

# Village of montebello review

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



## Greetings from the Mayor



This is my 8th year providing an annual "state of the village" report and I am very pleased to assure everyone that the Village of Montebello's finances are quite sound. We have accomplished so much without having significant tax increases and without expanding the size of our local government. As a consequence our Village still likely has the lowest tax rate of any of the villages in the Town. And yet, we also offer some of the highest property values and the most services for our community.

Our 2015 budget continues a tradition of cutting expenditures. Total appropriations will be slightly smaller in the coming year. At the same time, we are working hard to find alternative sources of revenue to augment property taxes so that increases are kept to a minimum. For example, we recently received a commitment from Senator Carlucci for a NYS grant of \$50,000 to help supplement our road paving projects in the coming year. His support for Montebello is greatly appreciated.

Yes, there are some increased costs this year. However, among the accomplishments of this year's budget is no increase at all for any elected officials' or appointed board members' pay. This is the 8th year in a row with no pay increase. We believe that our service to the village is a privilege and not a career. The largest part of our budget is road maintenance and garbage hauling. Our road maintenance costs remain the same as last year; there is a slight increase in our garbage contract. Thus, we have been able to avoid a larger budget in 2015. A copy of the budget is available for you to review on our web page ([villageofmontebello.com](http://villageofmontebello.com)).

Importantly, the NY State tax cap program allows homeowners to receive a rebate for tax increases up to a maximum of about 1.5%, and our 2015 budget complies with this cap. Thus, most homeowners will receive a check in the mail from the state for the full amount of this small increase. According to state law, this rebate is only available when the school district also restricts its tax increases to an amount less than or equal to the cap. The Ramapo Central School district has abided by the cap. Therefore, qualified village residents should anticipate a rebate check (probably an average of \$20-30 per household).

Looking forward, we intend to continue a tradition of services to the community that are valuable and rewarding. Our annual clean-up day, Montebello Day, summer concerts and our Memorial Day observation will continue to be observed. Our organic community garden will be entering its 5th year in 2015. Those interested in obtaining a plot should contact Village Hall (368-2211).

Your village government will continue to provide you with prompt and courteous service. Our newsletter, Facebook page and website will continue to offer important information. Our Board meetings will be broadcast on Cablevision (channel 78, Sundays at 9PM). We will make sure that our government is transparent, honest and responsive to your concerns. This year we are looking forward to the completion of the bridge on Montebello Road.

Simplifying rules is another goal of our village government this year. Our first action will be to make it easier for homeowners whose properties border designated wetlands to obtain permits for developments that do not directly affect those wetlands. The Board will hold a public hearing in January to simplify the application process. Other process simplifications are being discussed as a consequence of feedback from citizens.

Making Montebello the best possible village is a work in progress. Cutting expenditures, restricting the growth of government while improving the quality of service are difficult but critical actions that will leave the village in a better place. We have maintained a surplus in excess of \$1.2 million dollars and received yet another "clean audit" from our independent auditors this year, as we have for every year for the last 8 years.

Montebello is an oasis, of sorts. While Rockland County and the Town of Ramapo remain among the most "fiscally stressed" municipalities in the state, we are in excellent financial condition. I believe that if we continue along the course that we have been following, success will follow success. This is something that every citizen should be proud of and is good reason to consider that Montebello will remain the preeminent place to live and to raise a family in Rockland County. Please feel free to contact me with your questions, thoughts and complaints. Thank you again, for the honor of allowing me to serve as your Mayor.



### WHAT'S REALLY IMPORTANT TO YOU IN MONTEBELLO?

By Lance N. Millman, Deputy Mayor

What is really important to you living in Montebello? I mean besides the usual health and safety and low taxes?

Every day we run into many situations which we are either glad that we have them or wish that we did have them or did more with them.

Your Village Board, Planning, Zoning and Historic Preservation Boards have reviewed, changed and maintained many zoning and building laws to protect and maintain the area that we all live in. Not everyone agrees with all of our decisions and those of the boards in the past but overall I think we have done a fine job.

We've protected our building and zoning laws to enable us to continue to live in single family homes and affordable housing units while keeping our surrounding environment protected.

So I would like to hear from you.

What is really important to you that we maintain, expand or remove in our Village?

- Our zoning laws
- Our building regulations
- Our court system

- Our Building inspectors and inspections
- Our traffic calming – speed humps
- Our tree laws
- Our noise control laws
- Our light pollution stand
- Our open land policy
- Our business economic development policy
- Our village comprehensive plan
- Our use of solar energy in our village
- Our electric charging station

These are just a few things that we have done for you and help to maintain while we are in office.

Please be specific and email me at village hall:  
lmillman@villageofmontebello.com

We will continue to help make our village a wonderful place to live and will continue to listen to the needs of those who live in our village.

Thank you for your time and I hope you have a very Happy and Healthy New Year!

**NEW LAW REGARDING THE DISPOSAL OF ELECTRONIC WASTE**

As of January 1, 2015, all New York State consumers (including households, businesses, private or public corporations, not for profit corporations and government entities, etc.) may no longer dispose of, or place for collection intended for disposal, electronic waste in the traditional garbage or trash. E-waste cannot be mixed with trash or other waste materials.

New York State law requires manufacturers to take responsibility for recycling the many types of electronic equipment they have produced (e.g. computers, computer peripherals, televisions, and small electronic equipment, etc.), by providing free and convenient acceptance programs for NYS consumers to properly reuse or recycle their waste electronic equipment. Consumers should visit the NYS Department of Environmental Conservation’s website, for a full list of the types of electronic equipment covered by this law at <http://www.dec.ny.gov/chemical/66845.html> and to learn how they may properly manage their electronic waste in a legal and environmentally responsible manner. Our local recycling facility is listed below:

**E-Waste Drop-off Facility**

Firemens Memorial Drive  
Pomona, NY 10970

**Hours:**

Monday - Friday (except holidays):  
8:00am-1:00pm

Saturdays:  
8:00am-1:00pm

(March 9, May 11, July 6, September 21, November 9)

Sundays:  
8:00am-1:00pm

(April 14, June 9, August 11, October 20, December 1)

**NOVARTIS PROPERTY**

The long time owner of the industrial property on Hemion Road, Novartis, is closing their pharmaceutical plant and selling their property. A small portion of this property, along Hemion Road, lies within the Village of Montebello. Most of the property is within the Village of Suffern. Montebello has been actively involved in working with local, County and state officials to assist in the process of looking for an appropriate future owner.



**OUR TREES**

*By Stacy Caridi, Trustee*

Among the finest attributes of our village are our beautiful trees. From spring until fall, the foliage makes our neighborhood a lush garden. On the other hand, one of the less than desirable experiences in our village are electrical blackouts, which seem to burn into the memory, especially those that last for hours and even days. No one likes them.

When Orange and Rockland announced plans to improve the resiliency of the electrical supply to survive heavy storms we were all excited. One of these plans led to the underground installation of a major electrical artery along Montebello Road. This conduit will help reduce major blackouts to wide areas of the village.

Another plan brought in a redundant supply line of electricity through a second main artery. Duplicate feeds make us less reliant on a single source and therefore less susceptible to mass blackouts, such as those that occurred during Hurricane Sandy. A large second feeder line was brought to our village along Viola Road.

However, another O&R plan, which includes the extensive cutting of trees from proximity to the major electric lines, has been met with complaints. This work, while clearly beneficial from the electric supply vantage point, does not completely recognize the inherent value of our trees. O & R has the legal right to remove trees within a “right-of-way independent of our approval and free from the restrictions of our Tree Law. When O&R proceeded to cut down a large number of trees along Spook Rock Road and Viola Road, we were disappointed to see the negative visual impact of this work.

Sometimes political decisions don’t offer easy choices. We can either demand lush tree lines but accept more frequent blackouts, or we can live with a different vista along our major roads while resting more assured that we have a lesser risk of electrical outage. Each person has his or her own opinion of this choice. Understanding that there isn’t always a solution that will please everyone is important. For the village, seeking to find a happy medium is our best course.

Montebello has one of the most comprehensive tree laws in the County and we are recognized as a Tree City by the Arbor Day Foundation. Our commitment to preserving trees is not merely a defense of photosynthesis, but rather a recognition that a major basis for the high property values in our neighborhood is related to this beautiful foliage. Thus, the actions by O&R, while understandable, also create some consternation. Your Village Board is committed to preserving the beauty of our village and the values of your real estate.

**PARKS COMMISSION NEWS**

*Tony Piazza, Chairman*

As we enjoy this Holiday season, it is important to remember what is really important in our lives, our family, our friends and our community. The members of the Parks Commission would like to wish all of our fellow residents a joyous Holiday season and a healthy and prosperous New Year.

There is not much to report concerning commission activities, as this is the slowest time of year for us.

However, soon spring will be upon us, and we will gear up once again.

It all starts with clean up day this April. Additionally, we are planning a summer movie night this year. And hopefully we will see a return of the Babbling Brook Players for another Shakespeare performance this summer.

Kathryn Gorman Park will see a full treatment of chemicals to elimi-

nate algae, and final construction will commence on the planned improvements.

The park has taken a long time to finish, and we would like to thank all of you for your patience these last several years.



**BUDGET 2015**  
By Steven A. Sorillo, Trustee

This is the season of the year that it seems we dread the most. This year seems to be no exception. This winter has not started off well. We have had to endure a significant number of cold blustery days and the season has barely begun. It seems the cold weather started around Thanksgiving and has not abated. Please take care while driving. Early in the morning the roads are icy and visibility is impaired. We have to deal with school buses as well as early morning joggers, (who jogs in subfreezing weather, I'm just not that brave).

This sets the stage for the real reason this article was written, The 2015 Budget. Some highlights.

The Village has again contracted with the Town of Ramapo to provide highway services and road maintenance. We have been using the Ramapo road maintenance services for many years and have found them to be thorough in their approach and responsive to our requests. Our streets are well maintained and cleared of debris as well as snow on a timely basis. If you have noticed trucks spraying a substance on our roads prior to a snow storm that substance is a type of brine that is very effective in melting snow and ice. However it is only effective when the snowfall is one to two inches. The good news is that while the cost of the road maintenance service is just under four hundred and thirty thousand dollars a year there will be no increase from the prior year. By the way this is one of the most expensive items on the Village Budget. This contract does not include repaving or spot repairs to our roads. In order to effect these repairs we have also included in the budget one hundred and fifty thousand for repaving and drainage improvements.

Another item of note on the Budget for 2015 is the contract to remove Refuse and Garbage. This item costs the Village almost three hundred and ninety thousand dollars. This is an increase over last year of less than two percent.

The last significant expense item is the Village debt. We will pay down one hundred and seventy thousand dollars of principal on Village bonds and another sixty thousand will go to debt service.

In order to pay for these items and the various other expenses incurred by the village we receive revenue in the form of fees and taxes. On average the village tax included in your tax bill amounts to less than one thousand dollars per year per household. The village tax rate is 9.4778 per one thousand dollars of the assessed value of your home (less than one percent). Unfortunately we did have to increase taxes this year in order to make up for shortfalls in other sources of revenue for the village. The average tax bill will increase by about twelve dollars this year per household. You should keep in mind that assessed value can be far less than the true or resale value of your home. Assessed value averages about fifteen percent of the cost of your home.

The Village Board is a stingy lot. Every item of expense is questioned, the increase in the tax rate was scrutinized and hashed out. After all we live here too.

Oh and by the way, no member of the board including the mayor has received an increase in compensation for as long as I can remember which is at least eight years now.



**FROM THE DESK OF THE VILLAGE ATTORNEY**

By Warren E. Berbit

Hard to believe that we approach Y2K + 15! Perhaps even harder, that my participation in the Village formation movement commenced 30 years ago, and we are approaching our 28th year as a village!! All this falls in significance to the innocent blue envelope I opened a couple days ago inviting me to the gala commemorating the 50th anniversary of my graduation from engineering school [well, I graduated high school at an early age].

So, in human terms, more or less, we are now a second generation village. Looking rearward and forward, I am pleased from whence we came, for what we have accomplished along the way, and to where we appear to be heading. We have a beautiful village, and we have kept it that way, despite accommodating significant development and growth. To sum it up, we are a fiscally careful, people oriented village who loves the environment, (and our historic walls; our Historic Preservation Commission ["HPC"] is putting together a grant application and Request for Proposal ["RFP"], to study and catalogue the walls, thus complementing our Reconnaissance Level Historic Resource Survey).

Under the tutelage of the Parks Commission we are in the process of soliciting bids for Phase II of the Kathryn Gorman Ponds Park. This includes amongst other things, dredging 4' from ponds 1 and 3 to improve water flows, transporting the dredged materials to Meadows Area and re-vegetating same, creating a natural wetlands plant bench at "pond 6" to filter the water entering the ponds etc., all funded by our Parks and Recreation Capital Improvement Fund created by developer "money in lieu of land" payments. Thus, our already picturesque and unique park will be made even better.

Continuing along the road of the evolution of the Village, I've mentioned before, the proposal by the Ramapo Valley Sports Group to build an athletic complex consisting of three outdoor fields and a domed field along the north side of Rella Blvd, on the east side of N. Airmont Road. You will note stakes and flags on the site. The Applicant cooperated at this early stage by laying out the boundaries of aspects of the proposal as it now exists, including marking the corners of the fields and the domed structure. I walked the property on a very cold and windy Sunday morning, as did or had done previously, the Village Board (other than the Mayor who has recused himself-although he has nothing to do with the applicant, he owns neighboring land). In any event, it was quite informative leaving us all with a better understanding of the proposal. The project will be workshopped next by the Village Board on January 15th. Of course, when and if the project is approved, and then if built in whatever final form, it will represent another significant step in the maturation of the Village.

Although we have consistently protected the environment, now and then we come to realize that we can simplify our procedures to make the process simpler and less expensive without sacrificing the environment. Such a change is pending at the behest of the Planning Board which recommended an amendment to Section 191 of the Village Code, the Wetlands and Stream Protection Law. The amendment, paralleling an amendment to the equivalent State statute and associated regulations, gives the Village Engineer administrative authority to grant a permit, primarily in homeowner cases, to allow minimal intrusion into an already disturbed area, (e.g., no longer naturally vegetated) of the 50' upland protection portion of the 100' protective zone we established around wetlands, ponds and water courses. Say a homeowner wishes to expand a deck over same, under the proposal such could be subject to a General Permit from the Village Engineer without the need for expert reports and Planning Board action, so long as not exceeding an intrusion of more than

1000 s.f. (in any ten year period).

At our Regular Village Board meeting on December 17, 2014, the Mayor graciously recognized and thanked me for my ongoing involvement with the Village – I believe he called it (or me) “living history”. I sincerely thanked him and the Board for this opportunity. Indeed, I sincerely thank our community; that means all of you!

Have a wondrous New Year.



**POWER TO THE PEOPLE**  
By Melanie Golden, Trustee

Now that 2014 has drawn to a close, I want to highlight some important year-end successes that were due in large part to community involvement.

First, the Patrick Farm developer has been forced to go back to the drawing board if it wants to proceed with its high density (almost 500 units) development on the nearby environmentally sensitive Patrick Farm site. Due in large part to grassroots community pressure, the Patrick Farm developer finally was required to get a federal determination of on-site wetlands. That December 2014 federal determination confirmed what most of us have known for years—that the developer did not disclose all wetlands on the site when it sought approval for the project. There are still appeals pending based on the Town’s prior approvals of the Project, which the Town inexplicably seems determined to defend. In any event, development plans must be submitted to the Town Planning Board again in order for the project to move forward. You can go to [www.rosa.org](http://www.rosa.org) to stay involved, follow the pending lawsuits, monitor any new plans and learn how to help with any future challenges to the project.

Second, Rockland County residents were heard, including many from Montebello, when the New York State Public Service Commission (PSC) refused to approve United Water’s controversial Hudson River desalination plant. This November 2014 decision was a clear community victory led by the Rockland Water Coalition and supported by so many residents, elected officials and local governments, including our Village. At the same time, the PSC denied United Water’s request to add a surcharge to our water bills to recover \$60 million it spent on engineering, legal and planning costs. You can go to [www.sustainablerockland.org](http://www.sustainablerockland.org) to learn more about this issue and future efforts by the Rockland Water Coalition to develop “a water policy that will be right for our environment and right for Rockland County.”

Third, due to the efforts and input of local residents, a judge invalidated the results of a special election to establish a ward system in the Town of Ramapo and to add two Town Board members. Supreme Court Justice Margaret Garvey focused her decision on absentee ballot and voter eligibility issues, ruling that, “irregularities presented by these two specific issues permeate the entire special town election, from the applications to receive absentee ballots, to the information disseminated to the general public regarding who could vote on the propositions, and no Order of this Court regarding procedures for counting, or even Court supervision of counting, can rectify the issues that were sufficient to re-run the election.” Justice Garvey also wrote, “In order to avoid further costly litigation, and further attacks on the integrity of the election, it is imperative that the process leading up to the new special town election, including the information disseminated to the general public and the procedures surrounding the actual election... be as open and public as possible.” Unfortunately, the Town of Ramapo did not agree to a new election and instead appealed Justice Garvey’s ruling. The town filed its appellate papers in December 2014, and the appeal is now pending. You can go to [www.vote6wards.org](http://www.vote6wards.org) to stay involved, follow the appeal and obtain information on any new ward system vote.

These results to protect our local environment and right to a fair vote were made possible by the power of the people. So often people don’t get involved because they do not believe they can make a difference or they think “it’s a done deal.” While we may not always succeed in a perfect outcome, I have no doubt that local stakeholder involvement usually leads to a more positive outcome. So stay involved this year in local community issues where you really can make a difference.

Wishes for a happy & healthy New Year!

**UPDATE ON THE MONTEBELLO BRIDGE**

As everyone knows by now, the Montebello Bridge was closed more than 2 years ago by the county as a result of damage that had developed over years and culminated in critical instability that was identified in the wake of the flooding from hurricane sandy. It took the county an extended period of time to research the necessary repairs and obtain financing. For many months now, the new bridge has been under construction. Before this work could begin, the old bridge had to be removed. We are optimistic that the project will be completed in 2015. Everyone is looking forward to a restoration of normal traffic flow.



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

**RESIDENTIAL BUILDING PERMIT INFORMATION, POOL PERMIT INFORMATION**

**Why do I need a Building Permit?**  
Building Permits are required by the Village of Montebello, (per Section 195-95), and all residential construction in the

Village must comply with the latest version of the Residential Code of New York State. The building department reviews submitted construction plans prior to permit issuance to determine if the plans comply with the building code requirements. After a building permit is issued, periodic on-site inspections of the construction are performed in order to verify compliance with the approved plans, applicable building codes and municipal ordinances.

**When do I need a Residential Building Permit?**

A building permit is required for all new construction and additions. Building permits are also required for the following projects:

- Interior remodeling/alterations that involve structural or non-structural changes or changes to the means of egress (the exit path from any point in the residence including stairways, ramps, exterior exit balconies, hallways and doors).
- Exterior decks, patios, and outdoor kitchens.
- Swimming pools, spas and hot tubs that hold at least 24 inches of water.
- Accessory structures (such as detached garages, carports, greenhouses, and storage sheds) over 144 sq. feet in area. NOTE: If the accessory structure is less than 144 sq. ft., no building permit is required but Zoning compliance must still be met.
- Building permits are also required for electrical, plumbing and HVAC system installation, replacement or alteration (ordinary repairs do not require a permit).
- Finished Basements.

**What work does not require a permit?**

- Interior refinishing, normal maintenance, normal repairs.
- Replacement of roof covering, installation of aluminum or vinyl siding, and replacement of windows (if no structural framing changes are made).

**What are the benefits of a Building Permit?**

The building permit review and inspection process will ensure that your project meets minimum standards of safety as specified in the Residential Code of New York State. Building permits are also reviewed for compliance with the Village of Montebello Zoning regulations. Once a permitted project is completed, the building department will maintain a record of the plan review and all inspections for the life of the building. When properties are sold, potential buyers often contact the building inspection department to see if permits had been issued for construction or alterations. Property insurers may not cover work done without permits and inspections. A building permit will protect the value of your investment. It is illegal to do construction without a building permit, and it is illegal to use an area that is not covered with a Certificate of Occupancy. In the event of a fire, or even a "slip and fall" accident, your homeowners insurance may not cover you if work has been done illegally or if a Certificate of Occupancy is not in place.

**How do I get a Building Permit?**

Please contact the Village of Montebello Building Department at 845-368-2491. We will be happy to assist you and answer any questions you may have. Property files are kept on site, in good order, and are available to view following a freedom of information request.

**Special Comments regarding new Swimming Pool installations:**

New in-ground pool installations issued in the Village typically require **three separate permits:**

1. **Land Disturbance Permit**, reviewed by the Village Engineer, covering the excavation and required drainage resulting from the added impervious coverage (pool area, pool surround). The fee is based on the disturbed area.
2. **Building Permit**, covers the pool, associated filters and heating equipment and pool house/cabana as applicable. The fee is based on the value of construction.
3. **Fence Permit**, covers the protective fence surrounding the pool. The fence, gates, and related hardware must meet the current N.Y. State Pool Barrier requirement.

**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 is adjourned to the January 13, 2015 Planning Board.

**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 is adjourned to the January 13, 2015 Planning Board.

**Joon Management—Public Hearing  
Fant Farm Subdivision**

Application of Joon Management, 130 East Route 59, Spring Valley,

New York 10977, for Approval of an Amended Final Subdivision in order to adjust a portion of the lot line between lots 9 and 10 of the Fant Farm Subdivision. The subject property is located on the west-erly side of Spook Rock Road approximately 800 feet of the intersec-tion 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 by the Planning Board at the October 14, 2014 meeting.

**Par Pharmaceutical  
22 Hemion Road (30 Dunnigan Drive)  
55.06-1-3.1**

Application of Par Pharmaceutical, Inc., 1 Ram Ridge Road, Chestnut Ridge, New York 10977 for an amended site plan to add a standby generator at the 22 Hemion Road (30 Dunnigan Drive) leased facility. The property is located on the north side of Dunnigan Drive, approximately 1500feet of the intersection of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.06, Block 1, Lot 3.1 in a P-I Zone.

The application was approved by the Planning Board at the November 18, 2014 meeting.

**Yosef Emuna  
First 90 Day Final Filing Extension**

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 Applicant received Final Approval on June 10, 2014. The first 90 day extension will expire on March 7, 2015.

The extension was approved by the Planning Board at the November 18, 2014 meeting.

**Manhattan Beer Distributors  
20 Dunnigan Drive  
Informal Discussion  
55.07-1-12**

Application of Manhattan Beer Distributors located on 20 Dunnigan Drive, Montebello, New York, for an Informal Discussion on amended site plan for additional parking for trucks and a proposed Natural Gas Filling Station. The property is located on the north side of Dunnigan Drive, approximately 1500 feet of the intersection of 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.



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

**So What About Clearances?**

**Clearance, noun (Kleer-uh ns)**

1. The act of clearing
2. The distance between two objects; an amount of clear space

**Combustible, adj (Kuh m bus-tuh-bul l)**

1. Capable of catching fire and burning; inflammable; flammable

When it comes to fire safety, the word **clearance** should be **clearly** understood and never taken for granted. In our homes (and work-place), there are numerous items that we use on a daily basis that produce heat and require adequate clearances. Simply put, we do not want combustible items placed/stored so close to a heat source that it can ignite (combust) and burn.

Section 305.1 of the Fire Code of New York State Fire Code states:

**Clearance From Ignition Sources.** Clearance between ignition sources, such as light fixtures, heaters and flame producing devices, and combustible materials shall be maintained in an approved manner.

Section 308.3.2 of the New York State Fire Code states: **Open Flames-Location Near Combustibles.** Open flames such as from candles, lanterns, kerosene heaters, and gas fired heaters shall not be located on or near decorative material or similar combustible materials.

So what can we as responsible adults, parents and neighbors do to address any **clearance** concerns?

Hot water heaters and furnaces. Take a look at your utility room. Are storing any items in there because of a lack of space in your home or was it a good place to quickly hide something? Because these rooms have fuel fired appliances and sometimes electrical panels, items should never be kept in here. Take some time and inspect your utility room. Clear it out if you find items stored there.

Fireplaces and Woodstoves. Enjoying the warmth and ambiance of your fireplace or woodstove? Take a look at what might be kept near it? Most frequently homeowners keep extra wood logs, kindling and old newspapers close by. How about holiday decorations? Remember, these heat producing appliances give off..... heat! And a lot of it! Move any **combustible** item at least 36" away. In addition, make sure you have a screen in place while in use. And what kind of floor protection do you have in front? How about the ashes? The ashes can be still hot days after you had a fire. They must be discarded in a metal, **non-combustible** container and placed outside, away from your home.

Space Heaters. Many of us use space heaters to supplement the heating system in our homes. We also use them to heat areas of our home that lack a direct connection to our heating system; garage,

enclosed porch, basement. Remember, **clearance** here is important too! Do not place a space heater too close to any **combustible** items. A 36" **clearance** is recommended. Space heaters also should only be used when that space is occupied. They should never be left unattended. Furthermore, space heaters must always be plugged directly into an electrical outlet. Never use an extension cord!

Candles. Fires as a direct result from the use of a candle, although considered accidental, is one of the most inexcusable causes! Simply put, it is the negligence on our part as an adult to use any type of candle on or near any type of **combustible**! In addition, they should never be left unattended! If you use a candle, please make sure it is placed on a **non-combustible** surface. Wood tables, table cloth/runners and books are not acceptable surfaces! Furthermore, please make sure that the candle is closely watched and that when it gets too low it is extinguished and never used again.

There definitely one common theme here that I can tell everyone with strong confidence: I have seen it all before! In my 28 year of history in the fire service, I have seen and or have heard of numerous fires that have begun as a result of one of the above listed items. The unfortunate thing is that they could of all been prevented! Prevented by simple housekeeping or common sense. Please take a minute or two and inspect your utility room. Think about the location of your candle or space heater. Do not become a preventable **clearance** statistic. Have a wonderful and safe holiday!

Don't Forget!

KEEP YOUR CLOSEST FIRE HYDRANT **CLEAR** OF SNOW THIS WINTER!

## HISTORIC MONTEBELLO

### Early Farm Buildings

Remnants of Montebello's rural past are effectively obscured by the overwhelming amount of 20th century development. Still, judging from historic maps of the area, a surprising number are extant, albeit often in altered and expanded forms and/or adapted to new uses. These buildings, which consist of farmhouses, barns, and the occasional outbuilding, are located along the historic routes that traverse the village—Haverstraw Road, Montebello Road, Viola Road, Mile Road and Spook Rock Road. Their wide but relatively regular spacing along these routes is a clue to the size of the farm tracts that dominated the land use of the late 18th century and most of the 19th century. Primarily farmhouses, they fall into two categories: those that are still small in size and recognizable as 19th century forms and those which were expanded and remodeled as country retreats, primarily for New Yorkers.

The typical form of early farmhouses is rectangular having a gable roof and 3- or 5-bay front facade, with regularly spaced fenestration. They are either 1.5 or 2-stories in height. These generally date to the late 18th century and early decades of the 19th century. Just before the Civil War, a Picturesque taste took hold and architectural styles such as Gothic Revival, Italianate, and Romanesque found expression in the houses being constructed, with the addition of front gable features, brackets, verandas, and more asymmetrical massing. This remained the predominant taste through to the end of the 1800s. Virtually all of the extant early houses in Montebello have been altered over time, most of them in ways that reflect later, but still historic, design periods. A few have lost their architectural significance due to remodelings that hide the original form.

The Henry Wanamaker House, built c. 1778 and located at 51 Montebello Road, is one of the earliest extant farmhouses in Montebello. Stone houses are a distinctive regional type and, although the Wanamaker House has been significantly modified, its stone construction remains visible. Another aspect of this house that comports with its early date is the recessed right side ell, which was probably the original kitchen wing. The house now has a mansard roof, characteristic of the Second Empire style of architecture that became widely popular in the 1870s, denoting when the house was remodeled. Its barn, though likely of a later date than the house, remains a testament to the original farming function of the property.



Henry Wanamaker House, c.1778, at 51 Montebello Road & Barn located behind the house, to the southeast.

<b>FEBRUARY 2015</b>	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 <i>Planning Board Workshop 7:00 P.M.</i>	4	5 <i>Parks Commission 7:30 P.M.</i>	6	7
	8	9	10 <i>Planning Board 7:15 P.M.</i>	11	12	13	14
	15	16 <i>CLOSED President's Day</i>	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 <i>Historic Preservation Commission 7:30 P.M.</i>	26	27	28

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	<b>MARCH 2015</b>
1	2	3 <i>Planning Board Workshop 7:00 P.M.</i>	4	5 <i>Parks Commission 7:30 P.M.</i>	6	7	
8	9	10 <i>Planning Board 7:15 P.M.</i>	11	12	13	14	
15	16	17	18 <i>VILLAGE ELECTION HPC 7:30 PM</i>	19 <i>Zoning Board of Appeals 7:45 P.M.</i>	20	21	
22	23	24	25 <i>Board of Trustees 8:00 P.M.</i>	26	27	28	
29	30	31 <i>CDRC 9:30 A.M.</i>					

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



**Village of Montebello**  
**One Montebello Road**  
**Montebello, NY 10901**

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**PLEASE NOTE:**  
**THERE IS "NO PARKING" ON VILLAGE STREETS**  
**BETWEEN THE HOURS OF MIDNIGHT AND 6 A.M.**  
**DURING THE PERIOD FROM**  
**NOVEMBER 1ST TO APRIL 1ST**

Office space is available at the site of the Montebello Community Center on Route 202. The space, previously occupied by Gramercy Pain Management, is a beautiful 2300 square foot space, recently renovated, with handicapped access, street front signage and plentiful parking. The grounds are magnificent with mountain views and a quiet setting. This is ideal space for a professional or office business. The village provides property maintenance. Interested parties should contact Village Hall for more information.

**UNIQUE OFFICE SPACE AVAILABLE**