



Montebello Review

KATHY GORMAN, *Editor*

SPRING 2006

Dear Montebellians,

March is rolling in like a lion (snow on March 2nd) and hopefully it will exit as a lamb. What a busy month with March madness (college basketball), the Ides of March, and marching in parades for St. Patrick's Day.

As you read this newsletter I am sure you will note how busy your Village government continues to be. The Village has always had a fine relationship with the Ramapo Police Department. As Mayor, I have had the pleasure of working with Chief Miele, Chief Ruggiero and currently Chief Dolan. In addition we are fortunate to have neighborhood police officers who often stop in to say hello and ascertain any particular needs to be met. In this newsletter we have the pleasure of a new column written by Sgt. Emma.

The Village is fortunate to have a wonderful mix of architectural homes and very special streetscapes. The Historical Preservation Commission has been diligently examining home sites that have been recommended by Village residents. The Village Board makes the final decision as to historical status of a recommended site.

The Village of Montebello was the first municipality to recognize the importance of saving the Torne Valley by adopting a resolution in 2001 opposing the siting of power plants in the Torne Valley. At the February 15th meeting the Board adopted a resolution expressing its support for the designation of the Ramapo River Watershed and Aquifer as a Critical Environmental Area in Rockland County and Orange County. As in 2001 we are the first Village to pass this resolution.

Road repaving will commence once the weather remains warmer. Bond money for this was approved in the 2006 budget.

The Village will be celebrating its 20th anniversary of incorporation. In this newsletter there are several columns relating to our beginnings, all of which will bring memories of friends, families, struggles and successes. I look forward to the Village anniversary celebration on May 7th 2006.

Last month at the Rockland County Mayors business meeting there was a presentation by RCC professionals on pre-teen, teenage and college drinking. We as parents need to continue to use positive peer pressure to influence our young children and teens that it is NOT okay to drink. One of our own residents Ms. Stacy Starr, is the coalition coordinator for the Ramapo Community Task Force. The task force is made up of parents, law enforcement, legal and elected officials. I have asked Trustee Citrin to attend the task force meetings for 2006.

At the February Village Board meeting a banner was presented to Deputy-Mayor Downie-Rainford from Keep Rockland Beautiful. Litter clean-up remains a top priority in the Village and on April 22nd Montebello will join with the County in cleaning our roads. Watch for further announcements from our Deputy Mayor regarding our clean-up effort.

I offer a warm welcome to residents to attend the Village Board meeting on April 19th, 2006, beginning at 8pm. This will be the 20th re-organizational meeting and I plan on acknowledging many of those who assisted in the formation of Montebello. I welcome your memories and any memorabilia that you may wish to share with us.

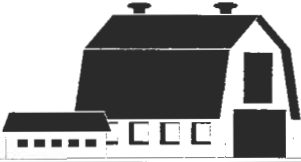


I close this news column on a personal note. As of March 15th 2006 I will be known as Kathryn Gorman. I hope this doesn't confuse too many of you however, I have always been "Kathy" for 20 years and "Mayor Kathy" I will continue to be.

I wish you all a beautiful spring.

Warm Regards,

Kathy Gorman



HISTORIC PRESERVATION IN THE VILLAGE OF MONTEBELLO

By Trustee Marc D. Citrin

In 1978, the United States Supreme Court, in the case of Penn Central Transportation Co. v. The City of New York ruled that the New York City Landmarks Preservation Law, which was enacted to protect historic landmarks and neighborhoods from development that destroys or fundamentally alters their character, was not a "taking" of private property under the Fifth Amendment that required the municipality to provide compensation to the owner of the property.

Since that time, municipalities throughout the country have enacted laws to preserve the historic nature of buildings and neighborhoods within their communities. In Montebello, the Board of Trustees adopted a similar law in 2004 with the creation of the Historic Preservation Commission. Although the Village is only twenty years old, it contains many properties with historical and aesthetic interest or value in American history, architecture and culture.

The Historic Preservation Commission (HPC) consists of three members who are charged with the duty to review requests for designation of a local landmark or historic district. The request for designation may be made by any person through submission of a written application setting forth the basis for the designation. The HPC may also act on its own to recommend designation of a local landmark or historic district.

The criteria for designation of a landmark include an association with events in local history or the lives of significant historical figures; distinctive architecture or a unique location or physical characteristics. A historic district should contain multiple properties that meet one or more of the criteria and by reason of those characteristics, constitute a distinct section of the Village.

Upon recommendation of landmark or historic district status by the HPC, the Village Board holds a public hearing before making a final determination on the historic preservation application.

Since the creation of the HPC in 2004, the Village has designated the mansion at Montebello Park as its first local landmark. In addition the HPC has recently recommended the Fant Property (Red Barn) on Spook Rock Road for designation. The Village Board is scheduled to hold a public hearing on that application on March 15.

Historic preservation, by designation of landmark status, insures that significant and unique properties within our Village will retain their characteristics for the benefit of all residents.

HISTORIC PRESERVATION COMMISSION

The Commission held its first public hearing and with the much appreciated expert guidance of Warren Berbit, we sent our recommendation to designate part of the property of 253-257 Spook Rock Road, the Fant Farm, as a local historic landmark to the Village Board.

Our thanks to Craig Long for the detailed historical background and to the Olsens, mother and son, for a wonderful history lesson.

A continued public hearing on a building at 84 Viola Road is scheduled for March 30, 2006 at Village Hall at 7:30 PM. Applications for designation of local landmarks are available at Village Hall.

Josephine Bracken

Neely McCormick

Valerie Rainford

Hannelore Renud

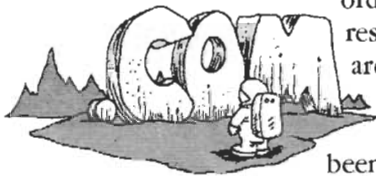


COMMUNICATION AND AWARENESS

by Trustee Lance N. Millman

Good news: our newly redesigned Website will soon be online. The Village Board hired from within our Village a resident whose creativity and knowledge will bring to our Village a new level of communication. Our goal is to develop a user friendly website, where current information can be easily obtained. One of the updated items will be the ability for residents to easily find information about future meetings of all of the Boards and Committees, including agendas and subsequent minutes. You will also be able to read our Village Codes and Laws on the site as well as many other important documents.

This is just one of many steps that the Board has taken in order to reach out to the residents. The newsletter you are now reading is being issued on a more frequent basis. The police have been invited to submit a column to foster community awareness. Public summits (e.g. Traffic & Safety Summit) are being held in order to advance the process of communication in our community.



As we continue to move forward, we need your help and involvement. Your Village Board needs to hear your ideas and comments. We understand that it is not easy attending Board, Planning, Zoning, Parks, and Historic Preservation or Open space meetings. That is why we are trying to bring this information to you in the new website and in this newsletter. You will be able to send the Village Board emails through the new Village Website. Alternatively you can mail us, fax us, or drop a note to us at Village Hall. The more information we know about the needs of our residents, the better we can perform our duties and responsibilities!

In addition, we need all residents to be aware of their surroundings and actions:

- Please don't speed on our local roads. Be a responsible driver.
- Encourage students to use the school bus service. This will help reduce congestion on our roads (and it saves you money)
- Don't honk or yell at cars traveling at or below the speed limit.
- Know where your children are and help them avoid the illegal parties that have been recently discovered by the police and reported in our local newspaper.
- Help our neighbors by being aware of unusual situations.

- Help us identify rotting or leaning trees that may be a danger to our families, homes, auto's, telephone and electrical wires.
- Don't litter on our roads, parks or wetlands.

These are just a few things that we can easily do today. With everybody's committed effort, we can improve our Village and the safety and health of our residents.

PROJECTS BEFORE THE PLANNING BOARD

WEINBERGER SUBDIVISION

Consisting of 48 lots from approximately 84 acres of which 17.62 acres are wetlands located on the south side of Grandview Avenue. The DEIS has been accepted and information is being compiled for the FEIS.

VILLAGE CENTER

Site and Subdivision

The proposal is for 66 mixed residential units (30 single family and 24 townhouse, 12 multi-family condominiums) from 11.219 acres located on the north side of Route 59 approximately 600 feet west of Hemion Road.

RIO VISTA @ MONTEBELLO

Preliminary Subdivision and Site Plan

The proposal is for 24 units, from 17.467 acres, to be built on either side of the entrance driveway to the Goldberg Mansion located on the northerly side of Montebello Road at the intersection of Hemion Road. The buildings will have a carriage house look.



THE FANT PROPERTY is currently before the Planning Board for informal discussion regarding the development of the property into single family homes. The property is located on Spook Rock Road and is known on the Tax Map as Section 49.17, Block 1, Lot 2.

MONTEBELLO'S ANNUAL CLEAN-UP DAY

Montebello's Annual Clean-up Day will be held on **Saturday, April 22, 2006.**

Anyone interested in "pitching in" should meet at McDonald's on the corner of Hemion Road and Route 59 at 8:00 am.

Gloves, bags and safety vests will be provided.



MONTEBELLO'S FOUNDING MOTHERS

by Deputy Mayor Winsome Downie-Rainford

It is almost spring 2006 and here in the Village of Montebello our thoughts are turning to anniversaries – specifically the Twentieth Anniversary of the creation of our Village. It is also March, the month that was designated Women's History Month by a resolution of the United States Congress in 1981, after much Third Wave feminist agitation in the 1970's. March, 8th is also International Working Women's Day, so designated by the United Nations, which enshrined in the 1945 preamble of the Organization's Charter, the principle of gender equality as a fundamental right for the first time in history. This year, the United States National Women's History Project, which is dedicated to the publication of women's history resources that will help write women and "her" stories (not just "his" stories) into our history, has selected as its theme, "Women: Builders of Communities and Dreams." Given this confluence of events, it seems only logical that we, in Montebello should pause to reflect on the seminal contributions of our own "Montebello Founding Mothers."



Our, "Founding Mothers" for those who were not around in the late 1970's and early 1980's,

were **Jane Burke**, **Kathryn Ellsworth** and **Frances Osei**. Before they undertook the challenge of Village incorporation, the Western Ramapo Civic Association had explored such a possibility, but decided not to move forward with the process in the late 1970's. However, there soon was much concern about the Town of Ramapo's proposed rezoning of the Avon corporate property on Airmont Road at Rella Boulevard, as well as the Schwartz Estate, now Montebello Pines, which was being rezoned to accommodate 2, 400 condominium units. Indian Rock meanwhile, was zoned for warehouses.

Jane Burke, **Kathryn Ellsworth** and **Frances Osei**, neighbors on Mile Road, and by an interesting coincidence, all nurses (that special caring profession), began attending all of Ramapo's Planning, Town Board and Community Development Review Committee meetings, even when their young children begged them to stay at home. Alarmed at what was being proposed, they met over the Osei's dining table and designed a flyer which they distributed with the help of friends and family members, inviting everyone to a meeting at Montebello School. A subsequent meeting held in the Osei's basement brought out a core group of some 50 neighbors, who volunteered to distribute informational flyers to community residents.

The "Founding Mothers" – Jane, Kathy and Fran, these "phenomenal women," in the words of African American poet and writer Maya Angelou, and their fellow volunteers, then went door to door taking a census and getting signed petitions from residents, as they sought to determine who was committed to village incorporation which had already occurred in other parts of Ramapo. What would the proposed Village be called – Western Ramapo, or Montebello? With the beautiful Ramapo Mountains as a backdrop and with Montebello Road's "Montebello" mansion as a major historical landmark, Montebello was selected.

Village Attorney, Warren Berbit, a Mile Road neighbor of the "Founding Mothers" also enlisted in the struggle. He drew up the proposed Village's boundary lines, as petitions were filed and residents waited for a response, which was obviously positive. Incorporation finally came on May 7, 1986. **Kathy Ellsworth** would become the Mayor of the new Village of Montebello, **Fran Osei** and **Jane Burke** would continue to serve as Assistant and Chair of the Planning and Zoning Boards. Warren Berbit became the Village Attorney and members of the Western Ramapo Civic Association also served on the newly formed Boards. James Hickey for example, chaired the Planning Board with Fran Osei as his Deputy until she succeeded him as Chairperson. The new Village Boards continued to pour over all the Town's development plans and went to work with such care and sensitivity, that Montebello, unlike some other Villages, avoided costly litigation, even as massive new developments like the Pines moved forward.

Our "Founding Mothers," **Jan**, **Kathy** and **Fran**, sought power "to," rather than power "over," as most women are thought to do. Even in the face of threats, they were inclusive, a rock was actually thrown through **Kathy's** living room window on one occasion, and **Fran** remembers the intense hostility they often confronted at Planning Board meetings. Yet, they succeeded in preserving and carefully managing the development of the area of Western Ramapo that became the bucolic model "Village of Montebello", where women were there at the creation, and continued to be significant players in Village political dramas. We have indeed come a long way since Abigail Adams admonished her husband, John Adams, and other revolutionary leaders, "to remember the ladies" at the 1787 Philadelphia Constitutional Convention or since the 1848 and 1850's Seneca Falls and Worcester Women's Rights Conventions, where women insisted through their "Declaration of Sentiments" that, "we hold these truths to be self evident that all men and woman are created equal." Nevertheless, women are still vastly underrepresented, and consistently overlooked and undervalued, despite their contributions in every sphere of public life, and so we in Montebello proudly lift up our "Founding Mothers," our "Women: Builders of Communities and Dreams."



PARKS COMMISSION

by Amy Rapoport

The Parks Commission would like to thank Tim Carry who has just ended his term as chairman; he did an outstanding job as a leader with many accomplishments to his credit. We have completed a tot lot at village hall, held the first Montebello Family Camp Out, moved forward with plans for Ponds Park, village entry signs to be installed this spring, continued our concert series and he has gotten the ball rolling for the up-coming 20th Anniversary Celebration. Thank you Tim, we look forward to your continuing **support and contributions** on the commission. I would like to welcome our new chairman **Bob Congionti**, he has been an active member for the past year and brings new thoughts and ideas to the meetings, we look forward to having you. I would also like to welcome **Peter Weiss** and **Frank Corbo** on to the commission; they have already been busy helping plan the up coming events.

Mark your calendars with **Event Dates at Village Hall Park:**

Sunday May 7th Village 20th Anniversary Celebration

Saturday June 17th Family Camp Out

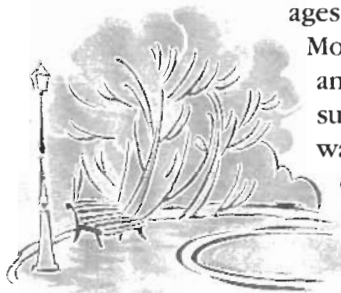
Thursday July 14th Concert at the Pavilion

Thursday August 10th Concert at the Pavilion

Thursday August 17th Rain Date for the concerts.

We hope you all **take advantage** and attend the events planned.

Montebello was incorporated on May 7th 1986, and we hope you can celebrate with us twenty years later to the day. There will be activities for all ages, a talk on the history of Montebello, music, antique cars, animals, dinosaurs, a time capsule, so bring something you want to have put away for 25 or 50 years, and there will be refreshments and give aways too.



Last year we had our first Family Camp Out, it was a great success. There were 25 to 30 tents and 200 or so attendee, not all stayed over night. We had a ghost story teller, a sing along, square dancing, a campfire and smores. The Boy Scouts were there to set up the campfire and ran an activity with the kids, they may have even signed some up to join.

Those who stayed overnight had breakfast with us and some returned to join us for breakfast the next day. We look forward to another successful event.

Don't forget about our concerts at the pavilion, bring your picnic or snack a blanket or chair, sit back and enjoy the music you will all relate too!

Although it may be too cold to think about an outdoor activity right now, we would just like to remind you that this spring emblems that attach to the storm drains that read "NO DUMPING-DRAINSTO 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.

RAMAPO POLICE DEPARTMENT

by Sgt. Mark Emma

In the fall of 2005, I attended a meeting with village officials as well as village residents. During this meeting, residents voiced their concern about traffic violations within the village particularly in the Suffern High School area. As a result of this meeting, the traffic safety unit along with the patrol force has targeted this area for strict enforcement.



In the month of January, 105 tickets were issued in Montebello and more than half of these were for moving violations. The police department used our speed monitoring trailer to help reduce speeding violations. I hope you have seen this trailer in your neighborhood, however, due to weather conditions we are unable to put the unit out as often as possible. Once spring arrives we anticipate placing this unit in strategic locations throughout the town and your village.

From January 1st to February 15th there was a total of 36 accidents in your village. Five of these accidents involved injuries, however none were serious. North Airmont Road had the highest number of accidents (9) and Route 202 had 7 accidents. These areas experience heavy traffic and are a concern to the police department.

I would like to inform the village residents that the police department has a child restraint seat installation program. If any resident needs a child restraint seat installed they may call 357-2766 ext. 423 for an appointment. One of the department's trained technicians will install the seat, however, this procedure may take approximately one hour. Those residents that have a seat may request a technician to inspect it to ensure that it was properly installed.

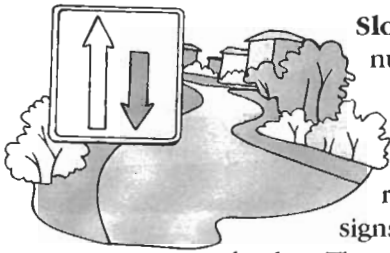


TRAFFIC SAFETY IN MONTEBELLO

by Trustee Jeff Oppenheim

On December 5th, 2005, the Montebello Village Board held a special summit meeting to discuss the problem of traffic safety in our Village. The purpose of the meeting was to bring together the various experts and principals to learn about the options available to promote traffic safety. The panel included Craig Long of the Ramapo Central School Board, Superintendent of Schools Robert MacNaughton, Ramapo Central Administrator Joan E. Lauder, Tony Sharan of the Town Highway Department, Montebello's attorney Warren Berbit, engineer Brian Brooker, traffic consultant John Sarna, and Sergeant Mark Emma of the Ramapo Police Department. More than 50 citizens braved an impending snowstorm to attend the meeting and ask the panel various questions.

We learned a number of interesting facts:



Slowing traffic. Although a number of options exist to physically slow traffic (e.g. road bumps, road humps, rumble strips, road narrowing, and stop signs) each of these has drawbacks. These drawbacks include loud noise, unpleasant aesthetics, legal liabilities, and some secondary effects that might actually create worse hazards. For example, speed bumps might prevent snowplows from properly clearing snow from the roads and might also hamper emergency vehicles.

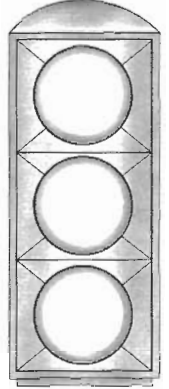
Stop signs and speed limits. Slowing traffic on main thoroughfares (such as Route 202 or Spook Rock Road) might actually increase traffic and speeding on our internal roads as people would seek shortcuts. NY State regulations specify that Stop signs should not be used for speed control. The state also prohibits lowering the local speed limit except for very specific purposes.

Legal issues. Many of the main thoroughfares in Montebello are not Village roads, but belong to the county or state (e.g. Spook Rock Road, Viola Road, Grandview Road, Route 202, and North Airmont Road). We cannot alter these roads. The Village does not currently have the legal authority to place stop signs in Montebello Pines as these streets are not yet dedicated to the Village.

School traffic. Mr. Long and Superintendent MacNaughton discussed the challenges they faced in controlling the behavior of students while "off-campus". They noted that taking the bus to school is not popular amongst students.

Additionally, many parents choose to drive their children to school each day, adding to congestion.

Enforcement. Sergeant Emma noted that the Ramapo Police has increased traffic enforcement near the high school. He informed us that the Student Resource Officer at the high school warns the students not to speed on local roads. There were 210 accidents in Montebello in the first 11 months of 2005. The road with the highest prevalence of accidents was North Airmont Road.



The Village Board is already taking action based upon the important issues raised at this meeting:

In December, 2005, the Board approved a resolution requesting a quarterly police "blotter" report on speeding and other police activities in our Village.

We are inviting the Ramapo Police to provide a column in this newsletter to inform citizens of their enforcement efforts.

The leadership of the Ramapo Central School Board is working (with us) on a method to suspend the parking privileges of student drivers who commit traffic infractions on Montebello roads.

The Village Board will be commencing a traffic study of the Pines that will allow us to place signage (e.g. "Stop", "Slow", etc.) as soon as the Pines roads are dedicated. We are also hoping to dedicate these roads ASAP so that the process of erecting these signs can begin.

The Ramapo Police force is stepping up its enforcement of speeding rules in Montebello. Many citizens have noted the increased presence of the police on our roads. The police have promised to continue this effort.

We are seeking to clear line-of-sight obstructions from dangerous intersections in Montebello.



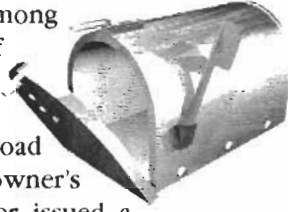
In response to our Traffic Safety Summit, the editorial page of the Rockland Journal News opined on December 31 that when it comes to speeding in Montebello, "...the real remedy is common sense." It certainly behooves us all to remember that speed limits serve a purpose and that practicing safety (and teaching it to our children) is vital.



Continued from Page 6

MAILBOX LAW

On a related note, a recent editorial in the Rockland Journal News asked why it takes so long for the roads in some developments to be dedicated to the local villages. There are a variety of complex reasons that delay the dedication of certain roads. Among these reasons is the presence of "illegal structures" on the Village "right of way". This "right of way" extends about ten feet from the road onto the lawn of each homeowner's property. The building inspector issued a small number of summonses for illegal structures in the right of way. We discovered that some of these structures were, in fact, mailboxes constructed from brick, stone or cement.



Because the Village law had not specifically permitted mailboxes to be "structures", and because building permits had not been filed for these mailboxes, the building inspector required that these mailboxes be removed. The Village Board examined this subject and proposed a local law that would specifically permit certain mailbox structures. Residents at our public hearing noted that in addition to being esthetic, these structures are more impervious to damage from vandalism.

In January the Village Board responded to this problem by adopting a local law-permitting mailbox "structures" that measure up to 27 inches in the horizontal and 54" in the vertical. Preexisting structures are permitted if they comply with the law and if a building permit is completed. Any homeowner who already has one of these structures (or who would like to build one) should file for a building permit at Village Hall. By permitting many of these mailboxes it may be possible to advance the process of gaining dedication of the undedicated roads in Montebello.

FROM THE DESK OF...

*Harry P. Lewis, Building Inspector
Montebello Building Department
Telephone (845) 368-2491*

This being winter and a slow down of construction the Building Department has taken on the task of examining our violation files and sending letters to the property owners.

These letters are mailed to property owners with outstanding violations. The property owner has ten (10) days to correct the violation and to contact the Building Department for the required inspection of the corrected violation.

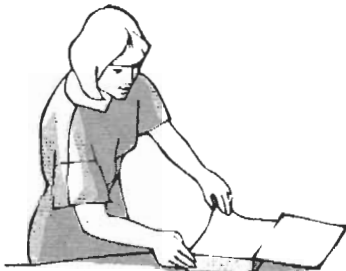


If the property owner fails to contact the Building Department within the specified time an Appearance Ticket to appear in court to answer the charges will be sent.

To avoid a court appearance or fine I ask the property owners to correct the violations and to contact the Building Department for the required inspections.

Just a reminder that most of these outstanding violations are in violation of Local Law #4-2003 known as the Zoning Code, and the most recent violations are in violation of Local Law #4-2005 known as the Code of the Village of Montebello.

FROM THE VILLAGE CLERKS OFFICE



Welcome to Randi Wald, the new Building Department Clerk and Scott Meier, our new Fire Inspector.

Residents can now access the "Code of the Village of Montebello" via the internet:

www.e-codes.generalcode.com

Reminder: **"NO PARKING"** on Village streets is still in effect until April 15th.



FROM THE DESK OF THE VILLAGE ATTORNEY

Warren E. Berbit

TWENTY YEARS AND COUNTING

I am incredulous that 20 years have passed since our grand exercise in grass roots democracy led to the formation of our Village. I do confirm, however, having performed the legal work which created the Village (and even having hand drawn the Village emblem), that, indeed, May 7, 2006 does mark the 20th anniversary of our incorporation.

It seems like only yesterday when a hardy band of citizens held parlor meeting after parlor meeting, burning much midnight oil getting it done. I need only close my eyes and lean back to see the faces and hear the ringing debate surrounding picking a name, drawing boundaries, wording a petition and getting it bound, obtaining signatures, public hearings, and dealing with a myriad of other issues and procedures.

Well, here we all are, I would like to argue better for the effort. That effort is ongoing, reflecting our maturation as a once fledgling municipality, the evolving nature of our community, as well as the evolution of our society into the age of the computer, including internet and satellite communications. At the same time, lest we lose the richness of our past and the valuable lessons of history, and the rural quality which sets us apart from other geographies, we have become more and more cognizant in our Village of the need to preserve and protect.

Towards this end within the past few years a Master Plan was created after significant study and public input, and then our laws were amended, and others added, to effectuate the goals and objectives of the Plan. A stringent streams and wetlands law was enacted, and, more recently, our slopes law was amended to give less credit to steep land for development purposes. An Historic Preservation Commission was formed which, as this is being written, is conducting a public hearing with respect to possibly granting landmark status to the farm house (reputedly "the Johnson Farm", circa 1820-1835) at 84-86 Viola Road, and has sent its recommendations to the Village Board with respect to so designating the Fant Estate (Winaki Farm) on Spook Rock Road. The Village Board public hearing on the latter is scheduled for March 15th. The Village Board already has granted such status to Montebello Park.

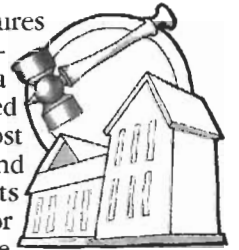
We were the first municipality to oppose power plants in the Torne Valley, others stepping into our Intervener shoes to help carry the fight forward. I believe that we were also one of the first, if not the first municipality in Rockland to 1) adopt an emergency management plan and, 2) meet stormwater management requirements.

The Village Hall playground and Pavillion get more and more use. Ponds Park gets closer. The Village's Open Space Committee is hard at work studying our Village with the intent of making acquisition recommendations. In addition, substantial open space dedication may occur in the context of pending development.

We are working on a "Flag Lots" law which we hope to have ready for public presentation within the next month or two. As the name implies, the flag, or pennant, is the bulk of the land in back, and the "staff" is the long sliver encompassing the driveway. The objective is to prevent abuse, unsightly conditions, and limit the use of flag lots as a means to unwise, additional development.

Our recently enacted mailbox structure law, Chapter 115 of the Montebello Code, helps exemplify accommodating diverse views in balancing property rights against the larger good of the community. Briefly, most roads have rights-of-way extending 10' beyond the paving on each side. Those rights-of-way are owned by the municipal entity owning the road (in Montebello, the State, County and Village depending upon the road). Although simple mailboxes are tolerated, homeowners have no legal right to place anything in a right-of-way, and certainly have no right to erect a stone or masonry structure on a footing within same.

Chapter 115 now permits such structures under limited conditions. These conditions include making application for a building permit, paying the associated fee as a function of the construction cost of the structure, and indemnifying and holding harmless the Village and its snow plow operators due to injury or property damage caused by or to the structure. The structures are limited to a maximum of 27" in any horizontal dimension, and a bulk height not to exceed 54", with any projection added not to exceed 66". Following the procedure will yield a Certificate of Use.



Be aware that an existing mailbox structure within a Village right-of-way is only grandfathered for 6 months from the filing of the law, or until August 22, 2006. Thereafter, continuance of such a structure without approval will expose the owner to prosecution and a fine. Thus, if you already have such a structure, please make application well before the cut-off date. If you are contemplating erecting such a structure, be sure to make application in advance.

A perfect law, maybe not, and we are not encouraging that such structures be built. Still, at a time when mailbox structures seem to be proliferating, e.g., there is a demand, the Law strikes a fair balance. That we are one of the first communities to tackle this knotty issue was made evident by media interest, even coverage in the 6:00 o'clock evening news, and the presence of out of state reporters at our hearings.

As another sign of progressive evolution, our Codified Laws are or will soon be available on our rebuilt website.

And another, the expanding list of exciting events overseen by the Parks Commission.

CLINK! Here's to another 20 good years, and then another.

See you at the celebration on the Village Hall grounds on May 7th.



MARCH 2006

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	13 Board of Trustees Workshop - 8:00 PM	14 Planning Board 7:15 PM	15 Board of Trustees Workshop - 7:00 pm Board of Trustees Meeting - 8:00 PM	16 Zoning Board of Appeals - 7:45 PM	17	18
19	20	21	22	23	24	25
26	27	28 CDRC 9:30 AM	29	30 Historic Preservation Committee - 7:30 PM	31	

APRIL 2006

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 Open Space Committee 7:00 PM	4 Planning Board Workshop 7:00 PM	5	6 Parks Commission 7:30 PM	7	8
9	10	11 Planning Board 7:15 PM	12	13	14	15
16	17	18	19 Board of Trustees Meeting 8:00 PM	20 Zoning Board of Appeals 7:45 PM	21	22 Annual Clean-Up Day 8:00 AM
23 30	24	25 CDRC 9:30 AM	26	27 Historic Preservation Commission 7:00 PM	28	29

MAY 2006

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Open Space Commission 7:00 PM	2 Planning Board Workshop 7:00 PM	3	4 Parks Commission 7:30 PM	5	6
7 20th Anniversary Celebration 1:00 PM	8	9 Planning Board 7:15 PM	10	11	12	13
14	15	16	17 Board of Trustees Meeting 8:00 PM	18 Zoning Board of Appeals 7:45 PM	19	20
21	22	23	24	25 Historic Preservation Commission 7:00 PM	26	27 Memorial Day Ceremony 9:00 AM
28	29	30 CDRC 9:30 AM	31			