

Village of montebello review

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



Greetings from the Mayor



Mayor's Report

On February 15, 2012, your Board of Trustees unanimously approved a resolution establishing a Justice Court in Montebello. I have given this matter a great deal of thought, and I believe that now is the time for this action. I want to share with you my reasoning.

Under New York State law, a Village may establish its own court or it may utilize the court of the Town within which it resides. Since its incorporation in 1986, Montebello has utilized the jurisdiction of the Town Courts for a broad range of matters, including vehicle and traffic matters, small claims, evictions, civil matters and criminal offenses.

Establishing a court is a significant step for a Village. Therefore, the Village should have a significant reason or justification to create a new branch of government. This reason also deserves financial scrutiny to be certain that the Village is not burdened by unnecessary costs. In the Town of Ramapo, 8 of the 12 Villages have already chosen to establish their own Justice Courts.

As you may know, several years ago I opposed a similar effort by our former Mayor and her Board. At that time, there was simply no evidence that Montebello was being denied justice in the Ramapo Courts. Also, the plan at that time would have encumbered us with a cost of more than \$1.5 million dollars just to build a courthouse. Additionally, at that time, the Ramapo Courts included an elected

Justice who resided in our Village and was supported by our voters. None of these facts is the case today.

In the last election, the only Ramapo Justice from Montebello was replaced by virtue of a block vote outside the village. More recently, the Ramapo Court issued a ruling declaring our tree law unconstitutional without issuing either a written or verbal explanation. For a Court to act in such a manner, while simultaneously admitting to never having ruled on a constitutional matter, is troubling. Although I am confident that this decision will be reversed on appeal, this appeal process will now cost the village time and money. It may also create confusion amongst the residents of Montebello who might unknowingly ignore our tree law, despite an automatic stay.

A Justice Court in Montebello will be created at little cost since we already own the Montebello Community Center. This facility is ideal for court proceedings. The revenue generated by the court will hopefully cover all expenses and might even create a profit. However, the reason for establishing a court in Montebello is not about money. The voters in Montebello should have the right to elect their own justice to a court that will enforce applicable laws in our Village.

Only one village in Ramapo, New Hempstead, has dissolved their court. Recently, the Rockland Journal News highlighted a case from New Hempstead in which the Ramapo Town Court has failed to shut

down a school that has been operating illegally in a home for years. This should serve as evidence to anyone skeptical about the need for a village justice court.

It is my intention to appoint Judge Arnold Etelson to serve as Montebello's first Village Justice. With more than four decades of service on the bench, no one is more qualified to help us establish a village court. Judge Etelson will serve in an appointed capacity until elections in March 2013. The Village will also have an appointed Acting Justice, who will serve as a back-up for the Village Justice. I am appointing Marc Citrin to that position (please see article below). Judge Citrin brings years of experience as both a plaintiff's lawyer and as a member of our Village Board. Both these men will certainly serve us with honor and integrity.

Montebello's Newest Trustee

Melanie Golden was appointed by Mayor Oppenheim to fill the empty position of Trustee created by the resignation of Marc Citrin. Her term will last until the next Village election in March 2013. Ms. Golden is an environmental attorney active in local community affairs. She is a former candidate for office in the Village of Montebello and has served as a member of the Montebello Planning Board and as Chairwoman of the Montebello Economic Development Commission. We are honored that she has agreed to further serve our Village.

Thank you, Mr. Citrin



After serving for 7 years on the Montebello Village Board of Trustees, Marc Citrin offered his letter of resignation to the Board on February 15th. Mr. Citrin moved to the adjacent Village of Suffern, and is therefore legally prohibited from serving as a Trustee. The entire Board echoed the Village's deep appreciation for his years of tireless efforts on behalf of our community. Marc's participation on the Board will be missed.

Tree Law

In January, the Town of Ramapo Court issued a bench ruling that the Montebello Tree law was unconstitutional. The Judge's ruling is being appealed. During this appeal, the Judge's decision is automatically stayed. This means that the law is still in effect. Violations will be prosecuted. The Village has notified all licensed tree cutters not to remove any trees without permits. Similarly, homeowners are urged to comply with the law. Permits for "as of right" tree removal are free; dead trees cost only \$10. Applications and rules are on our website: villageofmontebello.com. Please call Village Hall if you have any questions.



Warm Weather Excites Gardeners and Garden Expansion

By: Lance N. Millman, Deputy Mayor

As our strange winter weather continues, those who garden continue to plan out what their summer gardens will grow and what they will need to get ready for the summer. Last year, the Montebello Community garden started off its first year with 16 garden plots and a lot of excited new and experienced gardeners. We all planted the basics such as basil, tomatoes, cucumbers, and string beans. Those who were willing to be more adventurous took the next step and experimented with Brussels sprouts, okra, romaine lettuce, zucchini and many different varieties of tomatoes, peppers (hot, yellow, red, etc.). Our first season was incredibly educational and fulfilling. Many shared their crop with friends and each other and some donated to the food kitchens. We even had part of our crop used at Montebello Day for the cooking presentation by one of our local chefs.

Many people have commented on our gardens and have asked when they can join.

Well the good news is here. We have finalized the plans to expand our garden and are moving forward with the expansion for this summer. We are doubling its size by adding 16 more garden plots and allowing for an additional 9 more plots in the future. We will have 32 working gardens and a lot more excited individuals and families to join in our wonderful community garden.

There is currently a waiting list at Village Hall, but if you do have an interest please call Village Hall and ask that your name be added to the list. As plots open up we will look at the list as well as asking any individuals if they want to share a plot.

We are very excited about the upcoming garden season and look forward to sharing our food and experiences with all of our residences.

Thank you and enjoy the rest of the winter and see you in the spring.



An Introduction...

By Melanie Golden, Trustee

As some of you may have heard, I was appointed a Village Trustee by Mayor Oppenheim to fill the interim vacancy created when Marc Citrin resigned his position due to his change in residency. I will hold this position until next year's Village elections, when I plan to run for election so I can continue to serve you as

a Trustee.

I am excited and privileged to continue to serve our Village. I have served the Village in numerous capacities over the years and I hope that my past experiences will serve me well in this new position. I was the Chair of Montebello's Economic Development Commission, formed in 2007 to help develop a plan to improve Montebello's economy, increase its tax base and create employment opportunities. Looking at ways to coordinate and balance the Village's residential, recreational and commercial interests was very useful when I became a member of the Village's Comprehensive Plan Review Commission in 2008. The Commission was formed in connection with the periodic update of our Village's Comprehensive Plan, which is our Village "roadmap" as it identifies goals, objectives and policies for the current and long-term protection, enhancement and development of Montebello. In 2010, I joined the Village Planning Board, where I have served for the past 18 months.

I bring my background as an attorney and environmental consultant and advocate to my new position. My environmental work really began when I worked with so many of you almost ten years ago in our successful challenge to the proposed Torne Valley power plants. While the threats of the power plants are gone, we are still faced with ongoing challenges to our environment and community, which I intend to address in my continued efforts as Trustee.

My husband Jeff and I have lived in Montebello for over twenty years. We have raised our children here and we have all been involved in this special community. Please know that I intend to build on my experience with continued hard work and dedication to represent all of you and protect the vision and beauty of Montebello. Your input and opinions are important so do not hesitate to reach out to me to discuss any of your concerns. I look forward to working with you.

From the Desk of the Building Inspector

Lawrence Picarello

Question: What is property maintenance?

Answer: Property maintenance is the orderly keeping of real property within the Village of Montebello.

Question: Who is responsible for property maintenance?

Answer: All property owners are responsible for property maintenance.

Question: Why is property maintenance important?

Answer: Property maintenance is essential for maintaining property values, quality of life, health, well-being, privacy, and safety. As you travel around the Village you will note the absence of nuisance signs, lawn signs, litter, illegal dumping, and that there is generally a high standard of property maintenance.

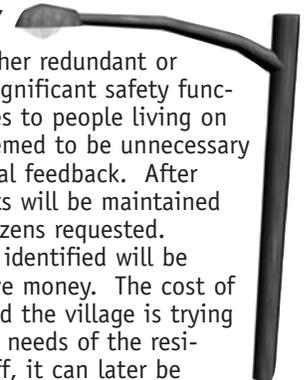
The Village Code identifies areas such as lawn maintenance, fences, parking, refuse and garbage under Section 132-"Property Maintenance". Additionally, properties in Montebello are subject to regulation under the Property Maintenance Code of New York State. This code provides many specific guidelines, i.e., per Section 302.4: "weed, grass, & plant growth must not be in excess of 10 inches".

Whenever the Building Department receives a complaint, it is investigated. Some complaints are found to violate an enforceable statute, while some do not. This office cannot and will not be drawn into a civil or neighbor dispute.

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Montebello has performed an audit of every streetlight in the Village. This has allowed us to identify 16 lights that O&R was charging to our account which are not on Village property. We have obtained a refund for these lights. In addition, we have identified a large

number of lights that are either redundant or appear not to be serving a significant safety function. The Village sent notices to people living on streets where lights were deemed to be unnecessary and invited written and verbal feedback. After reviewing the feedback, lights will be maintained virtually everywhere that citizens requested. However, those lights not so identified will be turned off in an effort to save money. The cost of these lights is substantial and the village is trying to balance frugality with the needs of the residents. If a light is turned off, it can later be turned back on. The Village Board is happy to hear from concerned residents.



Most times under private ownership, a phone call or letter results in a quick resolution to a violation. When the owner of a property is a bank, corporation, or lending institution (as in a foreclosure) a quick resolution is difficult to get as there are often layers of bureaucracy.

As my lawyer has told me on occasion, "the best lawyer is no lawyer". In code enforcement when dealing with property maintenance and life in general; common sense, consideration, and respect go a long way.



Free

By Stacy Caridi, Trustee

Free. Who doesn't like that word? In our community there are lots of things for free, or for just a little bit of money, that you might not know about. As a public service I would like to draw your attention to just a few of these things:

1. **Free e-books, free downloads of music, free online classes and free museum passes are all available to Montebello residents.** Visit the Suffern Free Library website: suffernfreelibrary.com and explore all the new digital options at your fingertips. The library isn't just a place that you need to visit to get the latest books.

2. **Free mulch for your property.** The Town of Ramapo collects downed trees and turns them into mulch in the parking lot of the Spook Rock Pool. Any resident is welcome to come and take as much as you want for personal use. The mulch may not be sold and may not be taken by commercial landscapers for sale.

3. **Use of our Community Center for a meeting, party or other event.** The Village of Montebello Community Center on Route 202 is a large room that can accommodate events. We charge residents a reduced rate for the use of the facility.

4. **Sports facilities in the Town of Ramapo.** The Town's sporting facilities, including the Spook Rock Pool, Spook Rock Golf Course, Athletic Center and Equestrian Center are discounted for Montebello residents by virtue of their being Ramapo residents, as well.

5. **Indoor pool and gym at the Rockland Community College is available to everyone in Montebello for just \$6 per visit (\$4 for seniors).** The hours are posted on the website: sunyrockland.edu/community/family-recreation.

6. **The fitness center at the Suffern High School is available to everyone: Monday -Thursday nights 6:30 - 8:30 pm and Saturday mornings from 9:00 - 11:00 am.** An application with a \$25 fee is required for the 2011 - 2012 year. Senior citizens, 55 years and older, do not pay the fee. Although it seems that so much in our daily lives costs money, there is plenty available for little or no money!

Village Community Garden

The Village Garden is coming back for its second year. This year the number of plots will be doubled and the size of the



garden will be expanded. The garden also now features a shed for tool storage. Some spots may still be available. If you are interested please call or visit Village Hall.



Establishing Our Own Justice Court

By Steven Sorrillo, Trustee

It has become apparent that Montebello is now required to establish its own Justice Court. A court that would handle all issues and disputes that arise within its boundaries. These issues would include such items as disputes with our local Montebello laws as well as traffic tickets.

In order to institute a court system in Montebello we will be required to appoint a Judge on a part time basis. Several names have been advanced and one will be decided shortly. The Justice must be a Village resident. During the next election this position would be become an elected position and anyone could run for it. The next election will take place in approximately one year. We will also be required to appoint an alternate Judge. In addition a clerk will be required to be in attendance during court proceedings.

The venue for the court will be the Community Center. It will require only a small amount of renovation to accommodate the Court and the Judge's Chambers. We believe the cost will be minimal. The costs associated with this undertaking include the salaries for the Judge and alternate Judge as well as the clerk. We believe that these costs will be recouped through the revenues derived from the prosecution of various cases. In no way do we expect an increase in the number or amount of tickets issued within the Village. The issuance of citations will still be handled by the Ramapo Police Department in the same manner as in the past.

We believe that the need for such a Court has arisen because our laws have been enacted for the benefit of our community and therefore should be adjudicated within our community. Recently one of our laws was declared unconstitutional by the Court of the Town of Ramapo. We and our legal counsel strongly believe that that decision will be reversed on appeal; however the appeal process will be time consuming and cost us money. We do not wish to be subjected to arbitrary and confusing decisions. The establishment of the Village Court of Montebello allows the people of our Village to hold control of its own laws.

Parks Commission News:

By Tony Piazza, Chairman

As Spring fast approaches, the Parks Commission will again increase our focus and activities on the further development of Kathryn Gorman Ponds Park. In the next several weeks we will be finalizing our plan on how to alleviate the algae problem in the ponds and will be studying the development of another trail in the park.

Several Village residents have inquired about the possibility of donating benches to be placed in scenic view locations within the park and having their family name memorialized on the bench. The Parks Commission is currently working on a process to accomplish this. If any other Village residents are interested, please contact Village Hall. Once we finalize the process, we will publish it in this newsletter.

The Eagle Scouts are currently building a bench as one of their current projects, and it should be installed sometime this spring.

**Montebello Clean Up Day
Saturday April 14th
Mark the date**

As in past years, the Parks Commission will coordinate the Village's participation in the Great American Cleanup /Keep Rockland Beautiful Campaign.

The event will take place on Saturday, April 14th from 9:00 am to 2:00 pm. Trash bags, rakes, and safety vests will be available under the gazebo on the Village Hall Grounds starting at 9:00 am. This project has been very successful in past years, as we have continually picked up over 80 large bags of trash within the Village.

We urge all of you to come out and join us in keeping our village clean and beautiful.

The Village Has A New Garbage Carter

Starting April 1st the Village will have a new carter picking up our trash, garbage and recyclables. Our garbage contract, which was put out to bid last year, was awarded to Carlo Minuto Carting. The Village is saving a significant amount of money with this company. At the same time, the services that we have contracted are identical with the services provided by our previous contractor. However, there could certainly be issues and concerns as the new workers take to our streets next month. We are working with the company leadership to ensure a smooth transition. If you should have any problems or concerns please call Village Hall.



Fires in the United States During 2010

By Frank Wilson III, Fire Inspector

The following statistics were collected by the National Fire Protection Agency (NFPA) for the 2010 calendar year. These statistics show the need for fire prevention programs in schools, businesses and the home. Education is a major tool in combating fire. The more people are educated the better the chances of lowering the statistical numbers seen below, which are quite alarming, no pun intended.

1,331,500 fires were reported in the U.S. during 2010.

- down 1% from 2009
- 3,120 civilian fire deaths
- 17,720 civilian fire injuries
- \$11.6 billion in property damage
- 72 firefighter deaths

Firefighter deaths are not restricted to fires.

482,000 structure fires occurred in the U.S. during 2010.

- Less than 1% increase from 2009
- 2,755 civilian fire deaths
- 15,420 civilian fire injuries
- \$9.7 billion in property damage

215,500 vehicle fires occurred in the U.S. during 2010.

- down 1% from 2009
- 310 civilian fire deaths
- 1,590 civilian fire injuries
- \$1.4 billion in property damage

634,000 outside and other fires occurred in the U.S. during 2010

- down 2% from 2009
- 55 civilian fire deaths
- 710 civilian fire injuries
- \$501 million in property damage



From the Desk of the Village Attorney

The Village's "Tree Law", Chapter 176 of the Village Code, has been a center of attention recently due to a decision by a Town Justice invalidating same on constitutional grounds. The Village's defense counsel immediately filed an appeal to the Appellate Term, which stays the effect of the Justice's decision. In other words, such automatically reinstates the Law, and anyone violating same would do so at their peril.

In all due respect, the above action by a Justice took the Village and its counsel by surprise, and not only because of our belief in the merits of the Law. The matter was fully briefed by both sides with substantial case citation. Irrespective the result, we anticipated a Decision thoroughly explained and supported by case law which would help instruct both sides as to the reasoning of the Court. We especially anticipated this given that the Justice Court took jurisdiction of a constitutionally based defense to prosecution, when the very same issue was before a Federal Court involving the same litigants as a consequence of a direct challenge to the Law (not as a defense to prosecution).

From time to time I have discussed various aspects of the Tree Law in this column, and the Mayor and others have proudly reported that the "green" orientation of our Village has been recognized several ways, including by the designation of the Village as a "Tree City". Indeed, I have fielded several inquiries about our Law by other municipalities from inside and outside of the state who wish to emulate same.

We contend that to anyone making a reasonable attempt to understand our law, compliance is neither difficult nor onerous. For example, to avoid vagueness, we had to define to what trees the law applies (over 4" in caliper at the point of maximum width measured 4' above the ground). We defined that dead or dying trees are exempted, as are those which place persons or property in jeopardy. Where feasible, a permit should be obtained in advance of removal in such cases. If circumstances required immediate removal, then a picture should be taken, and a report from the licensed tree remover submitted with the application. In addition, there is a modified approach where removal is necessary to effectuate a Building Permit (e.g. for an addition, garage, pool, tennis court, etc). If these are to no avail, then tree removal "as-of-right" still may take place, in the amount of one tree per 10,000 square feet of property, not to exceed 8 trees in 2 years or 12 trees in 6 years.

Even if all of the above are exhausted, you may still remove trees, but after approval of a compensatory planting plan by the Planning Board (on your own property where practical, so you get the benefit of the replacement trees).

I prefer not getting into the facts of the case which yielded the stayed invalidation determination. These facts are part of the public record if anyone is that interested. Suffice it to say, to us those facts do not represent a compelling factual, equitable or legal basis for reversal of our law.

I understand that one of the questions asked in Court was, "can the Village show that removal of the extra trees caused negative environmental impact", or words to that effect. There are startling pictures of the post tree property after a rainstorm, and the yard looked like an inland sea. While this may or may not be as a consequence of the tree removal, the very asking of such a question arguably ignores that the effect of the Law is cumulative. We already have significant flooding in our Village. Can you imagine the impact if there were no limits on tree removal? Trees are also vitally important for visual and sound buffering. (e.g., Neighbor A

says to himself, "I want an all lawn backyard, and I'll rely on the trees of all surrounding properties as a buffer." But then adjoining Neighbor B gets the same idea, and then C.....you get the picture!)

Surely, every right thinking person understands that in a modern society, some regulation is needed for the larger good. The key, in my opinion, is working within the Law, not ignoring same and then facing negative consequences.

Your Village government from its inception through two mayoralties has consistently acted upon the belief that most if not all of you were attracted to our area due to our semi-rural character, our tree cover, and for a myriad of related reasons. We believe that this enhances the quality of life and property values. Yes, I have heard the occasional, "what do you mean I can't take down whatever trees I want, it's my property?" More often I have heard positive comments. I have heard those from persons admiring the beauty of the Village and our green ambiance from afar, and from our Village residents acknowledging the same, and confirming that as an important aspect of what attracted them, and keeps them here.

Our defense counsel expresses the belief that we will prevail on appeal. In the interim, please obey the Tree Law.

On another "quality of life" law, I report that the Village Board is considering amending our Noise Law, Chapter 118. This would add: "plainly audible sound" as another category of unreasonable sound, if heard inside the home, with the windows closed, and corroborated by a Village representative, and the source is unattended, or the generator refuses to cooperate.

The very mild winter implies an early spring. May you all enjoy Nature's rebirth.

Sincerely,
Warren E. Berbit, Village Attorney

Historic Montebello

The T. Hillard farmhouse at 565 Haverstraw Road is an intact example of the traditional 1½- story form still prevalent when it was built c. 1860.14 It still retains characteristic horizontal frieze windows and its simple 3-bay gable roof form. Barns and outbuildings on the property continue to shelter livestock, although its rural setting has been altered by the presence of the large Viola School building to its east.



The T. Hillard House, built c. 1860, at 565 Haverstraw Road; more recent barn below.



PLANNING BOARD

**Indian Rock Village Homeowners Association—Public Hearing
1-93 Lackawanna Trail
Amended Site Plan Approval**

Application for Site Plan Amendment which was submitted to the Village of Montebello Planning Board for the Indian Rock Homeowners Association, 1-93 Lackawanna Trail, Montebello, New

York 10901. Total acreage is 18.66+/-, Section 55.10, Block 5, Lots 1-93 in a RA-H Zone. The Applicant seeks approval for the removal and replacement of approximately seventy-five (75) trees in the front yards.

The application was approved by the Planning Board at the December 13, 2011 meeting.

**John Martin
35 Par Road
Tree Removal/Remediation**

Application of John Martin, 35 Par Road, Montebello, New York, located on the north side of Par Road approximately zero feet from the intersection of Champion Parkway in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.20, Block 1, Lot 81 in a RR-50 Zone. Mr. Martin exceeded the permitted approval for tree removal as determined by the Village Engineer.

The application was approved by the Planning Board at the January 10, 2012 meeting.

**Ozark Realty, LLC
7 Hemion Road
Amended Site Plan**

Application for Amended Site Plan for 7 Hemion Road, Montebello, New York, which was submitted to the Village of Montebello Planning Board for owner Ozark Realty LLC, 28 Parker Boulevard, Monsey, New York. The Applicant is requesting an amended site plan to add a 48feet x 42feet garage and to replace the existing entrance sign. Total acreage is 1.24 +/-, Section 55.10, Block 1, Lots 4, 4.1 and 4.2 in a PO Zone.

The application was approved by the Planning Board at the February 14, 2012 meeting.

**Congregation Shaarey Israel—Public Hearing
Preliminary and Final Subdivision—Lot Line Removal**

Application for Preliminary and Final Subdivision to remove Lot Lines and Subdivision Plat entitled "Congregation Shaarey Israel" dated July 7, 2009, latest revision date of August 31, 2010, which was submitted to the Village of Montebello Planning Board for owner Congregation Shaarey Israel, 16 Montebello Road, Montebello, New York. Total acreage is 5.53 +/-, Section 55.07, Block 1, Lot 1 and Section 48.19, Block 1, Lots 48 and 49 in a RR-50 Zone.

The application is currently before the March Planning Board.

**9 S Bayard Lane—Public Hearing
Wetlands Permit
Site Plan Approval- Conservation Overlay District**

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960, for Approval of a Wetlands Permit entitled "9 S. Bayard Lane" to allow disturbance and construction within 100 feet of a freshwater wetland and for Approval of a Site Plan for construction within a Conservation Overlay District. The proposed construction is for a two story dwelling with a new driveway. The existing one story residential dwelling will be demolished and the existing gravel driveway, stone walls and slate walkway will be removed. The subject property is located on the south side of Bayard Lane approximately 389 feet of 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 March Planning Board.

**Town of Ramapo—Public Hearing
Coe Farm Road Sewer Extension
Wetlands Permit**

Application of the Town of Ramapo, 237 Route 59, Suffern, New York 10901, for Approval of a Stream and Wetlands Permit entitled "Coe Farm Road Sewer Extension" to allow disturbance and construction within 75 feet of a freshwater wetland. The proposed construction is for the extension of sanitary sewer service from Coe Farm Road to provide gravity sewer service to an existing dwelling at 585 Haverstraw Road, which will cross 75 feet of wetland. The subject property is located on the west side of Coe Farm Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Sections 40.20, Block 1, Lots 21 and 52 in a RR-50 Zone.

The application is currently adjourned to the April Planning Board meeting.

ZONING BOARD

**Sean Tichenor—Public Hearing
57 Mayer Drive**

Application of Sean Tichenor, 57 Mayor Drive, Montebello New York 10901, for Area Variance from the requirement of the Bulk Table (Section 195-13) Use Group q, (Front Yard), [Required 50'feet {Existing 25.92'feet}; Proposed 21'feet]; (Front Setback), [Required 50'feet {Existing 25.92'feet}; Proposed 21'feet] of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of an addition/alteration to existing single family dwelling. The subject property is located on the north side of Mayer Drive approximately zero feet of the intersection of Henry Court in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 51 in a R-35 Zone.

The application was approved by the Zoning Board of Appeals at the December 15, 2011 meeting.

**Susan Calfa
4 Birdie Drive
Public Hearing**

Application of Susan Calfa, 4 Birdie Drive, Montebello, New York 10901, for Area Variance from the requirement of the Bulk Table (Section 195-13) Use group m, (Side Setback), Required 25'feet ; Proposed 20'feet of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of an existing addition (roof extension) to existing single family dwelling. The subject property is located on the north side of Birdie Drive approximately 250' feet of the intersection of Par Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.19, Block 1, Lot 60 in a RR-50 Zone.

The application was approved by the Zoning Board of Appeals at the January 19, 2012 meeting.



Montebello is on Facebook. Sign up to get the latest news about urgent and important issues that affect our community. This is also a great way to provide us with visible feedback.

**Congregation Shaarey Israel
18 Montebello Road
Public Hearing**

Application of Congregation Shaarey Israel, 18 Montebello Road, Montebello, New York for Variance from the requirement of the Bulk Table (Section 195-13) Maximum Development Coverage, [Required 33%; Proposed 36%] of the Zoning Local Law of the Village of Montebello to permit the re-subdivision of the subject parcel by reducing three lots to one. The subject property is located on the west side of Montebello Road approximately 1000 feet of the intersection of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07, Block 1, Lot 1 and Section 48.19, Block 1, Lots 48 and 49 in a R-50 Zone.

The application was approved by the Zoning Board of Appeals at the January 19, 2012 meeting.

**9 S. Bayard Lane—Public Hearing-Continued
Dominick R. Pilla**

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960, for Area Variance from the requirement of the Bulk Table (Section 195-13) Use group q, (Front Yard), [Required 50feet; Proposed 16feet]; (Front Setback), [Required 50feet; Proposed 16feet] of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of a new two story dwelling with a new driveway. The subject property is located on the south side of Bayard Lane approximately 389 feet of 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 was approved by the Zoning Board of Appeals at the February 7, 2012 meeting.

PLEASE NOTE

Effective April 1, 2012
New Garbage Carter
CARLO MINUTO CARTING
845-353-5678
The Garbage and Recycling
Pick Up Schedule
Remains the Same
Yard Waste in
Brown Biodegradable Bags
Will be Picked Up on Wednesdays

April 2012	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 <i>Palm Sunday</i>	2	3 <i>Planning Board Workshop 7:00 P.M.</i>	4	5 <i>Parks Commission 7:30 P.M.</i>	6 <i>Good Friday</i>	7 <i>First Day of Passover</i>
	8 <i>Easter</i>	9	10 <i>Planning Board 7:15 P.M.</i>	11	12	13	14
	15	16	17	18 <i>Board of Trustees 8:00 P.M.</i>	19 <i>Zoning Board of Appeals 7:45 P.M.</i>	20	21
	22	23	24 <i>CDRC 9:30 A.M.</i>	25 <i>Historic Preservation Commission 7:00 P.M.</i>	26	27	28
29	30						

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	May 2012
		1 <i>Planning Board Workshop 7:00 P.M.</i>	2	3 <i>Parks Commission 7:30 P.M.</i>	4	5	
6	7	8 <i>Planning Board 7:15 P.M.</i>	9	10	11	12	
13 <i>Mother's Day</i>	14	15	16 <i>Board of Trustees 8:00 P.M.</i>	17 <i>Zoning Board of Appeals 7:45 P.M.</i>	18	19	
20	21	22	23 <i>Historic Preservation Comm. 7:00 P.M.</i>	24	25	26	
27	28 <i>Memorial Day</i>	29 <i>CDRC 9:30 A.M.</i>	30	31			

June 2012	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1	2
	3	4	5 <i>Planning Board Workshop 7:00 P.M.</i>	6	7 <i>Parks Commission 7:30 P.M.</i>	8	9
	10	11	12 <i>Planning Board 7:15 P.M.</i>	13	14	15	16
	17 <i>Father's Day</i>	18	19	20 <i>Board of Trustees 8:00 P.M.</i>	21 <i>Zoning Board of Appeals 7:45 P.M.</i>	22	23
24	25	26 <i>CDRC 9:30 A.M.</i>	27 <i>Historic Preservation Comm. 7:00 P.M.</i>	28	29	30	

MONTEBELLO'S ANNUAL CLEAN UP DAY Saturday, April 14, 2012

Please join us from 9:00 AM – 2:00 PM
"Pitch in" to clean up our Village
Meet at Village Hall for gloves, bags & picks

Children may participate with parents.

Rain Date
Sunday, April 15, 2012

(For more information, please visit www.keeprocklandbeautiful.org)

ANNUAL
CLEAN UP DAY
APRIL 14th

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