

# Village of montebello review

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



## Greetings from the Mayor



One of the interesting aspects of serving as Mayor is that I get to experience the range of public reactions to Village policy and governance. Usually these reactions are supportive and encouraging, but sometimes they are negative and critical. Most interestingly, sometimes the most positive and most negative reactions occur regarding the same topic. Such was the case recently with regard to the village's long standing policy to utilize tar to fill the cracks on our aging roads.

Montebello has approximately 30 miles of roads in a village that measures just less than 5 square miles. The average road has a life expectancy of 20 years before it requires repaving. The number of vehicles that use the road significantly affects this life expectancy. Hence, major thoroughfares require repaving more frequently than cul-de-sacs.

Every road ages and one of the first problems that occurs is the development of cracks. Because water expands when it freezes, the cracks will grow over the wintertime as water (which seeps into these cracks) widens when it gets cold, deepening the crevasse. If this is left untreated, the road will require repaving sooner rather than later. The same is true of every asphalt covered driveway and parking lot.

Repaving is very expensive. In recent years the price has approached, and at times exceeded, \$100,000 per mile. In past years, poor planning required the village to take out bonds to pay for large repaving projects. In order to avoid taking on such debt we set out to budget a yearly line item for paving costs to minimize the need for such bonds. Currently, we budget approximately \$125,000 per year for repaving. This amount will allow us to repave about 1/20<sup>th</sup> of our roads each year. If the average road lasts 20 years, our method should avert the need for future road paving bonds.

One limitation of this methodology is derived from the fact that a large number of our roads will reach the end of their life span at roughly the same time. For example, the roads in the Pines were all paved at approximately the same time. Because there are 5 miles of roads in the Pines, repaving them at once would require more money than could be reasonably budgeted in any one year.

Realistically, we need to be diligent about making sure that our roads last as long as possible so we don't wind up in a (metaphorical) rut, having to take on large bonds. The best way to do this is by performing preventative maintenance when the roads begin to crack. Crack filling, which is performed for us by the Town Highway Department, is the technique that leads to the random tar lines on the roads, resembling a painting by Jackson Pollack. This technique prolongs the life of any given road for several, and perhaps many years.

A compliment that I received came from a citizen who appreciated the financial benefit by which we save hundreds of thousands of dollars using this preventative maintenance. This person understood the challenge that we faced and recognized that our solution was working in the interest of the entire village.

While it is nice to hear such compliments, it is often more instructive to hear complaints. In this case, the complaint that I received was focused on the unsightliness of the various random looking tar lines. These chicken scratches were felt to diminish the aesthetics of our roads. Both these citizens were equally enthusiastic in their concerns, but just in diametrically opposite directions.

Regular monitoring of our road conditions, which is performed by our village engineer, allows us to identify the roads most in need of

repaving and those that can be managed with tar filling of cracks. This method is purely scientific, devoid of politics. We want to make sure that our limited resources are best spent on the most damaged roads and preventative maintenance allows us to do just that. Thus, the selection of which roads are crack-filled and which roads are paved is based on an engineering form of triage that accommodates our budget policy. The Village will be resurfacing Kings Gate Road, Westgate and Belvedere Path this year.

In politics it is not always possible to please everyone, all the time. However, I think it does serve everyone if we can effectively explain the reasons for our actions, especially when there is disagreement or concern. I hope that even those who are dismayed by the esthetics of road tar lines will understand that the purpose of this activity is to provide a specific utility that saves dollars and keeps a lid on our village taxes. I believe it is the responsibility of our local government to deploy the most constructive policies to keep our small portion of your property taxes as low as is reasonably possible. Please feel free to contact me with your concerns, your compliments and your complaints. 845-368-2211



### MONTEBELLO CONTINUES .....

By Lance N. Millman, Deputy Mayor

As we enter the summer and schools begin finals/regents/etc. for the end of the school year, we all are getting ready for hopefully a great summer ahead. Of course with the weather being totally unpredictable I'm sure we will all make the most of our summers.

With schools finishing up the year there will be a lot of students and children walking, running, playing and riding on our streets. We all need to be aware of our surroundings when we are doing these things and in driving in our cars. History shows that it's not always the student drivers who are speeding but the parents of these drivers as well as other adults. I know we all are rushing to get to our favorite places or making a quick errand but please drive carefully and don't speed and text while you are driving. We must share our streets with everyone who is outside enjoying the day whether it is for exercise or for a stroll.

Be aware when you go away that you don't want to leave the impression that your house is empty. Arrange for someone to pick up your mail or hold your mail at the post office. Have the newspaper service hold your paper or have a neighbor pick it up for you each day. Try not to post on your Facebook or other sights that you are going away for a great vacation. I'm sure most of us have now seen the ads on TV for home protection services showing the robbers looking for signs (pictures of you while you are away) on the internet that you went away. Try putting timers in your house for lights to go on and off various times of the day and night. These are just a few suggestions.

We all need to keep up with local news (as well as the world around us) and what is occurring in our county. We must always try to keep an active role in what is going on both within and around us. It doesn't matter what political party or group you belong to or what your beliefs are, what matters is your ability to act and vote when you need to vote. We can't continue to be complacent if we don't like what is going on around us.

Our Village Board will continue to strive to maintain our Village.

So please be careful this summer, enjoy the time with your families or with your friends and let's keep Montebello a wonderful place to live in.

Thank you.



**FROM THE DESK OF THE FIRE INSPECTOR**  
*Christopher Kear*

**PREVENTING HOME GARAGE FIRE**

As we all are in full swing with the warm weather and sunshine, many of us will be in the spring/summer clean up mode. In addition to the yard clean up and pool openings, some of us will be doing a full clean out of our garages. Relegating the snow shovels and ice salt to the shed or back of our garage will help put those winter blues in memory! If you have plans to clean out

your garage or just straighten it up, please consider some interesting fire facts regarding home garage fires.

- There are approximately 6,600 home garage fires annually
- 30 deaths a year are related to home garage fires.
- 400 injuries are related to home garage fires.
- \$457 million in property loss.
- Leading cause of fires is electrical related:
  - Electrical short in wires
  - Damaged wires
  - Overloading of electrical outlets
  - Improper use of extension cords.

**How do we keep ourselves safe?**

- Store oil, gasoline, paints and varnishes in a shed away from your home or in a UL approved flammable safety cabinet.
- Keep items that are combustible on shelves away from appliances.
- Plug only on charging appliance into an outlet at a time.
- Extension cords should only be used temporarily, not permanent.
- Do not use fuel powered equipment such as generators, lawn equipment and chainsaws inside of garage.

**Safety through construction.....**

- Have a minimum of a 20 minute rated fire door that is self closing from the garage to the home.
  - An attic hatch cover if you have access from the garage.
  - The common wall should be 1/2" gypsum board (sheetrock) between the garage and the home.
  - The ceiling should have 5/8" gypsum board (sheetrock) if you have living space above the garage.
  - A heat detector, not a smoke detector in the garage. Heat detectors activate based upon the rise in temperature such as if there were a fire. Smoke detectors are way too sensitive in this area.
- Enjoy your summer and please stay safe!

**RESIDENTS - PLEASE NOTE:**

The carter cannot pick up pieces of wood/lumber; that is considered construction debris. Yard waste must be placed in the brown bio-degradable bags. Plastic bags will not be picked up. Please log on to the Village's web site [www.villageofmontebello.com](http://www.villageofmontebello.com) for additional information regarding garbage, recycling and bulk items.

**"ATTENTION SENIORS "**

Emergency kits are available at Village Hall for our Seniors. The kits contain useful materials in the event of power outages and major storms. The emergency kits were made by Eagle Scout Kyle Shipley

**"NOISE CONTROL "**

In accordance with the Village Code lawn mowers and blowers are not to be operated between the hours of 10 p.m. and 8 a.m.  
Please notify your landscapers.



**FROM THE DESK OF THE BUILDING INSPECTOR**  
*Lawrence Picarello*

Please don't let this happen to you! Check the flexible hoses that connect the propane tank to the grill. If there are any signs of cracks, checks, or drying out- replace the hose! Even if your grill is connected to natural gas, there may still be a short piece of rubber hose to check. These flexible hoses are also used on backup whole house generators - as these also are exposed to the weather,

they also must be checked.

Summer means garage sales, so please remember that the Village requires a temporary sign permit for **any** temporary sign. The application is available on the Village website or at Village Hall, and will (in most cases) be processed as you wait. Signs may not be mounted on trees, utility poles, street sign posts, or in any location that could block a sight line. You will notice that the Village is pro-active in controlling nuisance signs of all types.

This office has also had a rash of complaints regarding grass and property maintenance. Please note that the height at which a violation can be issued is 10 inches. Following a written complaint and this office witnessing the offense, enforcement of the Village Code will begin. Typically, the property is placed in violation allowing time for the property owner to respond and to remedy the offense. If corrective action is not taken, an appearance ticket to appear in Justice Court is then issued.



**PARKS COMMISSION NEWS**

*By Tony Piazza, Chairman*

**Kathryn Gorman Ponds Park**

As you may have noticed, the algae is starting to build up again in the park ponds. We are targeting the middle of June to start the chemical treatment that will hopefully resolve the problem. However the Parks Commission has decided to delay the dredging of the ponds and construction of the water shelves until late summer/early fall. This way we can assure that our residents can enjoy the park all summer without putting up with machinery in the park or the potential odor from the dredging materials.

On a disturbing note, the picnic tabletop in Kathryn Gorman Ponds Park has been destroyed. Additionally, some of our residents have been violating Park rules and have been driving four wheelers through the Park.

It's a shame some juveniles have seen fit to disrespect the rights of others to enjoy the park. If any residents are aware of who is violating Park rules please contact Village Hall and we will take appropriate action.

**Summer Movie**

The Commission had planned to show a movie this July on the Village Hall Grounds for the enjoyment of our residents. Unfortunately, due to some timing restrictions and copyright issues, we have to cancel the event for this year. We sincerely apologize for having to make this decision, as we know many of you were looking forward to it. However, now that we are fully aware of the process, we plan on holding this event next summer.

**Shakespeare in the Park Montebello Style**

We are very excited to announce a new event for this year. On July 31<sup>st</sup>, August 1<sup>st</sup>, and August 2<sup>nd</sup>, the Babbling Brook Players community theatre will be performing Shakespeare's "Twelfth Night" on the Village Hall grounds starting at 6:00 pm.

Admission is free. Please come out and join us for an enjoyable evening.

We wish all of you a very enjoyable summer.



**MONTEBELLO IN THE SUMMER**

*By Steven A. Sorrillo, Trustee*

We are a fortunate community. We live in a place that is as scenic as any in the lower Hudson Valley. Each day as I drive to work or walk my dog or even just sit out on my deck I can't help but feel lucky to be able to enjoy such a lovely setting. Tree lined streets, grass and the peacefulness of living in such a bucolic setting. But with this largess comes responsibility. Responsibilities we all must pay attention to. The children will soon be out of school.

Some of them will go to camp for a major portion of the summer but many will be home and outside playing. They will use the parks, ride bicycles in the street and be playing in backyards and on driveways. Additionally, we too will be outside walking and riding. Lots of people on the road. While it is true that Montebello is a quiet rural community it is also true that we live in an area with several pass through streets. Streets such as Route 202, Spook Rock Road, Montebello Road and Viola Road. These streets have either narrow shoulders or no shoulders at all and in the case of Route 202, a 45 mile per hour speed limit. Our local streets all have a 30 mile per hour speed limit. You would be hard pressed to see even fifty percent of drivers pay attention to those limits. The people who use these streets to pass through our neighborhoods care very little for the things we enjoy. They just want to get from point A to Point B. The only deterrent to them speeding is the police and they have other more pressing jobs to do than be stationed on all of these streets. We as responsible adults must be aware of these dangers. Slow down, be vigilant, if you have young drivers in the household educate them to the dangers of speeding and distractions (i.e. Texting). The police department will respond to your complaints so if you believe that there are unsafe conditions on your street or any other street contact them. They will station a car in the area to deter the speeding or reckless driving. Please be careful out there.

Let me revisit the topic of young drivers since I have seen too many of our own have accidents. A new crop of young drivers are out on the road right now. Inexperienced but so sure of their own ability. It truly is a scary situation. Suffern High School is within the Village of Montebello and Rockland Community College is right next door and therefore we have a lot of kids driving within the village. Added to the inexperience and their knowledge that they know so much more than we do is the use of cell phones. Texting, phone calls and the distraction of having other youths in the automobile makes for a dangerous combination. It is your job, our job to educate. I would rather be thought of as an intrusive, overwrought parent than have to go to another accident scene, emergency room or worse.

The last item has nothing to do with summer at all. However it is important that we recognize our responsibility when it comes to electing the people who govern us. Anyone of you happy about your real estate tax bill. We on the Board of Trustees are very much attuned to the high level of taxes that we all are subject to. We take great pains to be penny pinching tightwads. I believe we do a good job of it too. We were able to pass a budget this year that had no tax increase at all. Unfortunately the Montebello portion of your tax bill is only a few percent. The vast majority of our real estate taxes is related to schools and education. Take the time to contact your representatives in the Town of Ramapo to discuss your feelings on this matter. Stand up, be heard, this is your village, town, county and state.

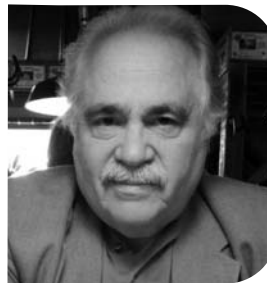
**2014 BENCH PROJECT**

Anyone interested in purchasing a bench in the Gorman Ponds Park, please contact Amy Rapoport at montebelloamy@gmail.com



**MEMORIAL DAY**

The Village of Montebello held its annual Memorial Day Ceremony on May 25th. The Marine Corps Color Guard presented the flags, fired a rifle salute and played taps. We were honored to have accomplished Montebello resident and distinguished Vietnam veteran David Smith as our guest speaker. 5th graders, Marie and Julia Lublanzki read the Gettysburg Address and led us in the Pledge of Allegiance.



**FROM THE DESK OF THE VILLAGE ATTORNEY**

*Warren E. Berbit*

So, in the middle of an office renovation my floor guy ("Floor Guy"), with whose multi-generational business I have dealt with for many years, goes off on a rant about our Tree Law (replete with a squinty eyed, stone faced glare - when I jogged I gave dogs that looked like that a wide berth). Layer by layer I peeled away the myth, misinformation, and distortion. When I was done he relaxed and returned to working on the

floors (wooden, by the way!)

As in this incident, from time to time I am reminded that our Tree Law is sometimes maligned by those who ignore it. Indeed, it has been utilized by other municipalities. I believe that it is a contributing positive factor in Montebello being a desirable place to live.

Ok, back to Floor Guy. "It's expensive to comply with" - untrue. It can be expensive if you act without compliance, and then face prosecution, fining, and perhaps even having to effectuate a replanting plan. Filing a tree removal application before you act costs \$10.00 for dead tree removal, regardless of how many are being removed, and costs zero for "as-of-right" removals.

"You can only take down a couple trees, at most 4, if you comply." - a gross simplification. **First**, there is no limitation on the number of trees which may be removed if they are dead, dying or represent a danger. (The application does require that such conditions be certified by a tree expert, and in most cases the Village Engineer will check the property, and don't forget photographs.) If there is imminent danger which doesn't allow for even a short delay to obtain a permit, remove but follow up quickly with a permit application, but you must submit hard proof after the fact, (e.g. an arborist's report and pictures).

**Second**, you may remove as many trees as is reasonably necessary to effectuate a Building Permit. The Building Inspector will confirm your initial determination. This does not count against you total.

**Third**, what Floor Guy was referring to was likely "as-of-right" removal. You may remove up to one tree per every 10,000 square feet of lot area, every two years. However, irrespective lot size, there is an overall cap of 8 trees in any 2 year period, or 12 in any 6 year period. Again, these are the "no questions asked, as of right trees" (as long as you start with a permit).

**A couple more points:** Tree removal contractors must be licensed by the Village. You can obtain a list from the Village Clerk's office. "Trimming", does not require a permit (unless the trimming is so severe so as to be equivalent to removal). **Lastly**, the removal provisions only pertain to a "tree", defined as follows:

"A woody plant, the branches of which spring from and are supported upon a main trunk, with a caliper of four or more inches at the point of

maximum width measured four feet from the ground.”

Our Tree Law forms part of Chapter 176 of the Village Code. The above provisions appear in §176-6. This discussion pertains to the individual property owner, and not to subdivision approval and build-out.

**WARNING:** the above does not override the requirement that Conservation Easements be maintained in their natural state (the limited possible exception being a tree endangering persons or property).

Switching topics, as previously mentioned the Indian Rock homes are one-by-one reaching their twenty-year anniversaries at which time they are released from the affordability sales control procedures.

Vacated homes are an ongoing problem everywhere. In Montebello five or six seem to regularly require attention for health and safety reasons, and to avoid blight. However, there may be two reasons for optimism: with rising market values the banks seem to be more inclined to proceed with foreclosure rather than allowing the homes to languish. And, presumably, new owners will be more interested in restoring these properties. Also, legislation has been proposed placing greater responsibility on the lending institutions to maintain vacant properties.

Nothing much new to report on the Montebello Crossings project on Route 59, just west of Hemion. As to the Ramapo Valley Sports Park, last I heard the application was being modified to narrow applicability of the proposed changes to our Zoning Code.

Enjoy the summer, enhanced by the greenery of our beautiful Village!

**PLANNING BOARD**

**Storage Post Self Storage –Public Hearing  
Architectural Review-Sign Permit  
2 Dunnigan Drive  
55.07-1-13**

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 was approved by the Planning Board at the March 11, 2014 meeting.

**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 was approved by the Planning Board at the March 11, 2014 meeting.

**Joon Management  
Fant Farm Subdivision  
1st 90 Day Extension**

Application of Joon Management, 130 East Route 59, Spring Valley, New York 10977, for Approval of an Amended Final Subdivision in order to combine Lot 17 & 18 into one lot and create a new Lot in between Lot 10 and 11, of the Fant Farm Subdivision. The subject property is located on the westerly side of Spook Rock Road approximately 800 feet of the intersection of Carlton Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.17, Block 1, Lot 2.1 in a ER-80 [Rural Preservation Overlay] Zone. The application was approved on September 10, 2013.

The 1st 90 day extension was approved by the Planning Board at the April 8, 2014 meeting.

**Storage Post Self Storage –Public Hearing  
Sign Permit  
2 Dunnigan Drive  
55.07-1-13**

Application of Storage Post Self Storage facility located on 2 Dunnigan Drive, Montebello, New York, for approval of a Pylon 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 was approved by the Planning Board at the April 8, 2014 meeting.

**Yosef Emuna—Public Hearing  
Preliminary & Final Subdivision  
96 Viola Road  
49.05-1-15**

Application of Yosef Emuna, 129 Grandview Avenue, Monsey, New York 10952, for approval of a Final 2 lot subdivision entitled “Yosef Emuna” consisting of two lots from 2.2205 +/- acres. 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 June Planning Board.

**ZONING BOARD OF APPEALS**

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

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 has been rescinded by the Applicant.

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

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 was approved by the Zoning Board of Appeals at the March 20, 2014 meeting.

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

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 was approved by the Zoning Board of Appeals at the May 15, 2014 meeting.

**Kimberly Cleary Connolly—Public Hearing  
41 Mile Road  
48.15-1-32**

Application of Kimberly Cleary Connolly, 41 Mile Road, Montebello, New York, 10901 which was submitted to the Village of Montebello Zoning Board of Appeals for an Area Variance from the requirement of Section 195-19C of the Zoning Code of the Village of Montebello to permit construction, use and maintenance of a fence greater than four (4') feet in the required front yard. The total acreage for the parcel is 0.650 acres. The property is located on the west side of Mile Road, approximately zero feet of the intersection of Nottingham Drive in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.15, Block 1, Lot 32 in an R-35 Zone.

The application was denied by the Zoning Board of Appeals at the May 15, 2014 meeting.

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

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; fence greater than 4 feet surrounding the Basketball Court 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 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 June Zoning Board of Appeals.



**COMMUNITY SPIRIT**

*By Stacy Caridi, Trustee*

Community spirit is alive in Montebello. Our neighborhood is involved, engaged and active. Evidence of this can be seen in the various events that are ongoing in the village and the support that we receive from the citizens.

Our community garden continues to flourish. Every garden plot is being utilized and everyone is welcome to stop by at the Village

Hall grounds to look at the success of this project. Vegetables and flowers are growing from every bed. Some of the produce is used to support the local food bank. The garden fosters cooperation and community spirit. It is a wonderful example of a project that brings people together for a meaningful, educational and practical purpose.

Village events continue to inspire me. Our Memorial Day ceremony was well attended and we were fortunate to have Vietnam veteran David Smith speak to us about the importance of the Memorial Day ceremony. The Marine Color guard fired a salute and played taps in recognition of the sacrifice of our lost soldiers. 5<sup>th</sup> graders Marie and Julia Lublancezki read the Gettysburg Address and led us in the Pledge of Allegiance.

Clean Up Montebello Day was a success this year with many people pitching in to help us clean litter from our streets and parks. Montebello is one of the cleanest communities in the county. We are fortunate to have so many citizens who care about and take pride in their neighborhood. Our community was again honored to be named a Tree City USA.

Shakespeare is coming to Montebello! The Babbling Brook Players Club will be presenting their production of Shakespeare's Twelfth Night on July 31<sup>st</sup>, August 1<sup>st</sup> and 2<sup>nd</sup> on the Village Hall grounds at 6 o'clock, free of charge. Everyone is invited to bring lawn chairs and join us for this very special event.

In September, we will again host Montebello Day, our biggest annual affair. As in past years, we look forward to a celebration that can be enjoyed by everyone in the community. These programs and events are signs of the health and vitality of our community. Your Village Board is looking forward to continuing these, and many other activities in Montebello.



**MONTEBELLO HONORS THE TOP SENIORS**

The Village Board was delighted to honor the local Suffern High School seniors graduating in the top 10% of their class: Justin Adelson, Nicholas Assad, Thomas Bristow, Wyatt Buchalter, Jacqueline Chi, Alexander Costa, Benjamin Hack, Lauren Kaufman, Casie Morgan, Ryan Morgan, Gianna Radeljic, Tess Rimmel, Justin Rosenblum and Rebecca Scherwitzky. Congratulations to the students and to their families.

**UPCOMING EVENTS**

Shakespeare in the Park - "Twelfth Night" July 31<sup>st</sup>, Aug. 1<sup>st</sup> and Aug. 2<sup>nd</sup> at 6 p.m. on the Village Hall grounds (in case of inclement weather the shows will be at the Ramapo Senior Center, corner of Mayer Dr. and Route 202).

Montebello Day- September 21<sup>st</sup> from Noon until 4 p.m. – Village Hall Grounds



**OH DEER!**

*By Melanie Golden, Trustee*

I hope most of you have been admiring your lush lawns, trees, shrubs and colorful flowers that spring and summer have brought. Unfortunately, many of you, like me, may also be looking at shrubs and flowers that have been devoured by deer. The deer on my property greet me in the morning, relax in my side yard and seem to eat most of their meals in and around the ample forage of my

home and neighborhood. I reached out to Cornell University Cooperative Extension in Stony Point to share some helpful tips for preventing and dealing with deer damage.

Deer are creatures of habit and many times follow the same trails. According to Cornell Cooperative, they eat a wide variety of vegetation, including herbaceous plants, grasses, fruit, nuts, and the leaves and stems of woody plants (particularly when more succulent material is not available). While there are certain plants that are generally "deer-proof," if food is scarce almost any vegetation will be eaten.

Most damage occurs during winter when food is limited and injury is more severe after winters, such as this past one, when the ground is covered with snow. You can identify deer damage by the ragged edges on eaten plants or broken branches on the terminal growth of trees and shrubs.

If you are choosing new landscape materials, consider plants that are more deer resistant. You can obtain Cornell Cooperative's plant list at Village Hall or by emailing me at [melanielgolden@gmail.com](mailto:melanielgolden@gmail.com). Generally, American Holly, Colorado Blue Spruce and Common Boxwood, along with over 100 annuals, perennials and bulbs are listed as plants "rarely damaged." There are also many plants listed that are seldom or occasionally severely damaged.

For existing landscaping, repellents may be used to discourage deer feeding by giving plants an offensive taste or odor. You should alter-

nate different types of repellents because a repellent becomes useless if deer become accustomed to a scent or taste. Repellants are best applied beginning in early fall and must be continually renewed to be effective. Odor based repellents, especially those containing putrescent egg solids, tend to be more effective than taste-based products. Cornell Cooperative lists Deer Away, Deer-Off and Hinder as examples of odor based repellents and Chew-Not and Miller's Hot Sauce Animal repellent as taste-based. Many websites recommend hanging bar soap or fabric softener sheets or placing soap flakes or human hair (from a local hair-dresser) in and around areas of concern.

Fencing and other barriers are most effective to prevent deer damage but are costly and may not be practical or visually appealing. Fences must encircle the entire area you wish to protect with no openings. Individual cages and plastic netting are useful for small plantings. Scare devices such as lights, whistles or scarecrows may deter deer initially but become ineffective as deer quickly get used to them.

Finally, give your damaged plants a chance to recover. For example, many rhododendrons were damaged this past winter and looked like they would never come back. Many of these plants will partly recover this year with green leaves and possibly blossoms. Cornell Cooperative advises not to prune the rhododendrons until the end of June and never during very hot summer weather. They say that these shrubs will come back stronger next year, assuming no more deer damage!

You can pick up Cornell Cooperative's more detailed "Dealing with Deer" packet at Village Hall, or email me at the above address and I will forward it on.

#### MONTEBELLO BRIDGE UPDATE

As you likely know, the bridge on Montebello road has been closed for ages. The county, which owns the bridge, has commissioned the work to replace the structure. All permits and paperwork are done and the work by the utility companies has also been completed on site. The demolition work should begin in the next few weeks. County legislator Alden Wolfe reports that the work is proceeding in a timely manner now and he is hopeful that it will be completed within a year.

#### HISTORIC PRESERVATION NEWS

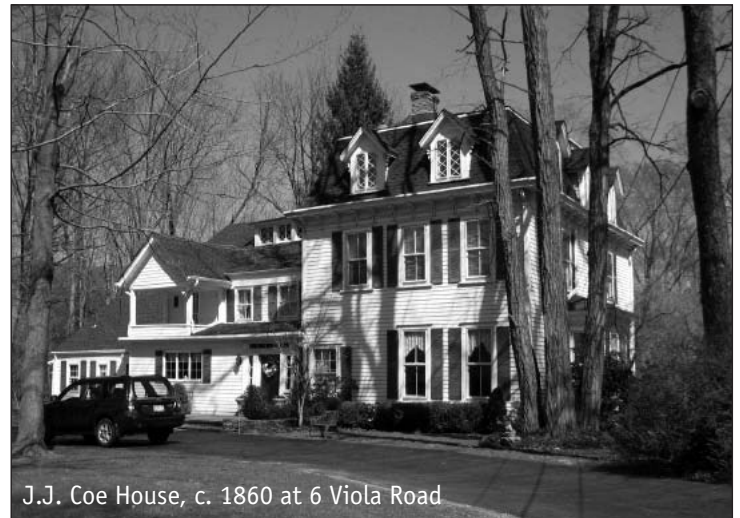
By Rosemary Mocio, Commissioner

On May 2nd, the Montebello Historic Preservations Commission went to **CAMP!** This was not your typical children's camp but an all-day seminar given by the National Alliance of Preservation Commissions and the **Commission Assistance & Mentoring Program**. Our Commission applied for and received a grant that paid for this extremely informative and educational day. Some of the topics covered were Legal Basis: local ordinance, local codes and federal and state law; Preservation Planning: planning for the resource, the commission and the community; Public Support: getting property owners and elected officials involved and on the same page as the Commission; The Role of Commissioners as Public Servants: avoiding conflict of interest and maintaining ethical standards; Identifying and Designating Resources: fundamentals of a historic resource survey and the local designation process and Standards and Guidelines for Design Review: federal standards and local design guidelines

Each speaker came to us with a wealth of knowledge and experience within the area of historic preservation. They all travel the country lecturing and giving these seminars and were very impressed by our "stone walls and tree canopy"! It was gratifying to hear outsiders such as these men, knowing the work they do, comment on two of the prides of our beautiful village. They were: John Williams: President Bush appointed John Williams to the Advisory Council on Historic Preservation. John also served as Chairman of the National Alliance of Preservation Commissions as well as numerous other positions within the historic preservation arena. His current responsibilities include

project management, coordination and design for both public and private clients. Ken Kocher: Presently the principal of Piedmont Preservation, a historic preservation consulting firm and also currently serves as a board member of the Georgia Alliance of Preservation and is a frequent speaker at conferences and training sessions. Will Cook: An associate general counsel at the National Trust for Historic Preservation. His primary area of responsibility includes litigation and advocacy on behalf of the National Trust in court across the United States. Recent projects of his include defending the use of historic tax credits and preservation easements, challenging federal agency approval of the world's largest wind farm in the middle of Nantucket Sound, securing boundaries for a traditional cultural landscape in New Mexico, and supporting historic property owners against the harmful effects of massive cruise ships in the Port of Charleston.

The members of our Commission came away with a new understanding of our responsibilities as advocates for our community's historic resources. We have many new ideas so look for more details in the coming months! We meet at 7:30 p.m. the fourth Wednesday of each month and invite all of our fellow Montebello Village residents to our meetings held in the Senior Room at Village Hall. Also, if you are at our annual Montebello Day celebration in September, please stop by our booth. On behalf of the Historic Preservation Commission we hope you and your families enjoy a safe and happy summer season!



J.J. Coe House, c. 1860 at 6 Viola Road

#### HISTORIC MONTEBELLO

"Joylands" is what the Second Empire-style house at 6 Viola Road came to be called when the Joy family purchased it in the late 19th century. Initially the house was associated with a sawmill run by the Coe family in the 1870s. At some point it was moved and expanded to its current appearance. The mansard roof is punctuated with steeply pitched gable dormers with diamond paned casement windows that reveal a Queen Anne taste in the later remodelings, as does the second story porch projecting from the left side ell.

<b>JULY 2014</b>	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 <i>Parks Commission 7:30 P.M.</i>	4 <i>Independence Day Village Hall Closed</i>	5
	6	7	8 <i>Planning Board 7:15 P.M.</i>	9	10	11	12
	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	31 <i>Shakespeare in the Park 6:00 PM Village Hall Grounds</i>		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	<b>AUGUST 2014</b>
					1 <i>Shakespeare in the Park 6:00 PM Village Hall Grounds</i>	2 <i>Shakespeare in the Park 6:00 PM Village Hall Grounds</i>	
3	4	5	6	7 <i>Parks Commission 7:30 P.M.</i>	8	9	
10	11	12 <i>Planning Board 7:15 P.M.</i>	13	14	15	16	
17	18	19	20 <i>Board of Trustees 8:00 P.M.</i>	21 <i>Zoning Board of Appeals 7:45 P.M.</i>	22	23	
24	25	26 <i>CDRC 9:30 A.M.</i>	27 <i>Historic Preservation Commission 7:30 P.M.</i>	28	29	30	
31							

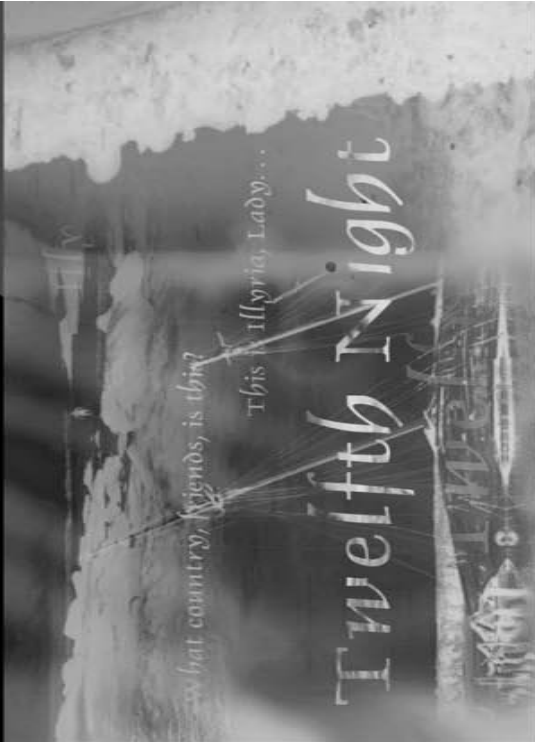
<b>SEPTEMBER 2014</b>	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4 <i>Parks Commission 7:30 P.M.</i>	5	6
	7	8	9 <i>Planning Board 7:15 P.M.</i>	10	11	12	13
	14	15	16	17 <i>Board of Trustees 8:00 P.M.</i>	18 <i>Zoning Board of Appeals 7:45 P.M.</i>	19	20
	21 <i>Montebello Day Noon - 4:00 PM</i>	22	23	24 <i>Historic Preservation Commission 7:30 P.M.</i>	25	26	27
	28	29	30 <i>CDRC 9:30 A.M.</i>				



Village of Montebello  
 One Montebello Road  
 Montebello, NY 10901

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Babbling Brook Players Presents  
 Shakespeare in the Park Production



Directed by Peter Garruba

July 31, August 1, 2  
 Montebello Village Hall  
 1 Montebello Rd,  
 Montebello, NY 10901

Curtain Call 6 pm

Free Admission

Bring your lawn chair or a  
 blanket

In case of Inclement Weather The shows  
 will be performed at the Senior Community  
 Center located at 319 Haverstraw Rd  
 (corner of Route 202 and Mayer Dr)  
 Montebello, NY 10901