

# Village of montebello review

*Jeff Oppenheim, Mayor, Lance Millman, Deputy Mayor, Marc Citrin, Stacy Caridi, Steven A. Sorrillo, Trustees*



## Greetings from the Mayor



This month Montebello lost one of the pioneer figures in the Village's establishment. Ed Bracken died at his home on June 7th (please see obituary inside). We are all deeply saddened by the news of Ed's death. He was an important figure in the founding of our Village and he stayed involved and active until his death. Ed was a role model as a citizen, a family man, and a World War II veteran.

Ed's passing is a signpost that our Village is in a state of transition from its first generation. That generation has understood the value and importance of an independent Montebello. Today, we learn that the NY State Government is trying to promote the consolidation and elimination of local governments. It is therefore essential that we recognize the importance of educating the next generation of Montebello citizens of the value of our Village. To paraphrase Jefferson, the price of local control is eternal vigilance.

This month we are taking dedication of Coe Farm Road. The beauty of that development of single-family homes is testimony to the value of our Village's planning process. We were exacting in requiring the developer to preserve trees and open space. Our local laws will sustain the quality of that neighborhood by preserving trees and maintaining road services. For example, our unique local law permitting elegant mailboxes was tailored for these types of homes. Therefore, local control helped to create and will preserve the quality that homeowners seek.

Our Village government provides us with the ability to target problem roads in need of repair, even when we don't own those roads. For example, we lobbied the County to repave Grandview and Viola Roads this year (and Montebello Road last year), to better serve our citizens. This coming summer we are working to see the re-paving of North Airmont Road (from Route 59 to the Thruway), among others. We are exploring the use of a recycling method to repave our roads, saving money and allowing us to improve a greater number of roads.

Our building and fire code enforcement officers have been

working hard to strictly enforce the law in our Village. Although some residents might find this process annoying, one only needs to look at some of our neighboring communities to see what happens when lax enforcement becomes the norm. I am currently serving on the County's "Multi-family Task Force", whose goal is to seek compliance with code enforcement across all municipalities in Rockland. The variable enforcement of these codes risks the lives of both emergency workers and residents.

Montebello celebrates the accomplishments of our residents. At our last Montebello Day we enjoyed music performed by talented local citizens and an art show presented by the Montebello Seniors. At our annual Memorial Day event the Gettysburg address is read by a Montebello 5th grader (please see article inside). This year we were pleased to have Sophie Breuer. We also honor local veterans of war. David Smith, a decorated Vietnam veteran, spoke at this year's Memorial Day ceremony. Each June, we honor the High School Seniors who graduate in the top 10% of their class (please see article inside). This year the Village recognized nine high school seniors.

Montebello is speaking out on behalf of our citizens with regard to the Tappan Zee/I-287 project. That plan currently proposes a bus rapid transit and a commuter rail line paralleling the Thruway. The completed Scoping Report (available at <http://www.tzbsite.com/>) reveals that Montebello was one of the few municipalities within the county that offered critical comments. As a stakeholder in this project, we are committed to participate and we will continue to offer our thoughts and suggestions.

Montebello is making a special effort to keep our Village looking beautiful. In addition to our annual Clean-Up Day (please see article inside) our Village employs a part-time worker whose sole job is to help clean our roadways of debris. Montebello is also fortunate to have a wonderful staff. Our Clerk/Treasurer, Debra Mastroeni, was elected to the nationwide Municipal Clerks Honor Roll for the 3rd year in a row. Our Village Hall staff is available to help you from 9AM until 4PM daily. Please feel free to call with any questions, problems, or complaints.



**HISTORIC MONTEBELLO**

Copeland Drive, off Route 202, is named after the summer resident whose home is still located there. Senator Royal S. Copeland (1868-1938) was the U.S. Senator from NY for 15 years, serving until his death. Senator Copeland was a homeopathic physician who also served as the President of the NY Board of Health during the influenza pandemic of 1918. The successors of his Senate seat were Senators Mead, Ives, Keating, Kennedy, Goodell, Buckley, Moynihan, Clinton, and Gillibrand.



**NEW HISTORIC MARKER UNVEILED AT THE INDIAN ROCK**

On April 26th, the Village of Montebello officially unveiled an historic marker recognizing the Indian Rock. The marker, paid for by the owner of the shopping plaza, will be easily read by all visitors. The text was produced with the generous assistance of our Village Historian, Craig Long and glacial geologist Penrod J. Fleisher, PhD. The marker reads as follows:

**INDIAN ROCK**

This 17,300-ton Proterozoic granite gneiss is .8-1.2 billion years old. Originating between the Ramapo Mountains and

Hudson Highlands, this glacial erratic was deposited here by the Laurentide Ice Sheet approximately 21,000 years ago.

This boulder served as a meeting site for Native Americans thousands of years before the arrival of European settlers. Tradition and local lore refers to this geological landmark as Indian Rock. Otis H. Cutler's country estate on this site was named Boulder Farm.

In 1996, the Village of Montebello preserved this rock by incorporating it into the shopping center design.



**WHICH "DRUTHERS" WOULD YOU PICK?**

*By Lance N. Millman, Deputy Mayor*

As our Village continues to grow and evolve, we all have to make decisions as to what our "druthers" are. In an ideal perfect world, there are no such things as druthers, it's simply yes or no or black or white. Our wonderful community regardless of what we would want in a perfect world will continue to change. Hopefully not too drastically. I think we have one of the nicest, greenest communities in Rockland County.

With just a few open space lots in our Village, we are sometimes forced to make a "druthers" decision fairly balancing all factors, doing the "right thing". Hopefully that will please most, but I am sure not all.

Our surrounding communities are allowing more and more "adult communities", the 55 and older concept. Our first is being built wherein all occupants must be 55 and older. Most other towns and villages are much more liberal about the age of the other occupants, some being as low as "over 18".

Leaving aside issues of enforcement with any such limitations, we want to limit the size of the family, not to include children, and to limit the number of adults and potential drivers on our roads and other impacts.

As these areas are being built, there is almost always that first gasp of horror magnifying the worst perception of stripping the property and cutting down all of the trees. It is understandable but the only way to avoid this is to buy up all open properties, which no municipality could have afforded before, and certainly even less so now.

Our zoning and planning boards do try to protect us by requiring a buffer of trees and shrubs be kept around the property to restrict the views. By strictly applying the rules with respect to area coverage, slopes and wetland and ponds. By insisting upon well designed lay-outs and road patterns.

One of the objectives is to try to save as many trees as possible throughout the building site. One never realizes though what it will look like until the work actually begins, which of course, is much worse than what the finished project will look like. Usually, a replanting plan will be involved.

So, here is my "druthers" question:

What to do when a developer requests certain changes to reflect market or other conditions that were unanticipated on a project that has already proceeded into the building phase?

As a generalization, anything which would increase density or coverage would be rejected out of hand. In our hypothetical, part actual, example, what if the developer asked for two forms of relief to make the project more appealing to potential buyers? While we are not here to guarantee the success of a project, at what point do we look at things from an equitable prospective for what may be the greater good, meaning avoiding an unfinished eyesore or so limiting the ultimate residents that their quality of life is impacted, or such that they would be more inclined to create enforcement issues?

In this case the Village Board refused to consider allowing a change in ownership style to condominiums, which may have reduced the tax burden on future owners by about 40%. The original theory was that these town homes would represent good ratables without generating a burden on the school system, and we refused to consider departing from this approach. On the other hand, whether to consider some relaxation of the second age limit seemed to resonate with some board members, in the circumstances, and is in the informal stage of consideration, as is an enhanced planting plan offered by the developer. As you can see, there are rarely simple answers, even if I prefer the status quo (which I do).

There must be a formal application and a public hearing if this change is to be considered. I am not picking on this project, just exemplifying how sometimes we are presented with hard choices, and not everything is black and white.



### **TRAFFIC SAFETY**

*By Trustee Steve Sorriolo*

During the warm summer months we face an increased challenge to insuring the safety of our families and loved ones. Walking through our neighborhoods during the day, weather permitting I see many children playing outside, people out for a stroll or walking their dogs and just a lot more outdoor activity than we have during the

colder months. Another phenomenon is also taking place at the same time and that is an increase in driving. Unfortunately these two actions are not always compatible. I have received many complaints from the good people of Montebello about the excess speeds of automobiles as they proceed through our neighborhood streets. Most of what I hear is targeted at the younger drivers and how they drive at forty, fifty and more down our local roads. I am not referring to Route 202 or Spook Rock Road. The problems of those thoroughfares are primarily due to pass through drivers using these roads to go from one area of the county to another and the Rockland Community College students in a hurry to get to and from Class. The Streets referred to here are the quieter local roads such as Oxford, Coe Farm, Mile and all the other less traveled roads in our village. I have seen the young, less experienced drivers behave in a somewhat reckless manner but I have also seen them to be more responsible behind the wheel. Real driving skills are acquired over time and as these young drivers mature they will acquire these skills just as we adults have. Until that time it is our duty to educate them to in the proper driving techniques. I know from firsthand experience just what this entails. I have two teenage drivers in the family and I constantly remind them of the dangers they will encounter as they learn real driving skills.

Of late I have stressed the special circumstances of Summer driving on local streets since this is a topic that I hear about more and more. It is important that we teach these young adults about the terrible possibilities that may occur when inexperience, speed and pedestrians come together. Seldom does a day go by that I don't remind my children about these dangers. They must be reminded about how young children do unpredictable things such as speeding down driveways into streets they believe to be safe or running across streets without looking and all the other random acts of the very young. We need to make it clear that there can be tragic outcomes to these encounters.

I have heard from our neighbors in the village about the need for additional speed humps to control the excess speed. Yes speed humps do work but they have inherent problems, such as signage, noise, maintenance and of course cost. Such construction should be a last resort and used only if all other avenues of education and enforcement fail. The Village is open to investigating and construction of speed humps if they are warranted and deemed necessary. You can contact Village Hall for the procedures required to get this process going.

I must tell you that I have a real problem in teaching the value of careful considerate driving on our local streets to my

younger drivers. The problem is you and maybe me. Many of us ignore the speed limits on these roads. The speed limit in Montebello is thirty miles per hour unless otherwise posted. However I see so many of us speeding down our streets in excess of that speed. I am not referring to the young drivers but the more mature among us. Grownups driving at forty or more down local streets and not just on rare occasions but often maybe as much as fifty percent of the time. I haven't made this an exact study but the percent seems to be in the ball park. So do we tell our children do as I say not as I do? Do you have teenagers living in your households and if so how well does that strategy work. If you do not have teenagers at home with you, you can be assured they do not always listen to your instructions but are more apt to emulate your actions and probably attempt to exceed them. So I plead with you my fellow villagers teach through your actions. Slow down on our local roads. Set the kind of example that will inspire our young to be more careful. You must constantly speak to them of their responsibilities and of consequences. If need be alert the authorities of specific problems. Please also remember that grownups also have accidents.

Thank you and I wish each of you and your families the safest and happiest of summers.

## WANTED

Interested citizens to serve on Montebello's Boards and Commissions.

If you are interested and available, please Email or fax a brief summary of your interest and a copy of your resume to Village Hall.

email:dmastroeni@villageofmontebello.com

fax : 368-2044



### TREE PRESERVATION

By Trustee Stacy Caridi

A common complaint this year has been the loss of many beautiful trees on the property in front of the Montebello Mansion. The concerns shared by all echo a consistent interest in preserving trees in order to maintain the charm of our Village. While the Village has been able to preserve a 75 foot buffer on that property, other develop-

ments have not fared as well. For example, Montebello Pines was constructed with near complete loss of the trees at the front side of most of the homes. However, conservation easements did preserve many trees in the rear of many of these homes.

Demanding tree preservation is not an easy task. While the community interest in saving trees is self evident, restrictions that infringe on homeowner rights often seem obtrusive. How can a Village balance these legitimate competing rights without straying too far to either side? The Village of Montebello enacted a "Tree Law" a couple of years ago that seeks to strike a reasonable balance. Our law permits homeowners to remove one tree (defined as being bigger than 4" caliper) every 2 years for each 10,000 sq. ft. of lot size (an acre is 43,560 sq. ft.). For example, a homeowner with a one acre property can legally remove 2 trees per year. If a homeowner wants to remove a greater number of trees, then an application must be made to the Planning Board.

There are two important points to know about our tree law. First, it is required that homeowners obtain permits for every tree that they remove (over 4" caliper). Otherwise, we won't know whether or not the maximum limit has been exceeded. If a permit is not obtained before a tree is removed, a significant fine may be imposed. The only exception to this rule is if an emergency exists. In an emergency we recommend that photos be obtained to provide documentation.

The second important thing to be aware of is that the Village licenses contractors who may perform tree removal. Of course, you can always do your own work. However, if you want to hire a contractor, you must use someone from the list of licensed contractors. Currently this list includes the following:

MaryAnn Cafaro

JG Tree Corp. d/b/a Perfect Cut Tree  
229 Quaker Road, Pomona, NY 10970  
845-354-5291

Bob Wilson

Bob Wilson Tree and Lawn Experts, Inc.  
P.O. 1818, Spring Valley, Ny 10977  
845-354-5506

Steven DeLucia

D & D Tree & Landscaping, Inc.  
418 Rt. 59, Airmont, NY 10952  
845-627-2555

Bill Reda

Bill Reda Property Management, Inc.  
8 Wilbur Road, Montebello, NY 10901  
845-369-1530

Roderick W. Gilmour, Jr.  
Suffern Tree Service, Inc.  
P.O. Box 347, Valley Cottage, NY 10989  
845-353-4505

Carolyn Kavich  
O'Sullivan Tree Care  
P.O. Box 113/201 Western Highway  
West Nyack, NY 10994  
845-359-8733

Rockland Tree Experts  
d/b/a Ira Wickes/Arborists  
11 McNamara Road  
Spring Valley, NY 10977  
845-354-3400

Joann Hamilton  
Trees Plus Tree Service, Inc.  
7208 Overhill Road, Pomona, NY 10970  
845-357-9165

The reason for licensing tree removal contractors is that it allows the Village to hold the contractors liable for the illegal or non-permitted removal of trees. In the past we experienced several unfortunate incidents where contractors cleared large numbers of trees illegally, leaving the Village with little recourse. If contractors have no incentive to comply with our laws, there is little reason for us to be surprised when they don't. Any contractor can be licensed by our Village by registering at Village Hall and complying with our laws.

Have a wonderful summer.

**HISTORIC PRESERVATION COMMISSION**

As much of our community heads into summer and the thought of vacation, the Historic Preservation Commission (HPC) is ramping up several significant projects.

Following our designation as the first village in Rockland County to become part of the Certified Local Government (CLG) program sponsored by the New York State Office of Parks, Recreation and Historic Preservation, we successfully sought a state grant to undertake an architectural survey of Montebello's historic resources. The promised funding is about to be released by the state, and consequently we are launching a request for proposal (RFP) process to obtain bids from individuals/firms interested in undertaking an architectural review of the structures in our village. We anticipate completing the RFP process and commencing the survey work by late summer.

The HPC is also moving ahead with the creation of a website

which will provide an overview of the history of our village, its founding families and famous residents, and the historic structures which dot our community. To that end we are gathering information and photographs, and invite the public to become part of the effort by submitting materials that could be included on our site.

Do you have stories of family members who helped to settle Montebello? If you own a historic house, do you have information on its construction and prior owners, or photographs of your house from decades past? If so, please contact the HPC through the mail at our Village Hall address, or via e-mail at [montebellohpc@yahoo.com](mailto:montebellohpc@yahoo.com). All photos or historic documents can be scanned in your presence and immediately returned.

We look forward to launching our website this fall, and to providing both our long term residents and the newcomers to Montebello with a better understanding of the people and events that helped shape the unique and wonderful community in which we reside.

**MONTEBELLO HOSTS ANOTHER SUCCESSFUL CLEAN-UP DAY**

On April 18th, dozens of Montebello citizens participated in Clean-Up day. Organized by the Montebello Parks Commission and Keep Rockland Beautiful, the event was a great success. Tons of garbage was cleared from our roadways. Thanks go out to all the participants, young and old alike.





**FROM THE DESK OF THE BUILDING INSPECTOR**

*P. Douglas Siebenaler*

Many homeowners enjoy the company of pets, including dogs, cats, birds etc. However, some people might not be aware that the Zoning Code limits the number and types of permitted animals. These laws were written for the safety and benefit of the entire community. Disregarding these laws is unfair to both your neighbors and your community.

A question commonly posed to the building department is, "How many dogs' can I have on my property"? "Does my zone permit a horse and if so how many"? "Am I permitted to have goats on my property in my Zone"? "Can I have fowl? If so how many"? The Village of Montello does have restrictions and specific requirements for "Animal ownership". The rules for all residential Zones for single family residences can be found in Article III, "Use Regulations", sections 195-9 ("Use Table" and Article IV Bulk Regulations) and 195-13 (Bulk table ER 80 zone columns "B" "C" and "E").

1. Keeping, breeding and raising of sheep, goats and horses on lots of 20 acres or more, but not within 100 feet of any lot line is a Use Permitted by Right. (ER-80, Column "B" #2 (c))

2. Keeping of domestic animals as follows: not more than a total of five cats or dogs over one year old; on lots of 2 or more acres, not more than 1 horse (over 6 months old) per acre of lot area; not more than 10 fowl; not more than 2 of any other species of domestic animals. Domestic animals, except for cats and dogs shall be maintained in an enclosed or fenced-in area not less than 75 feet from any lot line. This is an Accessory Use Permitted by Right. (ER-80, Column "E" # 3 states)

Residents have the right to appeal these requirements. Article XII (Special Permit Standards) has a provision in section 197-74 for Animal Kennels as follows: The harboring, boarding or training of animals, except as otherwise provided in Article III, § 195-9, Use Table, whether enclosed in a structure or on open land and whether or not accessory to other principal uses of the land, shall be conducted in accordance with the following general standards:

A. In issuing the special permit approval for animal kennels, the Planning Board shall stipulate the maximum number and type of animals to be boarded, harbored or trained. That number shall not exceed the quotient of 10,000 square feet of net lot area per 100 pounds of animal body weight characteristic of the species so harbored. The square footage of the net lot area is

that area of the lot excluding the area of any required setbacks.

B. In considering the application for a special permit for the animal kennel use, the Planning Board shall consider the number, size, breed and temperament of animals to be sheltered and impose reasonable conditions to protect proximate uses, aesthetic impact and safety of the animals sheltered in order to ensure the health, safety and general welfare of the community.

Please do not hesitate to contact me if you require advice with this matter. I welcome suggestions and questions. I will respond, where possible, in future newsletters.

Enjoy your pets, but please do not exceed the aforementioned. The building department will issue a violation which may result in an appearance ticket.

**FRANK WILSON**

*Fire Inspector*

(845) 368-2491 \*Fax (845) 368- 2044

E-mail: fireinspector@villageofmontebello.com

Now that the summer months are upon us and we start to partake in outdoor activities a couple of safety precautions we can take to have an enjoyable season come to mind. Make every effort to check all pool alarms to make sure they are operating correctly and that all pool fences are in place and all gates are working properly. Check your BBQ's for cracked and dry rotted hoses. Inspect the connection to the tank to make sure it is not leaking. Make sure that bees or any other uninvited and undesirable guests haven't taken up residency inside the BBQ since it was last used. Performing these safety checks go a long way in preventing tragedies that I'm sure we are all well aware of just by listening to the news, going on the internet or reading the newspapers.

Have a nice summer.

**PLEASE RECYCLE**

**Recyclables are picked up every Wednesday, please place your bins curbside no later than 6 a.m.**

**Reminder to our residents: Please make sure your garbage is out no later than 6 a.m. on your scheduled pick up days, the carter will not be sent back for garbage put out late.**

**MONTEBELLO HONORS  
THE TOP HIGH SCHOOL SENIORS**

The Village Board honored the High School Seniors who are graduating in the top 10% of the Suffern High School Class of 2009. Congratulations to Tyler Jamison, Peter Fernandez, Brendan Rice, Richard Barbera, Grace Altebrando, Dakota Starkey, Charles McCann, Arielle Berkowitz, and Joshua Citrin. Certificates were awarded to each of these student's at our June meeting.



**FROM THE DESK OF THE VILLAGE ATTORNEY**

by Warren E. Berbit

The Mayor comments about the municipal consolidation legislation passed by both "houses" (these days, is it more apropos to say "tents"?). (S.5661/A.08501). Ostensibly, to foster economy in government, ("to reorganize outdated and inefficient local governments"), and thus "answer" NYS's fiscal problems, Andrew Cuomo, the A.G., proposed this legislation, entitled: "NY Government Reorganizations and Citizen Empowerment Act". The Act was sent to the Governor on June 12th and be signed on the 24th, making the Act effective in 9 months.

Although the means previously existed to dissolve local governments, the Act makes invoking a process much easier, albeit the process, itself, is quite laborious. Let's assume that the intent is for the big fish to again reswallow the little fish, e.g., a village being dissolved and absorbed by a town. [That is not an absolute, the limitation being that the final entities have existence in New York law] In such a setting, 10% of the "electors" (registered voters) in each of the subject municipalities, but not exceeding 5,000, must sign consolidation

petitions. If such happens, and leaving aside the exact procedures, each municipality would be bound to conduct a referendum (public vote), and if such passed in each place by a majority of voters voting, the complex dissolution/absorption process would unfold. This includes developing a detailed dissolution plan within 180 days, which may be subjected to another referendum if 25% (vs 10% before) of the electors challenge within 45 days.

Not that there is any reason to suspect "politics" or voting blocs, but how difficult would it be locally to gather 5,000 signatures town wide, and a couple hundred, village-wide? Not too difficult, I imagine. Add in that a couple years ago a stealthy legislation change was effected, as partly emanating from our area, making village formations more difficult (Compare: \$6,000 filing fee to form; no apparent fee to dissolve). It seems that a prior exercise of the right to self determination is no longer considered a matter of "Citizen Empowerment", but undoing such an exercise is endowed with such a lofty purpose. At least, a village cannot be the subject of such an exercise (or at least "the same" exercise) more frequently than once every four years.

In my opinion, amongst its faults, the Act automatically assumes that the existence of another layer, such as a village, necessarily fosters inefficiency, "waste, fraud and abuse" [I would contend that a more effective argument can be made that the larger a local political entity, the more likely it would tend to become a bloated patronage machine versus a leaner, closer to the people, village]. The legislative "purpose" also includes mention of the following ill: "Illustrative of the dysfunction in the current system of local government is the more than 6,900 town special districts operating in New York". These special districts operate like little governments within governments (e.g., sewer districts; water districts; improvement districts; and, all manner of odd purpose districts). While the consolidation effort could relate to combining or absorbing such districts, in many instances it is fairer that they exist rather than not, because they tend to direct costs to the beneficiaries. Furthermore, let's say that a village is absorbed by a town, the impetus would be to create more special districts to cover services previously supplied by the

**NOTE...**

**The Montebello Community Center is available for use for residents, community organizations, etc. Please visit the Village website to download a Use Application at [www.villageofmontebello.com](http://www.villageofmontebello.com)**

village rather than spread the costs town-wide.

We must remain vigilant with respect to the application of this Act. Nothing is ever exactly as it seems, and, even if well intended, the Act appears to miss the mark.

Ironically, in 1895 Senator Clarence Lexow, the founder of my law firm, began the legislative initiative consolidating the five entities which became the City of New York. Just as ironically, in the mid-1950's, the principal of the Firm was the Senator's son, Morton, who was law partners with David Moses, who was also the Town Attorney. In the latter capacity, Mr. Moses spearheaded the town's effort to deal with the creation of the Village of New Square. This caused the Hearst newspapers to run a screaming headline, which read something like: "Moses Tries to Keep Jews from the Promised Land".

Regarding the Deputy Mayor's column, aptly named "druthers", I vividly recall telling our formation pioneers in 1986: "We are all on one side of the table, but once we become a government, there will be a natural tension because of the change of roles." "Druther's"? Yes, hard choices sometimes must be made, and no matter one's best efforts, there will always be some disagreement and, therefore, disgruntlement.

The project Deputy Mayor Millman alludes to results from a Historic Preservation Overlay District impressed over a Laboratory Office Campus District by virtue of the activities of the Comprehensive Plan Commission, which found preserving the Mansion to be of historic importance. The owner, opting to exercise the Overlay District, agreed to preserve the Mansion and its environs, and in return got the benefit of residential use versus 100-120,000 square foot of additional office use. In testimony to the Commission a prospective developer proposed that 88 units be built. Instead, we ended up with twenty 2800 square foot town houses with appearance quite like the mansion, and with tight age controls (even if the second age is ultimately relaxed a relatively modest amount to make the town homes more palatable to a wider range of buyers).

Druthers is obviously a subjective and relative concept. **Compare**, the Highview Hills adult community as proposed adjacent to our borders.

Rain is good, but I wish you all some sunny days and blue skies this summer.



**PLANNING BOARD**

**Weinberger Subdivision – Public Hearing - Continued Final Subdivision**

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY

**IN MEMORIAM**

Edward F. Bracken, one of Montebello's founding fathers, died on June 7th. Mr. Bracken founded and was the first leader of the Montebello Seniors Club. He was one of the first members of our Zoning Board of Appeals and served until his death. Ed was a veteran of World War II and was honored by the Village for his service at last years Memorial Day ceremony. His wife, Dodie, is also one of Montebello's pioneers, and serves as the Chairwoman of our Historic Preservation Commission. To Mrs. Bracken, and Ed's entire family, the Village expresses its deepest condolences.



11229 for an approval of a Final Plat for a subdivision entitled "Weinberger Subdivision" consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone.

*The applicant has received a permit from New York State Environmental Conservation and is before the Planning Board for Final Approval.*

**9 Bayard Lane – Public Hearing – Continued Wetlands Permit**

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, NY 10960 for approval of a Wetlands Permit entitled "9 Bayard Lane" consisting of .76 +/- acres located on the south side of Bayard Lane approximately 389 feet from the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.



*The application is currently before the Zoning Board of Appeals (ZBA) and will return to the Planning Board.*

**Emerald Pines – Public Hearing – Continued  
Final Subdivision  
Wetlands Permit**

Application of Rockland Estates Homes, LLC, 301 North Main Street, New City, NY 10956 for approval of a Final Subdivision Plat and Wetlands Permit entitled Emerald Pines consisting of 4 lots from 10.127+/- acres located on the North side of Viola Road approximately 600 +/- feet west 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 17 in a RR-50 Zone.

*The applicant has requested an adjournment from the Planning Board until the July 14, 2009 meeting.*

**Congregation Shaarey Israel– Application for Amended Site Plan**

Application of Congregation Shaarey Israel, 18 Montebello Road, Montebello, New York 10901 for approval of an Amended Site Plan to permit construction, maintenance and use of a playground and revision to Lighting of Monument Signs. The subject property is located on the west side of Montebello Road approximately 1,000 feet north of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07, Block 1, Lots 1 in a RR-50 Zone.

*The application is currently before the Planning Board.*

**ZONING BOARD**

**Wehman-Bambace  
Public Hearing**

Application of Gina Wehman, 3 Lake Road, Montebello, New York, 10901 and Mary Bambace, 1 Lake Road, Montebello, New York, 10901, Applicants seek a waiver from the moratorium provisions of Local Law No. 6 of 2008, thus enabling the holding of a hearing at the same meeting for their application for the following variances from the requirement of Article IV, Section 195-13, Table of Bulk Requirements t,2,3,6,7,8,10 & 11 to enable a Lot Line change without creating any new lots. The premises which are the subject of this application are located on the east side of Orchard Street, and at the intersection of Lake Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.17, Block 1, and Lot 25 & 26 in a R 25 Zone.

*The application was approved at the Zoning Board of Appeals meeting on April 23, 2009.*

**Lawrence Shedler  
Public Hearing**

Application of Lawrence Shedler, 203 Spook Rock Road, Montebello, New York 10901 for variance from the requirement of Article IV, Section 195-13, Use Group q, Columns 6 & 8 (side setback & side yard) of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of an addition/alteration to existing single family house. The subject property is located on the west side of Spook Rock Road and 735 feet north from the intersection of Topaz Court and is known and designated on the Ramapo Tax Map as Section 49.9, Block 1, Lot 4 in a RR-50 Zone.

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

**PARKS COMMISSION REPORT**

*By Nick Altebrando, Chairman*

The year is already half over and our Summer 2009 report starts by discussing our decision to cancel our annual camp out. The month of June was the second wettest June on record and it is hard to believe that it wasn't the first. Our decision to cancel the event was based on not just the threat of continued rain and thunderstorms for that date, which we did have, but by the unusually wet ground that would have made the event unworkable logistically.

We discussed rescheduling the event but we decided against it because we did not have a preset 'rain date'. In the future, as this event really has shown to be a community favorite, we will try to schedule a rain date so family's can plan ahead should our first date prove unworkable.

The concert series continues this summer on July 21st with the band Ten Fingers. The concert begins at 7 p.m. at the Village Hall gazebo and all are welcome.

Some of our past events proved to be successful. While we did not gather as large a quantity as 2008, our April 18th Montebello Clean Up Day was a great success. We want to thank all the volunteers who came early and stayed late and, in general, contributed to the betterment of our environment. One thing that we can reflect on now that the Clean Up day is several months past is how quickly the litter and debris finds its way back on our streets. Making it a habit to at least take care of those portions of Montebello right near where we live can help.

Last a quick update on Ponds Park which we highlighted in our Spring message. The resolution of issues with the devel-

oper is proceeding and we are hopeful that all can be settled in the near future so the Village can take possession of the property and begin development of the site. The Parks Commission has started looking into the next phases of the development process and is prepared to move forward with the conclusion of the planning stage and moving into the initial clean up and construction.

Our Parks Commission meetings are held the first Thursday of every month and all are welcome to attend. The meetings are held at the Montebello Community Center located at 350 Haverstraw Road.

### ***MEMORIAL DAY***

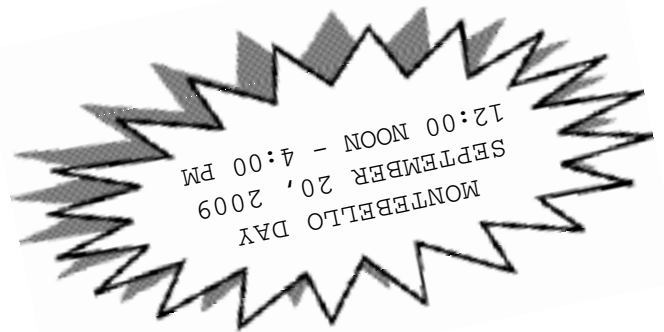
The Village held its Annual Memorial Day ceremony on May 24th. Decorated Vietnam veteran David C. Smith was our guest speaker and 5th grader Sophie Breuer read the Gettysburg Address. Special thanks to the members of the Marine Corp League for their participation every year.



<b>July 2009</b>	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 <i>Parks Commission</i> 7:30 P.M.	3 <b>VILLAGE HALL CLOSED</b>	4 <b>INDEPENDENCE DAY</b>
	5	6	7	8 <i>Comprehensive Review Plan</i> 7:30 P.M.	9	10	11
	12	13	14 <i>Planning Board</i> 7:15 P.M.	15 <i>Board of Trustees</i> 8:00 P.M.	16 <i>Zoning Board of Appeals</i> 7:45 P.M.	17	18
	19	20 <i>Comprehensive Review Plan</i> 7:30 P.M.	21	22 <i>Historic Preservation Commission</i> 7:00 P.M.	23	24	15
	26	27	28 <i>CDRC</i> 9:30 A.M.	29	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	<b>August 2009</b>
						1	
2	3 <i>Comprehensive Review Plan</i> 7:30 P.M.	4	5	6 <i>Parks Commission</i> 7:30 P.M.	7	8	
9	10	11 <b>SUMMER CONCERT</b> <i>Planning Board</i> 7:15 P.M.	12	13	14	15	
16	17 <i>Comprehensive Review Plan</i> 7:30 P.M.	18 <b>RAIN DATE</b> <b>SUMMER CONCERT</b>	19 <i>Board of Trustees</i> 8:00 P.M.	20 <i>Zoning Board of Appeals</i> 7:45 P.M.	21	22	
23	24	25 <i>CDRC</i> 9:30 A.M.	26 <i>Historic Preservation Commission</i> 7:00 P.M.	27	28	29	
30	31						

<b>September 2009</b>	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3 <i>Parks Commission</i> 7:30 P.M.	4	5
	6	7 <b>VILLAGE HALL CLOSED</b>	8 <i>Planning Board</i> 7:15 P.M.	9	10	11	12
	13	14	15	16 <i>Board of Trustees</i> 8:00 P.M.	17 <i>Zoning Board of Appeals</i> 7:45 P.M.	18	19
	20 <b>MONTEBELLO DAY</b> 12:00 NOON - 4:00 PM	21	22	23 <i>Historic Preservation Comm.</i> 7:00 P.M.	24	25	26
	27	28	29 <i>CDRC</i> 9:30 A.M.	30			



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