



Montebello Review

KATHY GORMAN, *Editor*

FEBRUARY 2007



Dear Montebellians,

In my last letter I wrote that I had attended a meeting on Pandemic Flu sponsored by the Rockland County Board of Health and that I would continue to update you on this important topic. The presentation is available on the Rockland County Department of Health Influenza website, www.co.rockland.ny.us/health/influenza.htm. At this web site you will also find information regarding Bird Flu and the typical influenza that occurs each year.

This spring and summer will bring a new look to the interior of Village Hall. The Trustees have hired Kenneth Irving, Architect P.C. who will design and create an efficient work environment for the staff and to provide improved access for the public. The Montebello Seniors room will remain as it is now. I have met with the executive board of the Club along with Mr. Joseph Abate, Director of Community Development, who has assured all involved that the senior room is truly their own space and they control the usage of such room.



This March election will be the first time since our Village incorporation that I will not seek elected office. I am retiring from my Mayor's position after 20 years, 9 months. I have decided to

entrust the future of Montebello to the winner of the March election. To those who journeyed with me from the very beginning I thank them for their ideas, companionship, vision and faith.

To all the office staff, both past and current, you do know that you are the "nuts and bolts" of Village business. To My Village Clerks, Helen Buteux, Joan Colonello (deceased), Sally Morrone and Deb Mastroeni my deepest gratitude for your time, effort and commitment to municipal affairs. To my Planning Clerk Carol Adduce for her impeccable files, deadline days and steadfast commitment and to Debi Miceli my right hand secretary who has been a loyal member of my staff, a big thank you.

To the Building Inspector Harry "Buddy" Lewis, Doug, his assistant, and Randi the building department secretary, thank you for ensuring our codes and laws are followed correctly.

To all who have served on the various Boards and Commissions the Village environs reflect the insightful, historical, architectural, planning, engineering and legal decisions rendered these last 20 years. I thank you all for your service to the Village. To the legal team, Warren Berbit, the first Village Attorney, you have provided me with trusted counsel, wisdom, and pragmatism. Thank you. To Ira Emanuel, your legal planning/zoning expertises have been an important factor in the look and feel of this Village. Thank you. To Jonathan Ripps who ably prosecutes Village zoning cases, thank you. To all the many friends and residents who assisted me many times throughout these 20 years I am grateful for you just being you!

To my Deputy Mayors, Bob Jaeger (deceased), Lou Miller, Helen Airo and Winsome Downie-Rainford you made my life and career better than I could have ever hoped. It was always a team effort and I thank you.

To my children, Jen and Matt, you both grew up without having any choice in the matter of Mom being the Mayor. Thank you for becoming successful and caring adults amidst all the municipal responsibilities that occupied me for these 20 years. Ironically you have both chosen careers in public service and I could not be more proud! I love you and thank you from the bottom of my heart.

My last Village Board meeting is on March 21, 2007 at 8pm. The calendar indicates that it will be the first day of spring and I believe a good time for renewal and new beginnings. Good-bye and enjoy this wonderful community called Montebello.

Warm Regards,

Kathy Gorman
Mayor

PARKS COMMISSION

The Parks Commission would like to take this opportunity to welcome Anthony Piazza to the Parks Commission and thank Tom Schember for his services and contributions over the last 2 years. Thank you again Tom from all of us at the Parks Commission. We will hold our Annual Family Camp Out this year on June 16th / 17th therefore please mark your calendars. We will be sending out a mailer as a reminder along with a form that will need to be completed and returned to Village Hall.

Please keep our Village CLEAN and report any dumping to the authorities.

Although it may be too cold to think about an outdoor activity right now, we would just like to remind you that emblems that attach to the storm drains that read "NO DUMPING-DRAINS TO STREAM", will be available at Rockland County Division of Environmental Resource, Mary Hegarty at 845 364-2669 at the Rockland County office or Amy Rapoport at 845 357-5929.

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

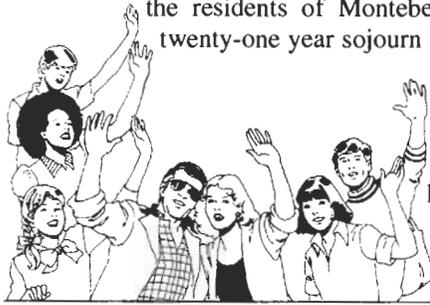
Submitted by Bob Congionti,
Parks Commissioner





MONTEBELLO RETROSPECTIVE AND FAREWELL

As "Founding Mother," Mayor Kathryn Gorman says farewell to the residents of Montebello after a remarkable twenty-one year sojourn as our Mayor, I want to



publicly thank her for the visionary leadership, hard work and tenacity, that enabled her to conceive, and then labor to create the Village we love so dearly. For all these

years, Kathy has governed full-time for minimal remuneration with great integrity and independence, in a non-partisan, inclusive manner (her last four Village Board appointees were three registered Democrats and one Independent), with the cooperation of others with whom she has been united in her desire to protect the quality of life and rustic, alluring character of this magnificent Village.

Thus it was that in December of 2000, in the aftermath of the departure of long-time Trustee, Louis Miller, the Mayor, with the approval of then Deputy Mayor, Helen Airo and Trustees, Fredericka Shpetner and Stan Shipley, asked me to join the Board to complete Lou's un-expired term of office. As I noted in Montebello's Twentieth Anniversary Celebration brochure, I gladly responded in the affirmative, as I viewed the invitation not only as an opportunity to serve this beautiful Village, but also as a chance to wed my theoretical knowledge of politics to the empirical. Having completed four degrees, including a Ph.D. in political science and after teaching the subject at the college level for more than twenty years, what more fascinating opportunity could there be for someone who also believes that "service is simply the rent we pay for living?" I commenced my tenure as a Village Board member in January of 2001. What a fascinating journey it has been! As I've observed elsewhere, although I remain partial to national and international politics and my research interests are global, I have learned a great deal about local government. Indeed, I have truly come to appreciate the meaning of the phrase "all politics is local."

As I look back on my six-year stint as a Village Trustee and more recently, as Deputy Mayor, I am proud of the Village Board's many accomplishments. Foremost, among them is the Village of Montebello's Comprehensive Plan, which, after an extensive, truly democratic process, was adopted in October 2003. I commend the Montebello Comprehensive Plan Committee (CPC) members – Richard Fried (Chair and Zoning Board Vice-Chair) Helen Airo, co-chair and Deputy Mayor, Fredericka Shpetner (Trustee), Michael Iatropoulos (Planning Board), Amy Rapoport (Parks and Recreation Commission, Civic Association and so much more), Bart Gaber, Cheryl Katz and Anthony Bruno, who worked diligently with our Planning consultants, A. Nelessen Associates of Princeton, N.J. and Robert Geneslaw Co. of Suffern, N.Y., and especially with Bonnie Franson AKP, PP Advisor and our own Deputy Village Attorney, Ira Emanuel. For their preservation of Montebello's rural ambiance, conservation areas, natural envi-

ronmental and historic resources, even in the context of our housing diversity, the residents of this Village owe them an enormous debt of gratitude. They truly envisioned the future with a "Comprehensive Plan" that will guide the growth and development of our Village for years to come, as we continue to enjoy our protected streams, wetlands, open spaces, trees and trails. I am also proud of our Parks Commission for its efforts to protect and enhance the Village's beauty – including its open spaces, its rock walls, one of our most identifiable features, for our Adirondack pavilion and tot lot on our award-winning Village Hall campus, for our new Montebello gateway signs and for recreational activities—concerts and campouts and especially the Twentieth Anniversary Celebration that it planned and executed. To the Historic Preservation Commission and to Craig Long, our Village Historian, I must tell you that I truly respect you for the superb quality of your work. I have especially enjoyed working with former Deputy Mayor Helen Airo on our "Keep Montebello Beautiful" projects which I assumed responsibility for on her retirement from Village government. We continue to participate in the County's "Keep Rockland Beautiful" Spring clean-up campaign, and as our own environmental "engineer" tries to keep the Village relatively clean year round. We must all commit to being litter patrol persons! I must in addition, congratulate Warren Berbit, Montebello's "Founding Father," who drafted our Village formation petition and incorporation documents, drew Village boundary lines and continues to serve as our absolutely brilliant Village Attorney. He and Mayor Gorman have provided the leadership continuity that has made Montebello such a stellar success. I assure the Planning and Zoning Boards that have worked long and hard to ensure that only aesthetically beautiful and carefully planned developments would grace our Montebello landscape, that the Mayor and I, as well as Village residents greatly appreciate their successes. To the staff at Village Hall, especially our able Village Clerk, Debra Mastroeni, I say thanks for your expertise and knowledge of municipal government and your willingness to assist others. To the residents of Montebello, it is with deep gratitude that I say thank you for electing me twice, thereby giving me the opportunity to serve you as Trustee and Deputy Mayor. I will always cherish the memories.

As the Village of Montebello experiences a leadership transition, I offer my best wishes to our successors. I know they share our vision for the future and will protect and preserve the bucolic Village that is Montebello.

Winsome Downie Rainford, Ph.D.
Deputy Mayor/Trustee

FROM THE DESK OF THE VILLAGE ATTORNEY



We whizzed past our 20th birthday as a Village and are nearing completion of our 21st year. Big changes are afoot now that our Mayor for all these years, Kathryn Gorman, decided not to run in the upcoming March election. As another

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significant change, our Deputy Mayor, Dr. Winsome Downie-Rainford, also decided not to run for her seat as a Trustee.

Given the circumstances, I express my thoughts to both of these fine ladies without appearing political. Much more will and must be said in various forums over the next two months. At the least I wish to also say to Kathy, thank you for investing so much of yourself in the process, and for nurturing the fledgling Village with which you shall forever be associated. To Winsome I wish to say, thank you for benefiting us with your refined intellect, and for imbuing a very humanistic tone into all of our activities. To both ladies, hopefully speaking for all of our citizens, you have our deep admiration, respect and gratitude.

While I did start with "big changes are afoot", I want to qualify my remark. I do believe that our talent-laden Village has and will yield dedicated and capable leaders who will carry us forward for another twenty good years. In my humble opinion, we are a special place. Besides the beautiful setting, what makes us so much more special is our people!

Switching to the more mundane, various activities and legal issues are also worthy of mention.

Our 5-year contract with our carter expires April 1st. Thus, full bid specifications and bid proposal forms were prepared, advertised and are being circulated. Bids are to be opened February 20th, allowing enough time to rebid if necessary. The 93 homes in Indian Rock were added as an option. As before, the bid solicits a 3-year contract with a 2-year extension as another option.

A speed hump application has been filed for Mayer Dr. from E. Mayer Dr. to Montebello Rd. The public hearing, the first under the procedure established by the Trustees, will be held February 28th.

The Village Hall restoration/improvement project has entered an active phase. Water infiltration and certain structural issues necessitated moving this project forward post haste, as did taking advantage of the \$80,000 handicapped access grant lest the money be lost. Newly hired architects are hard at work on the design documents to facilitate bidding, and the bonding process is being commenced. A no frills approach is being taken, but necessary internal improvements to improve efficiency will be made if doable within a tight budget. Hopefully, work will begin in the Spring. The Village Hall will remain operational during this work.

The Village Board acted on November 15th to declare a 7-month moratorium on Conservation Easement variances applications, or until a study is done, report rendered and considered. The proliferation of applications, and the absence of definitive information regarding the status of each and every Conservation Easement, caused the Village Board to create a cooling off period while the Easements are inspected and an all encompassing report prepared. Armed with such a report the Board will be able to look at the subject comprehensively versus having to react to each individual application as made. The Village has the right to come on to your property to inspect its

Conservation Easement if there is one located on same. Check with the Village Hall if you are concerned about someone being on your property.

Since I also sit with the HPC (Historic Preservation Commission) and the Parks Commission, some comments about those boards.

A public hearing on a Local Law will be held on February 28th to provide modest compensation to HPC members. This law corrects an oversight and brings this board into line with our other boards.



The Parks Commission is working on a plan for the potential use of the excavated pond fill in Ponds Park. Armed with the landscape architect's proposed plan for the Park, your Commissioners walked the area and marked where to utilize the approximately 5,000 yards of fill which will be created when the developer restores the ponds to their original depth. The pre and post construction soundings are also being supplied to the developer, as are calculations estimating the accumulation of soil in the ponds. This information is needed to make an application to the DEC for a permit to do the dredging work. *The Parks Commission is also working on the next Montebello Campout (June 16/17th).*

To close on a more somber note, please take heed of the Building Inspector's remarks in this newsletter regarding pool safety. Kindly, do what you must to make your pool compliant. We all wish to foster pool safety, taking no pleasure in prosecuting violations.

Respectfully,
Warren E. Berbit, *Village Attorney*

STORMWATER MANAGEMENT IS FOR EVERYBODY!

By Trustee Lance N. Millman



On November 16, 2006, I attended my first Stormwater Consortium Meeting as the appointed representative of our Village. There was a lot of discussion and information regarding the role that municipal employees should play in overseeing our Highway departments. Yet, I would like to focus my discussion not on the municipal employees but on what we, as citizens, should be aware of in our neighborhood, especially at new construction sites.

We need to recognize that anything that runs off our property may end up in stormwater drains. Unlike the sewer system, which feeds into water treatment plants, the outlet of these stormwater drains wind up directly in our wetlands, rivers and streams. We always need to properly dispose of such things as oil from oil changes, pesticides from tree and lawn maintenance or even the run of chemicals when draining our pools. Disposing

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such toxins into the stormwater system is both bad for our environment and against the law. We must also make sure that we do not dump garbage or animal "poop" into these drains.

Another important area we should be involved in is assisting our Villages and Towns in overseeing Stormwater maintenance at the construction sites of new homes and developments. Have you ever noticed small rocks at the edge of a construction driveway or bails of hay put along the side and bottom of the driveway? These are very important tools to prevent damage to our watersheds and wetlands. After a rain storm, it is important that we prevent the run off of mud that leads to soil erosion and also causes downstream deposition of debris through the stormwater drains. The bails of hay and stones help slow down, catch and prevent these runoffs. This is why it is very important that if you believe that you see run off (a brown muddy looking water crossings our streets) that you notify our Village building department of this potential problem.

Rockland County is one of the few places that cannot depend on any outside source for water. All the water that we use is internally created. The sources of water include wells, rainwater collection in reservoirs, and rivers. These sources are fed by the stormwater system. Therefore, when toxins spill into the stormwater system, they are likely to wind up in our water supply. For our sake and for our children's' health, it is critical that everyone pays attention to this issue.

We as a Village have joined this fight and have passed Village resolutions joining the Stormwater Management Program. We are committed to the preservation of our environment and hope that you join us in this fight.

I know that I have simplified my comments and that there are many other things to look for and discuss in maintaining stormwater management. I must start somewhere and whatever small piece of information that you remember or interest that I have sparked from this short article, then I have achieved a starting point for all of us to help our environment, wetland and watersheds!

I would like to personally thank Mayor Gorman for her dedication, hard work and consistent battle for the benefit of the residents of Montebello. The road she has paved for our Village as our first and founding Mayor will be a guide for future generations to come. I wish her well and the best of luck in her future endeavors.

FROM THE DESK OF HARRY P. LEWIS...

Building Inspector



I would like to take you back in time to the nostalgic year 1930 when the Zoning Ordinance was adopted by the Town of Ramapo and Mayor Gorman gave me a copy of an application for a building permit under the Town of Ramapo Building Zone Ordinance of 1930 with the proposed use of a 12' x 24' chicken coop with one copy of such plan and application. Payment of a

fee of three dollars (\$3.00) for the permit and a fee of one dollar (\$1.00) for the Certificate of Occupancy was required.

This all happened in the thirties, the years of the great depression in this great country of ours with most people being poor and not knowing it, and some rich people who lost everything jumping out of thirty (30) stories or more windows as they could not cope with their loss.

I recall all of this happening as I was brought up during the great depression in a six room duplex dwelling with the rent for this duplex being six dollars and fifty cents (\$6.50) per month.



So the Building Permit fee of \$3.00 + \$1.00 for the Certificate of Occupancy for a simple chicken coop was a lot of money back in 1930 according to living standards during the depression as some people were only earning six dollars (\$6.00) to eight dollars (\$8.00) a week. Hot dogs were five cents a pound, bread was seven cents a loaf, admission to the movies was ten cents (\$.10), a pack of cigarettes cost you ten cents, a glass of beer at some bars and restaurants was five cents and accompanied with a shot of whiskey the cost was twenty five cents. I could go on and on reminiscing about the good old days or were they the good old days?

Another subject I would like to comment on is safe swimming pools that include in ground, above ground, on ground, indoor pools, hot tubs, spas, and fixed in-place wading pools. Definition of a swimming pool is a structure intended for swimming, recreational bathing or wading, which contains or which is designed to contain water over 24 inches deep.

The New York State Division of Code Enforcement and Administration has amended the code text as of 12/14/06 to include swimming pool alarms as follows:

- (a) **Purpose.** Paragraph (b) of subdivision (14) of section 378 of the Executive Law, as added by Chapter 450 of the Laws of 2006, requires that the New York State Uniform Fire Prevention and Building Code (the Uniform Code) provide that any "residential or commercial swimming pool constructed or substantially modified after the effective date of this paragraph (December 14, 2006) shall be equipped with an acceptable pool alarm capable of detecting a child entering the water and of giving an audible alarm." The introducer's Memorandum in Support of Chapter 450 states, in pertinent part, that "drowning is the second leading cause of unintentional injury-related deaths in children between the ages of one and fourteen nationwide, and the third leading cause of injury-related deaths of children in New York... (T) echnological advances have produced several different types of pool alarms designed to sound a warning if a child falls into the water. When used in conjunction with access barriers, these alarms provide greater protection against accidental pool drowning." This section and section 1220.5 of Part 1220 of this Title are



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intended to implement the provisions of Executive Law section 378 (14) (b).

(B) Definitions. The following terms shall, for the purposes of this section and for the purposes of section 1220.5 in Part 1220 of this Title, have the following meanings:

(1) **Approved.** Approved by the code enforcement official responsible for enforcement and administration of the Uniform Code as complying with and satisfying the purposes of this section and section 1220.5 in Part 1220 of this Title.



(2) **Commercial swimming pool.** Any swimming pool (as defined in paragraph (4) of this subdivision) that is not a residential swimming pool (as defined in paragraph (3) of this subdivision).

(3) **Residential swimming pool.** A swimming pool (as defined in paragraph (4) of this subdivision) which is situated on the premises of a detached one or two family dwelling; a multiple single family dwelling (townhouse) not more than three stories in height; a one family dwelling converted to a bed and breakfast; a community residence for 14 or fewer mentally disabled persons, operated by or subject to licensure by the Office of Mental Health or the Office of Mental Retardation and Developmental Disabilities; a one or two family dwelling operated for the purpose of providing care to more than two but not more than eight hospice patients, created pursuant to Article 40 of the Public Health Law, and defined as a hospice residence in s4002 of said law; a manufactured home, a mobile home; or a factory manufactured dwelling unit.

(4) **Swimming pool.** Any structure intended for swimming, recreational bathing or wading which contains or which is designed to contain water over 24 inches (610mm) deep. This includes in ground swimming pools; indoor pools; hot tubs; and fixed in place wading pools.

(5) **Substantial damage.** Damage of any origin sustained by a swimming pool whereby the cost of restoring the swimming pool to its before damaged condition would equal or exceed 50 percent of the market value of the swimming pool before the damage occurred.

(6) **Substantial modification.** Any repair reconstruction, rehabilitation, addition, or improvement of a swimming pool, the cost of which equals or exceeds 50 percent of the market value of the swimming pool before the repair, rehabilitation, addition, or improvement is started. If a swimming pool has sustained substantial damage, any repairs are considered to be substantial modification regardless of the actual repair work performed.

(C) Pool Alarms. Each residential swimming pool installed, constructed or substantially modified after December 14, 2006 shall be equipped with an approved pool alarm which:

- (1) is capable of detecting a child entering the water and giving an audible alarm when it detects a child entering the water;
- (2) is audible poolside and at another location on the premises where the swimming pool is located;
- (3) is installed, used and maintained in accordance with the manufacturer's instructions;
- (4) is classified by Underwriter's Laboratory, Inc. (or other approved independent testing laboratory) to reference standard ASTM F2208, entitled "Standard Specification for Pool Alarms," as adopted in 2002 and editorially corrected in June 2005, published by ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428; and
- (5) is not an alarm device which is located on person(s) which is dependent on device(s) located on person(s) for its proper operation.

(D) Multiple pool alarms. A pool alarm installed pursuant to subdivision © of this section must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be installed.

Statistical Drowning facts for swimming pools are:

1. A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under.
2. A child can drown in the time it takes to answer a phone.
3. Children under 5 years of age and adolescents between the ages of 15 to 24 have the highest drowning rate.
4. For every child who drowns, four are hospitalized for near drowning.
5. An estimated 5,000 children ages 14 and under are hospitalized due to near drowning each year, 15 percent die in the hospital and as many as 20 percent suffer severe permanent neurological disability.
6. Of all of the preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for 5 minutes or less.
7. In ten states Arizona, California, Florida, Hawaii, Montana, Nevada, New York, Oregon, Utah, and Washington- drowning surpasses all other causes of death to children 14 and under.

When using your pool this coming year concentrate on making your pool a safe pool area especially for children as they are very precious and can never be replaced.





EXPECTATIONS OF OUR VILLAGE GOVERNMENT

Trustee Jeff Oppenheim

As Montebello enters its third decade it is worthwhile for us to question what expectations we should have of our Village Government. What are the Village's goals and purposes? These questions should be asked and answered regularly so that as citizens and taxpayers, we can maintain confidence in the purpose and value of preserving our Village, and give guidance to the future course of our government.

Our Village Government provides several important basic services. First, we provide for the collection of trash and recyclables. This year we hope to extend this service (for the first time) to the homeowners in Lackawanna, our affordable housing community. Second, the government maintains the roads that have been dedicated to the Village. Maintenance includes plowing, paving, and repairs. In the last two years we have repaired and repaved many roads that were in poor condition. We are working towards taking dedication of additional roads once they are properly offered to the Village.

Our Village Government maintains and enforces local zoning rules. The Village Board, the Zoning Board of Appeals, the Planning Board, the Historic Preservation Commission, and the Building Department each play a critical role in maintaining the character of our single family home community. The Village Board demonstrated its commitment to this vision by enacting a series of laws and zoning changes restricting development and encouraging conservation near wetlands, on flag lots, on slopes, and on historic properties. We are also planning to take the first ever inventory of all Village Conservation Easements to protect these open spaces from development.

Our Village Government also enhances the character of our community by preserving parkland and open space. Our Parks Commission has played an invaluable role by creating a playground, preserving an historic cemetery, and helping to plan a 9/11 memorial and a magnificent park in Montebello Pines.

Our Village Government also strengthens our sense of community and safety. For example, we have pursued a dedicated program of traffic safety for our roads. Increased enforcement, calming measures (such as speed humps) and involvement with the school district are a few of the methods we are utilizing.

Supporting programs for the young and for the elderly also enhances our community spirit. A Village Camp-out Night and the Tot Lot are popular with many families. The Seniors' club at Village Hall will soon be improved by a series of ADA (disability) upgrades to parking, access, and toilets (supported by a grant). The Village Board has also continued a valuable program assisting seniors in need of cab fare for doctor visits.

These are just a few of the notable functions that we should expect from our Village Government. The importance of these objectives and the quality of our results well substantiates the value of preserving Montebello in the decades to come.

Finally, our Village Government is able to accomplish these tasks thanks to the hard work and leadership of dedicated individuals, including our clerk, staff, counsel, committee members and elected representatives. Cardinal among these individuals is our retiring Mayor, Kathy Gorman. Her dedication helped create Montebello and her leadership over the last 20 years helped make the Village the preeminent place to live in Rockland County.

We wish her well in all her future endeavors.



PLANNING BOARD

WEINBERGER SUBDIVISION

Weinberger Subdivision is appearing before the Planning Board for a 48 lot Subdivision Plat and a Wetlands and Stream Permit. A Final Environmental Impact Study has been accepted and now the Subdivision and Wetlands and Stream Permit process will begin. News:

RIO VISTA AT MONTEBELLO - Preliminary Subdivision and Site Plan

Rio Vista is appearing before the Planning Board for Final subdivision and Site Plan approvals for 20 homes on 22 lots for a 55 and older development.

EMERALD PINES SUBDIVISION

Emerald Pines has changed their proposal to a 4 lot subdivision on 10.127 +/- acres. The property is located on the north side of Viola Road approximately 600 +/- feet west of Spook Rock Road (almost opposite Canterbury Lane).

MONSEY JEWISH CENTER - Amended Site Plan

Monsey Jewish Center has amended their site plan for a proposed synagogue and rabbi's residence. They have now acquired the adjacent lot which will increase the acreage to 5.53 from 4.96 acres. This proposed project is located on the south side of Montebello Road approximately 900 feet east of Mile Road (adjacent to Finnegan Lane).

FANT SUBDIVISION - Preliminary Plat

Application of Gloria Leddy Fant, 253 Spook Rock Road, Suffern, New York 10901 for approval of an 18 Lot Preliminary Subdivision entitled "Fant Property" consisting of 18 lots from 32.94 +/- acres located on the east and west side of Spook Rock Road approximately 800 feet north 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 in a RR-50 Zone.