meadow is being developed at the highest point in the park, chemicals have been added to the ponds, and a water shelf is being built in the large pond.

The first thing you will notice when the park reopens is that the ponds are clear of algae and duckweed, making it much more enjoyable for our residents.

The Park should reopen during the first week of July.

The parks commission is currently working on a plan for Phase III (the final phase) of development and expect to finish it by summers end.

Summer movie night

Mark your calendars for Friday, July 17th. The Parks Commission along with the Village Board is hosting a movie night for our residents on the Village Hall grounds. We will be showing "Night at the Museum III" and will be serving free popcorn to the attendees. The festivities start at 8:30 p.m.

Shakespeare at Village Hall

Once again this year, the Babbling Brook Players will be performing on the Village Hall grounds.

This year's play is "A Midsummer Night's Dream".

Admission is free and the performances will be held on August 6th, 7th and 8th starting at 6:30 p.m.

In case of inclement weather, performances will be held at the Town of Ramapo Community Center located at 319 Haverstraw Rd in Suffern.

Tree Care – Invasive Vines

On a final note, we have noticed many trees throughout the village entwined in vines. Residents are advised to have the vines cut, otherwise they will eventually suffocate the trees causing them to die.

Lastly, all of us on the Parks Commission wish our residents a healthy and enjoyable summer.



GRILLING SAFETY TIPS

By Chris Kear, Fire Inspector

With summer now in full swing, I'm sure everyone has been hitting their grills for some awesome BBQ!

Whether you are cooking hamburgers or hotdogs, slow smoking ribs or searing a beautiful steak, please keep

in mind that barbeques grills can be dangerous and safety must be paramount. To keep you and your family safe this season, here are a few tips and guidelines to follow:

1. Propane and charcoal grills should always be used outdoors. (I know I really shouldn't have to be telling you that!)
2. Propane tanks, full or empty, should never be stored inside a garage or vehicle.
3. Inspect the hoses and connections on a regular basis.
4. Keep your grill clean from grease buildup.
5. Your grill should be kept at least 10' from your home.
6. Never leave your grill unattended.
7. Always monitor your children and keep them away from grill.
8. If using a charcoal grill, never discard hot ashes/coals in a combustible container or in the woods. Use a metal container.
9. Always open the grill lid when lighting.
10. If you smell gas while using your grill, there very could be a leak. Turn grill off and call the fire department.
11. When lighting a charcoal grill, **only use charcoal lighter fluid**. Never add lighter fluid after the coals have been lit.
12. Never wear loose clothing while cooking on any grill.

So as you enjoy your summer, please remember to keep safety in mind!

PLANNING BOARD

Storage Post Self Storage—Public Hearing Amended Site Plan—addition of Pole Mounted Lighting 55.07-1-13

Application of Storage Post Self Storage facility located on 2 Dunnigan Drive, Montebello, New York, for Amended Site Plan to add pole-mounted lighting around the existing facility. 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 was approved by the Planning Board at the April 21, 2015 meeting.

**Storage Post Self Storage—Public Hearing
Site Plan—Second Self Storage Building
55.07-1-13**

Application of Storage Post Self Storage facility located on 2 Dunnigan Drive, Montebello, New York, for Amended Site Plan to allow a second self-storage building with additional parking on the site. 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 was approved by the Planning Board at the April 21, 2015 meeting.

**Larry Cohen
17 Bayard Lane**

**Wetlands and Stream Protection Permit
48.10-1-74**

Application of Larry Cohen, 17 Bayard Lane, Montebello, New York 10901, for Approval of a Wetlands and Stream Protection Permit entitled "Cohen Garage 17 Bayard Lane" to allow disturbance and construction within 100 feet of a freshwater wetland and for Approval of construction within a Conservation Overlay District. The proposed construction is to replace a burned-down garage. The subject property is located on the south-east side of Bayard Lane approximately 1000 feet of 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 74 in a R-35 Zone.

The application was approved by the Planning Board at the April 21, 2015 meeting.

**Manhattan Beer Distributors
20 Dunnigan Drive
Amended Site Plan
55.07-1-12**

Application of Manhattan Beer Distributors, LLC, 955 East 149th Street, Bronx, New York 10455, for Approval of a Site Plan and Wetlands and Stream Protection Permit entitled "Proposed Expansion for Manhattan Beer Distributors, LLC". The proposed construction is for proposed addition of a parking area for trucks, fifteen existing spaces for trucks to be converted to additional parking for employees. Also proposed is a filling station for compressed natural gas to serve vehicles for Manhattan Beer use only and to allow disturbance and construction within 100 feet of a freshwater wetland. The subject property is located on the northerly side of Dunnigan Drive approximately 1500 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 12 in a PI Zone.

This application is currently before the July 14, 2015 Planning Board.

**Raymour & Flanigan
Site Plan
Wetlands & Stream Protection Permit
55.06-1-3.2**

Application of Suffern CDC LLC, C/O Neil A. Rube, 7248 Morgan Road, Liverpool, New York 13088, for Approval of a Site Plan and Wetlands and Stream Protection Permit entitled "Raymour & Flanigan 22 Hemion Road". The proposed construction is for a 10,200 square Foot auto repair garage and 25,000 square foot recycling facility for Raymour & Flanigan use only and to allow disturbance and construction within 100 feet of a freshwater wetland. The subject property is located on the east side of Hemion Road approximately 0 feet north of Piermont Branch Erie Lackawanna Railroad in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.06, Block 1, Lot 3.2 in a PI Zone.

This application is currently before the July 14, 2015 Planning Board.

ZONING BOARD OF APPEALS

**SP HHF Sub A LLC,
Storage Post Self Storage
55.07-1-13**

Application of SP HHF Sub A LLC, Storage Post Self Storage, 2 Dunnigan Drive, Montebello, New York, 10901 which was submitted to the Village of Montebello Zoning Board of Appeals for Area Variances; Front Setback [Required: 75Feet; Proposed: 40.22Feet (NYS Thruway) and 33.41Feet (Dunnigan Drive)]; Floor Area Ratio FAR [Required: 0.40; Proposed: 0.92] from requirement of the Bulk Table, Section 195-13, Use Group K of the Zoning Code of the Village of Montebello to permit construction, maintenance, and use of a 44,250 square foot second Self-Storage building. The total acreage for the parcel is 3.69 acres. The property is located on the north side of Dunnigan Drive, approximately zero feet 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 PI Zone.

The application was approved by the Zoning Board of Appeals at the March 19, 2015 meeting.



FROM THE DESK OF THE BUILDING INSPECTOR

Lawrence Picarello

Following the recent fatal deck collapse in California, here are some things to look for as your deck ages:

7 Reasons Why Your Deck Could Collapse



Avoid making the local news by inspecting older decks.

A deck is an extension of the home and can provide some great entertaining space. But unlike a living room, a deck is subject to the whims of Mother Nature. Rain, snow and sunshine can take their toll and weaken a deck over time. Older decks, however, are where most problems arise.

1. The ledger board pulls away from the house: The leading cause of deck collapse in North America is due to some type of ledger board failure. Since most decks are attached to the house via a ledger board, and not fully free standing, a failure here can be devastating. This type of failure leads the pack, in older construction the ledger board was often just face nailed to the rim joist. Newer codes required lag screws or through bolts, today special brackets like Simpson's "DTT2Z Deck Tension Ties" are required. Newer versions of the IRC require a 1500-pound rated connector, and this is one that meets this new requirement. This bracket extends into the home and provides a solid connection from the homes floor joists through the rim and ledger boards to the deck's joists.

2. Ledger board splits: When a ledger board is attached to a house, a staggered bolt pattern should be used. This reduces the chance that a crack will form along the length of the board, and cause it to fail.

3. Board rot: Many ledger boards rot prematurely due to the lack of proper flashing or from being built with standard lumber. All of a deck's exposed framing lumber should be decay resistant per guidelines established by the American Wood Council's DCA-6 publication. Ledgers should also be flashed to prevent moisture attacks from above.

4. Hanger/toe nail failure: I have seen some decks where the joists were simply toe nailed to the ledger, and others where the joist hangers were falling out due to corroded fasteners or rotted wood. Both of these problems can lead to decks pulling away from the house. On most decks this is an area that can be easily inspected and should be checked regularly.

5. Post and beam failures: Another leading cause of deck collapse is due to the failure of posts and beams. Here the leading causes are wood rot and under sized components. Posts that are set in soil, without protection, often rot to a point where they can no longer support loads. The same happens to beams that have not been properly maintained. Dynamic loads of many people out on a deck can lead to sudden and catastrophic failures, in many cases injuries and deaths are not uncommon.

6. Joist failures: This type of failure usually does not cause the entire deck to collapse in an instant, and therefore is not as newsworthy as other types of collapse. Injuries are still common as holes may cause people to fall through.

7. Foundation failure, not common

If your deck is old chances are higher that *it may need some care*. Proper and regular inspections are your best friend when it comes to ensuring the integrity of your deck. It is possible to make structural repairs as preventative measures.

CAR CRASH ON MONTEBELLO ROAD

A rollover car crash on Montebello Road on June 26 resulted in a closure of the road for several hours. Fortunately, the resultant injuries were non life-threatening. The driver involved was almost certainly speeding. Please drive safely.



MONTEBELLO IN THE NEWS

(excerpted from the Rockland Journal News)

A federal judge has again ruled that a yeshiva failed to prove that several villages in the town of Ramapo opposed a housing development based on anti-Hasidic sentiments. Friday's decision involved a nearly decade-long legal action by Mosdos Chofetz Chaim against the villages of Pomona,



Chestnut Ridge, Wesley Hills and Montebello.

The yeshiva accused the communities of incorporating as villages to curtail the expansion of Hasidic neighborhoods through restrictive zoning. It also claimed the villages hid behind environmental laws to oppose the town of Ramapo's adult student housing zone and singled out the yeshiva's housing and study center on Grandview Avenue, just outside the village of New Hempstead.

Chofetz Chaim sought \$100 million in damages, attorneys for the villages said. The yeshiva and Ramapo have also battled those villages in state court since 2004, with accusations of zoning and fire violations at the development.

Rabbi Aryeh Zaks, his family and other Chofetz Chaim officials claimed the villages conspired to deprive the yeshiva of its civil, religious and equal protection clause rights under the U.S. Constitution, as well as the Fair Housing Act.

U.S. District Judge Kenneth Karas, in a 76-page decision, wrote that, while he was sympathetic to accusations of discrimination, there was a lack of evidence in the yeshiva's case.

He wrote that yeshiva officials "have offered nothing more than conclusory, unsubstantiated assertions in support" of civil rights violations and "threadbare allegations alone will not suffice to defeat" a request by the village's lawyers to dismiss the legal action. Karas also cited a decades-long contentious relationship between the Hasidic community and other town residents. Pomona's attorney, Greg Saracino, said Karas' decision is rooted in the law and an appeal would prove futile.

"The \$100 million case was designed to bankrupt the villages," Saracino said. "I'm glad it's history." The yeshiva's lawyer could not be reached for comment. Karas had dismissed the yeshiva's initial legal action in 2010 but allowed the congregation to refile.

Chofetz Chaim bought 4.7 acres on Grandview Avenue in 1997, after the federal government declared the Nike military property surplus. A federal lawsuit settlement against New Hempstead for blocking development put the land back under Ramapo's jurisdiction. Along with a study center, the yeshiva development contains 32 two-bedroom units and 28 four-bedroom units for students and their families.

The Historic Preservation Commission is having a historic marker prepared for Village Hall with the following wording:

Built with native stone, this English Style Cottage, constructed in 1923, was a wedding gift for Stanley and Blanche Ward Morse. The home was carved out of the 61-acre estate of Perley Morse, nationally known as an accountant and author who conducted important financial investigations for federal and state governments. It remained a private home until acquired by the Village of Montebello in 1989 for use as the Village Hall. The building was designated a Montebello Historic Landmark on December 17, 2008.



A Letter of Interest from our County Legislator

The Legislature of Rockland County



RECEIVED

APR 23 2015

VILLAGE OF
MONTEBELLO

ALDEN H. WOLFE
Chairman

April 14, 2015

Mayor Jeffrey Oppenheim and Trustees
Village of Montebello
One Montebello Road
Montebello, NY 10901

Dear Mayor Oppenheim and Trustees:

Thank you for sending me a copy of Resolution 15-025, Regarding the Removal of PCBs from the Hudson River. I'm happy to report that the Rockland County Legislature passed unanimously a very similar resolution at its last full meeting on April 7th, 2015. I am a sponsor of that resolution, No. 134 of 2015.

In the press release that followed the passage of the resolution, I said, "GE's current clean-up plan does not come close to correcting the colossal ecological disaster it has caused by its discharge of PCBs into our treasured Hudson River. As federal agencies have found, this is outstanding 'resource damage.' I call on the EPA to demand that GE conducts and completes a thorough remediation and not be permitted to get away with its anemic efforts, which don't come close to cleaning up this massive mess."

The Village's vigilance on this matter comes as no surprise. The Village of Montebello has a consistent record of upholding and fighting for the highest environmental standards. Your actions as a board are a credit to our community and our county. From the Hudson River to Harriman State Park, there's nothing more important than protecting the health of the physical surroundings where we live, the air we breathe and the water we drink. Our lives depend on safeguarding these resources.

Yours truly,

A handwritten signature in black ink, appearing to read "A Wolfe", written over a horizontal line.

Alden H. Wolfe

JULY 2015	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Village Hall Closed Independence Day	4 Independence Day
	5	6	7	8	9 Parks Commission 7:30 P.M.	10	11
	12	13	14 Planning Board 7:15 P.M.	15 Board of Trustees 8:00 P.M.	16 Zoning Board of Appeals 7:45 P.M.	17 Movie Night Village Hall Grounds 8:30 P.M.	18
	19	20	21	22 Historic Preservation Commission 7:00 P.M.	23	24	25
	26	27	28 CDRC 9:30 A.M.	29	30	31	

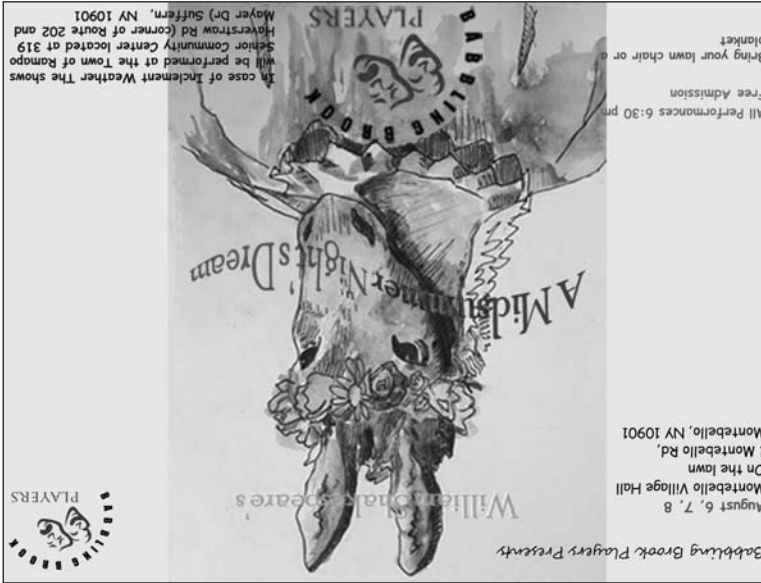
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	AUGUST 2015
						1	
2	3	4	5	6 Parks Commission 7:30 P.M. Shakespeare in The Park 6:30 P.M. Village Hall Grounds	7 Shakespeare in The Park 6:30 P.M. Village Hall Grounds	8 Shakespeare in The Park 6:30 P.M. Village Hall Grounds	
9	10	11 Planning Board 7:15 P.M.	12	13	14	15	
16	17	18	19 Board of Trustees 8:00 P.M.	20 Zoning Board of Appeals 7:45 P.M.	21	22	
23	24	25 CDRC 9:30 A.M.	26 Historic Preservation Commission 7:30 P.M.	27	28	29	
30	31						

SEPTEMBER 2015	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 Parks Commission 7:30 P.M.	4	5
	6	7 Village Hall Closed Labor Day	8	9	10	11	12
	13	14	15	16 Board of Trustees 8:00 P.M.	17 Zoning Board of Appeals 7:45 P.M.	18	19
	20 Montebello Day Noon-4:00 P.M.	21	22 CDRC 9:30 A.M.	23 Historic Preservation Commission 7:30 P.M.	24	25	26
	27	28	29	30			



Village of Montebello
 One Montebello Road
 Montebello, NY 10901

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UPCOMING EVENTS

July 17th - MOVIE NIGHT - Night at the Museum III
 8:30 p.m. - Village Hall Grounds

August 6th, 7th, & 8th - Shakespeare in the Park
 "A Midsummer Night's Dream"
 6:30 p.m. - Village Hall Grounds

September 20th - Montebello Day
 Noon - 4:00 p.m. - Village Hall Grounds