

Village of montebello review

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



Greetings from the Mayor



MAYOR'S REPORT

I want to thank everyone in Montebello for providing me with the opportunity to serve as Mayor of the Village for another term. It is really an honor to be able to contribute to the community in which I live. I deeply appreciate the trust and support that you have given me.

Please allow me to congratulate Stacy Caridi and Steven Sorrillo on their re-election as Trustees in the Village. Their dedication to our Village has had a tangible impact on our quality of life. I also appreciate their support, without which many of our accomplishments simply would not have occurred.

This spring is Montebello's 25th anniversary. The Village was formed on May 7th, 1986. We will hold a special ceremony on that date this year (please see article inside) as we formally dedicate Kathryn Gorman Ponds Park. This is an important event for everyone in Montebello. We will honor Ms. Gorman's contribution as the Village's first Mayor. We will also invite everyone to join us in a first walk through of the new park. I hope you will be able to attend.

Also, in May, as we honor our military heroes on Memorial Day, the Village will add an important relic to our 9/11 Memorial Garden: A piece of the twisted steel from the World Trade Towers. We have been granted a 250 lb piece of steel that will be appropriately anchored into the ground. The members of our Parks Commission are leading this significant work.

A third event of tremendous importance this spring is our annual clean-up Montebello day. Last winter may have been the worst in everyone's memories. The cumulative snow prevented highway cleaning and kept roadside trash buried for too long. Now, all that trash is making our neighborhoods look terrible. You can help us fix this problem (Please see announcement inside). On April 9th come to Village Hall and we will provide you with a free t-shirt, free gloves, free bags, and free garbage-picker-uppers. Bring your children. They will have a great time and so will you. We promise a productive and fun day. Even if you can only spend an hour, please pitch in and help us clean up our neighborhood.

We have important plans for this summer. The Board has authorized the construction of a Community Garden on the Village Hall premises (please see article inside). 16 gardens will be created for use by our residents to grow flowers and vegetables. Deborah Jindela is leading this project and we thank her for her efforts. If the project gains popularity, we can increase the size of the garden in coming years to accommodate more gardeners. A few spots are still available this year. Please call Village Hall for more information or to sign up (368-2211).

This fall we are hoping to see completion of the repair of the Mayer Drive Bridge. This repair project was authorized on March 15th by the county legislature with a \$500,000.00 bond. Bidding and then work will take the summer months and we hope to have this open before too long.

The Parks Commission is also busy making plans for the next construction phase of the Kathryn Gorman Ponds Park. This next phase will focus on the movement of water through the ponds. Keeping the water aerated and flowing will help prevent the growth of algae and weeds. This project should also facilitate the survival of fish in the ponds. In March, the Village Board met with the Parks Commission to strategize a plan that will speed up the completion of this phase in a timely and cost effective manner.

Montebello is having a good year financially. Our highway contract last year cost even less than originally estimated, saving us more than \$25,000 and allowing us to rebalance last year's budget favorably. In February, we received a grant of \$20,800 to offset costs spent on storm water management and in March we received an additional grant for \$23,855. These revenues are substantial in a Village where a 1% tax increase nets only \$10,000.

Our Village is delighted to welcome Assemblywoman Annie Rabbitt, who will hold an open house at our Village Hall on April 14th from 10AM-Noon (please see announcement inside). Please feel free to come by and meet your Assemblywoman. She is interested in learning your opinions and priorities as she works to improve our state government in Albany.

Recently, Montebello welcomed the opening of the new

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Crowne Plaza Hotel in our Village. This is the only 5 star hotel between Rockland and Albany. We are proud to be able to have such a beautiful hotel in our community. Mr. Goldstein, the owner, has committed to provide the Village with annual funding to help us maintain the appearance of the gateway to Montebello on Airmont Road. The appearance of this part of Airmont Road, extending from the thruway exit 14B up to Village Hall creates among the most important impressions of our community, and it must be maintained.

Our Village Hall still has light bulbs available for free to residents (Please see article inside). We are distributing free compact fluorescent light bulbs in exchange for old incandescent bulbs. Up to 2 can be swapped at no charge (Pun intended).

Finally, I want to offer a word about road paving. As you know, many of our roads did not fare the winter well. Pothole repairs await the opening of the asphalt plant. Road repaving will follow after that. We have commitments from the state to repave Route 59 from Suffern to Cherry Lane, and commitment from the County to repave the Airmont Road Bridge over the Thruway. The Village has allocated \$100,000 to repave certain Village roads this summer.

As you can see, we are sticking to our pledge to keep Montebello Clean, Green, and Lean. Please feel free to call me at Village Hall with your comments, thoughts, ideas, and complaints. -Jeffrey S. Oppenheim, Mayor, 368-2211

VILLAGE ELECTIONS

Jeff Oppenheim

On March 15th elections for Mayor and Trustees were held at Village Hall. Nearly 500 voters completed ballots. The election was conducted using paper ballots, rather than the electron scanning machines introduced last year. As a consequence, the Village saved thousands of dollars. Congratulations to the winners, Jeffrey Oppenheim, Stacy Caridi and Steven Sorillo.

Ramapo Judge Arnold Etelson presided at the swearing-in ceremony for newly re-elected Mayor Oppenheim and Trustees Caridi and Sorillo. Judge Etelson is the longest serving Judge in the Ramapo Courts and a long-term resident of Montebello. He and his wife raised their children in our Village and they have been active members of our community. The Village was honored to have him at our ceremony.



MEET OUR ASSEMBLYWOMAN

Where:
Montebello
Village Hall

When:
April 14th
10 am-noon

ANNIE RABBITT



TO BE COMPLACENT OR NOT TO BE

By: Lance N. Millman, Deputy Mayor

In my opinion, we are very lucky to have a large number of dedicated village residents on all of our boards and committees. From the Parks Commission, the Historic Preservation Commission, the Zoning Board, the Planning Board, as well as the Village Attorney and the elected Village Board. Each and every person has made a conscious decision to help maintain and better our community. They have put aside any politics and act for the better of all of us.

But, I do find it interesting that our residents have so much confidence in all of us, that the majority of the residents don't get actively involved with our community and our surrounding villages and towns. I know everyone cares, but I think it's a case of being complacent or pre-occupied with their own lives.

People think "Why do I have to help, they will do it". "My opinion wouldn't be heard or matter anyway, so why get involved". "I do not have time to get involved". Any of these phrases sound familiar?

Don't let this happen to you. Whether it's letting us know your opinion or helping clean up our village or even voting (it does not matter who you vote for, as long as you exercise your right to vote in every election that you can).

Get involved, even if it is the smallest little project. It's interesting that the Village Board could have dozens of meetings and few show up, but say something controversial and crowds show up. That's great, but why not let us know the good things that you want continued or expanded and not just what you don't like.

One step, one say, one vote is stronger than anything else, especially better than being complacent. If we all went the direction of complacency, we wouldn't have so many dedicated people helping our village and we would be living in much different surroundings.

Let's even expand this involvement, like others have in our village. Help other causes, help better our entire community, which includes other towns and villages and even our county. Pick a cause, any cause, but please pick something.

Each and every one of us can make a difference, individually and collectively

So join my fellow residents and give us your thoughts, your

opinions, your involvement and let us all take one step together to continue to make this a wonderful place to live.

Enjoy the spring, help us keep our area clean, take a walk, enjoy the fresh air and thank you for all of your current and future help.

PARKS COMMISSION UPDATE

CLEAN UP DAY

Montebello clean up day will be held on Saturday April 9th, (rain date April 16th) and we are encouraging village residents participation. We have had terrific participation in past years and I think everyone would agree that it makes a noticeable difference in the Village appearance.

We will start at 9:30 at Village Hall where we will hand out garbage bags, gloves and pick up sticks.

As in the past, a dumpster will be available in the Village Hall parking lot so that all of the garbage collected can be centralized and accounted for.

We look forward to a successful Spring Clean-up.

KATHRYN GORMAN PONDS PARK

The Parks Commission has been interviewing several firms these past two months for the final development plan for the Park. Phase one was completed last fall, which included the main entrance and primary trail, as well as the parking lot and some of the fencing.

One of the challenges facing us is the growing problem of algae buildup in the ponds during the summer months.

Much of this problem occurs due to the nitrates in commercial fertilizer used on lawns that finds its way into the storm drains that empty into the ponds promoting growth.

We urge all residents in the Pines Community to talk to their landscapers about using natural fertilizers during the season.

This will go a long way in helping us to significantly curtail the problem and make the park more enjoyable for all of us.

Kathryn Gorman Ponds Park will officially open this Spring. The Mayor is planning a dedication ceremony on May 7th, and we invite everyone to join us.

9/11 MEMORIAL

Mayor Oppenheim has been able to obtain a remnant from the World Trade Center. Appropriately it will be placed on display

in the Memorial Garden on the Village Hall grounds sometime this spring. The Parks Commission is currently working out the details.

We are proud to be able to have this piece of history displayed in our village as a sober reminder of that horrific day.

Submitted by Tony Piazza
Chairman Parks Commission.

DECK SAFETY

Lawrence Picarello, Building Inspector

Finally, warm weather is with us! With spring comes outdoor activities, parties, entertaining, and more often than you might think- deck failures. These occur so frequently that there are numerous websites devoted entirely to this all too common occurrence. The most common cause of catastrophic deck failure is the deck's ledger board (the key attachment to the house)ripping away from the house. This may occur if the ledger board has not been bolted to the correct specification (size of bolts, frequency of bolting, or an insufficient substrate).

Don't let this happen to you!

Take a few minutes to go under your deck and do a quick visual inspection. Pay particular attention to the attachment of the ledger board to the house- it should be bolted, not simply nailed. Look at the posts supporting the deck- has anything shifted, are the posts still plumb? Pay particular attention to the top and bottom of the posts, are they sound? Look carefully at the attachments and joist hangers, is any corrosion present? Are any fasteners missing? Does the deck move laterally under load? Cross bracing under the deck to prevent lateral movement is a standard detail now, but may be missing on older decks, this can be added for minimal cost.

Finally, keep in mind any new or enlarged deck, work done to a decks structure, railing, stairs, or rebuilding of an existing deck is subject to, and does require a building permit.



FROM THE DESK OF THE VILLAGE ATTORNEY

Warren E. Berbit

As reported elsewhere in this newsletter, a dedication of the Kathryn Gorman Ponds Park is planned for May 7, 2011, the 25th Anniversary of our incorporation as a Village (May 7, 1986)! Yikes, didn't we just celebrate our 20th Anniversary? Is it just me, or have the Laws of Physics changed, accelerating time? (After all, Japan moved 10" and the Earth tilted 8.5" on its axis – or was it vice versa? And 2012 approaches).

What this all says to me is that I had better finish my half of the history of the Village (the modern half) before the dedication of Kathy's park! Our Village Historian, Craig Long, now also the County Historian (congratulations, Mr. Detective), diligently completed the early history in time for the 20th Anniversary. So, I remain at fault – enough with the mea culpas, I will get this done. Perhaps the Village (or the Historic Preservation Commission) will wish to produce a combined work, also incorporating the Historic Architecture Report (a nice book, fun perusing, and worth owning at a modest price).

While on the subject of accelerating time and the tilting axis, how about the weather this past winter? I measured over 72" of snow fall on my back deck from just past Christmas, through January. Global warning? Cooling? An 11,000 year cycle? Or, whatever, but kudos to our contractor, the Town's Highway Department, and its Superintendent, Tony Sharan, for doing one heck of a job maintaining our roads.

Emerging from hibernation makes my thoughts wander. Trying to focus on legal issues, I'll start with litigation. Participating since the prior administration as one of four villages and with two individual plaintiffs, we are opposing application of the Town's Adult Student Housing Law to the former Nike Site on Grandview Avenue. We do so in order to be certain that environmental concerns are addressed when the law is applied, including to parcels closer to Montebello. If you have been following the newspaper accounts, we have essentially won every skirmish and battle, the Court agreeing that the environmental review was inadequate. Now, sadly, we can rename the case the Contempt Trilogy.

The current occupier of the site has been found in Contempt for failing to file a proper \$75,000 Undertaking should the humanitarian gesture, allowing 16 units (of 60) to be occupied in the interim, require removal proceedings. Contempt No. Two remains in the hearing stage having been temporarily delayed by a bankruptcy filing and a failed third attempt to

remove to Federal Court. This relates to the strong belief that about 38 units appear to have been occupied, vs. the permitted 16, as based upon reports of persons within the Town's own Building and Engineering Departments (and reports that no Certificates of Occupancy were properly issued for any unit). Contempt No. Three, also yet to be decided, is sought against the Town Planning Board because of the appearance that Judge Nicolai's Order re: correcting the environmental review inadequacies has been defied.

When at last the path seems straight and clear, another unanticipated bend appears from out of nowhere.

As has also gained some media attention, the Village was sued due to alleged claims about the application of its tree law. I do not believe in litigating in print, just reporting status, so I only wish to state that the cost and effort and consequences of complying with our law seems reasonable to us as balanced against the community benefit. Of course, whenever any municipality regulates for what it perceives to be the larger good, sooner or later someone will object, believing their personal property interest to have been violated. Indeed, the whole idea of zoning districts, whereby some uses are permitted and others not, is relatively new to the law, the concept first validated in the late 1920's in litigation emanating from Euclid, Ohio. From this power emanates all forms of land-use regulation, including, arguably, protecting trees.

Regarding recently adopted or pending Local Laws, I mention amending Section 195-62 of the Village Code to allow either fee simple with a Home Owner's Association, or condominium form of ownership, in the estate overlay historic zoning district associated with the Ryan Mansion. (applicant: Rio Vista of Montebello, LLC). As the latter form of ownership reduces real property taxation, such was requested by the developer to energize sales in a difficult market (a Community Benefit Agreement was offered back to cover loss in Village tax revenues for a number of years going forward). A technical amendment to various sections of the Code is pending, to make it clearer that developers filing subdivision maps or site plans must each deposit 120% of the estimated cost of municipal improvements (as added security, and to cover unanticipated conditions). This clarifies a possible variance in our Code.

Lastly, regarding contracts, after bidding a contract has been let to construct a solar power generation system at the Montebello Community Center. We are also on the verge, after a vigorous RFP (Request for Proposal) process, of letting a contract for design work, especially hydraulics, for the next phase of the Kathryn Gorman Ponds Park.

Oops, just saw my shadow – pardon me whilst I plunge head-first into my burrow.

Respectfully,

Warren E. Berbit

Village Attorney



TRUSTEE STEVEN A. SORRILLO

I would like to thank the good people of Montebello for returning me to the Office of Trustee of the Village of Montebello. I also commend you for your intelligence in returning to the Office of Mayor, Jeffrey Oppenheim and

to the Office of Trustee, Stacy Caridi. We all have served this community with the utmost concern and respect for the wishes of our fellow Villagers. I want to assure you that I will do my very best to continue on the course that was set in my first four years as a Trustee. I will continue to rein in costs wherever possible and hold down Village real estate taxes. I want this community to stay as lovely as it has always been. This will be accomplished by strictly enforcing our building and zoning codes in an effort to maintain our open spaces and the bucolic look of our Village. The environment will remain an area of concern. We are a green community and I will work to keep it that way. There are specific items on the agenda over the next few years such as the completion of the Gorman Ponds Park, the installation of solar panels on the community center, the repair of the Mayer Drive Bridge, and the drive to hold down taxes. I will work to accomplish these goals.

An issue that is currently vexing all of us is the woeful condition of our roads. After a very harsh winter many of our roads are in a serious state of disrepair with broken surfaces and large pot holes. We have been in contact with the Town of Ramapo and they are making every effort to repair these surfaces. Unfortunately at this time they can only make temporary repairs since the manufacturing plants that provide asphalt do not open until April. In addition since there are so many holes to fill they have to prioritize and that means they may not get to all of them in a timely manner. Compounding the problem is the fact that these temporary fixes are not strong enough to last very long and the holes will eventually reappear. We ask that you be patient, slow down and be careful. The roads will be repaired.

We are all faced with the huge amount of litter that has accumulated over the winter. The piles of snow hid the problem but now that the snow has melted away it becomes readily apparent how much of the stuff is lying around. We have a person who is assigned to collect this trash but the amount is overwhelming. The only way we can alleviate this problem is by each of us pitching in and taking responsibility for our own property, our streets and the areas adjacent to our property.

Once again allow me to Thank You for re-electing me as your Trustee.

HISTORIC PRESERVATION COMMISSION NEWS

By Jack Muchnick, Commission Member

Earlier this month, on March 7th, a historic event took place. The US Space Shuttle and International Space Station were clearly visible by the naked eye, as they crossed the Montebello sky in unison. I stood in the center of the athletic fields at Suffern High School, and shared the moment with my 7 year old daughter. Her excitement and inquisitiveness was contagious, as numerous questions followed. I took this opportunity to make a connection with history and where we live. The Montebello Historic Preservation Commission (HPC) encourages all that viewed this event, and all villagers, to be aware of such great events. One should take time to recognize, appreciate, and preserve the vast and diverse offerings of history that is contained within Our Village. We should all share and transmit a sense of value and worth to the wealth of history that surrounds us.

As spring approaches, the offering of extra warmth, additional light, and increased activity outdoors, should be encouragement to make efforts to take note of the historical properties and architecture that is all around us. If you peer over the many rock walls and through the pine trees, you can view a plethora of history among our Cottages, Colonials, and Farm Houses. Many of these findings can be found in a robust bound report made available to the public (at a cost of \$20) and can be obtained at the Montebello Village Hall, along with the HPC's informational pamphlet. The HPC meets on the fourth Wednesday of each month and are open to the public.

The Montebello Historic Preservation Commission (HPC) remains committed to raise awareness of our historical properties and associated architecture. The HPC remains steadfast to the duties of protecting and preserving historically significant properties, and to fostering pride within our historic Village. Most recently, the HPC has been occupied with the Fant Farm project and our continued efforts to insure that this designated historical landmark property is properly preserved within its renovations. Additionally work continues to search for and to pursue more historical designations. Specifically we are looking at various applications from houses at Bayard Lane.

The Fant Farm house and its adjacent red bard, both historical landmarks, were recently featured in the Journal News's Lifestyle section on 3/19/11. The article states, "What a beautiful spot on the historic stretch of Spook Rock Road in Montebello". It further reports, "Its easy to envision what it was like at the turn of the last century". Compliments to Montebello for the noted publicity of this historical landmark property. As the article clearly shows, this jewel of a property is for sale....

The Montebello Historic Committee congratulates Craig Long

in becoming the Rockland County Historian. Craig has been a great friend of the HPC and his knowledge of local history is awesome.

For more information, visit the Village of Montebello website (<http://www.villageofmontebello.com>) and click on the "Historic Preservation" icon.

Happy history hunting.....



FREE LIGHT BULBS

The Village of Montebello was awarded a \$1,000 grant from the Clean Air-Cool Planet Community Catalyst Fund to pay for a Compact Fluorescent-Incandescent light bulb swap. The light bulb swap enables residents to trade in an incandescent light bulb for a CF light bulb- for FREE. This is the first and only Light Bulb Swap in Rockland County.

CFLs save energy and money because they cost less to operate. Using CFLs also helps the environment because, since they use less energy to operate, less pollution from energy production is created. Finally, CFLs save time. A CFL that is used for 5 hours a day should last at least 3 years, while an incandescent bulb used for 5 hours a day will only last about 6 months. Using a CFL instead of an incandescent bulb means fewer trips to the store to purchase replacement bulbs, and less time spent changing burned out bulbs.

Montebello is the first Municipality in Rockland County to become a "Climate Smart Community" in a partnership program with the New York Department of Environmental Conservation. By promoting Compact Fluorescent technology the Village is seeking to conserve electricity, reduce greenhouse emissions and protect the environment.

If you would like a free CF lightbulb (60 Watts) just come to Village Hall with an old incandescent bulb (new or used) and we will provide you with up to 2 new bulbs. There is no charge (pun not intended)! Supplies are limited.



WE LISTEN.....

By Trustee Stacy Caridi

I wanted to take this opportunity to thank the residents of our village for your support. It has been an honor and privilege to serve you and I look forward to the next four years.

During the course of this election I had the chance to share the enthusiasm with everyone in our village. Our friends expressed their satisfaction with the fact that we were able

to not raise taxes, and that our property values remain the highest in the Town of Ramapo. One of the reasons that I originally ran for Trustee four years ago was the desire to get involved and make a difference in our community. I can honestly say that my commitment and ability to remain connected to our residents has been extremely gratifying and I am looking forward to maintaining the same participation in years to come.

We pride ourselves on being responsive and compassionate. We will continue to have the most open and transparent government, but we can do better, so we welcome your recommendations. Our monthly meetings are listed on our website and in our newsletters. We invite you and look forward to your attendance. All government spending is discussed during our meetings. It is a chance for you to see how our money is being spent. Local laws and village codes are also discussed and voted on. There is also an opportunity for public comment to ask questions or voice your concerns during our meetings every month. Our meetings are also televised every week on your local cable station. Your questions and comments have always been received and considered for the growth and change of our village. As in the past you can still call or email any time.

It was so rewarding to receive all the emails and phone messages, congratulating us on our victory, and most of all it was so touching to have people thanking us for what we have done for them. That is why, to the best of our abilities, we will continue to try to represent you with compassion and the determination to preserve our village.

COME JOIN US FOR A SPECIAL EVENT:

The Dedication of the Kathryn Gorman Ponds Park
May 7th, 2011 at 10 am in celebration of
The 25th Anniversary of the Village of Montebello
Location: Oxford & Sen. Levy Drive



HISTORIC MONTEBELLO

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

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



ATTENTION RESIDENTS

We would like to be able to alert our residents via email to important issues that come up such as emergency's, special events, changes to scheduled garbage pick ups, etc. If you would like to be notified, please provide your email address by contacting dmiceli@villageofmontebello.com



UNDERINSURED MOTORIST COVERAGE-IS YOUR FAMILY PROTECTED ?

By Marc D. Citrin, Trustee

As a personal injury lawyer, I have seen many motor vehicle accident cases where a seriously injured victim has been unable to collect the full measure of his or her damages from the negligent party because the careless driver who caused the accident was operating a vehicle with insufficient insurance coverage.

In New York State, the owner of a motor vehicle is required to carry liability insurance in the event that the person driving his or her car causes an accident. However, the minimum level of insurance coverage bodily injury, mandated by state law, is only \$25,000 per person and \$50,000 per accident regardless of the number of victims.

If you own a motor vehicle, you can protect your family from the possibility of being unable to collect full monetary compensation for an accident caused by a careless driver by purchasing Underinsured Motorist Coverage through your own insurance company.

Unlike Uninsured Motorist Coverage, which is mandatory under state law and provides only the minimum coverage of \$25,000 in the event that the responsible driver has no insurance or the accident is a "hit and run", Underinsured Motorist Coverage provides benefits, up to the limits of your liability coverage, in the event that the responsible driver's policy limits are used up.

A typical scenario for use of this coverage is as follows: You are seriously injured in an accident when another driver strikes your vehicle in the rear. The insurance company for the other driver offers you its minimal policy limits of \$25,000 to settle the case. You have both liability and Underinsured limits of \$100,000 per person (a common amount).

Once you have been offered the full amount of the offending driver's policy, you can then demand, through an arbitration proceeding, up to \$75,000 from your insurance company's policy so that the total compensation for your serious injuries could be \$100,000.

The premium cost of this Underinsured Coverage is generally low and well worth the protection and peace of mind that it provides. So, check your insurance policy today and make sure that you and your family are protected from a careless underinsured driver!

PLANNING BOARD

Empire Executive Inn (Crowne Plaza) Architectural Review Sign Permit Approval—Public Hearing

Application of Empire Executive Inn, LLC (Crowne Plaza Hotel) 3 Executive Boulevard, Montebello, New York 10901, for Architectural Review of a revised building façade and porte cochere (covered entrance) resulting from the conversion of existing Holiday Inn Hotel to Crowne Plaza Hotel, and Sign Permit Approval relating to replacement monument and gateway signs. The subject property is located on the south side of Executive Boulevard approximately 1500 feet from the intersection of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07, Block 1, Lot 5 in a LO Zone.

The application is currently before the Planning Board.

Executive Enterprises G.P. Site Plan—Re-Approval

Application of Executive Enterprises G.P. for re-approval of revised site plan entitled "Executive Enterprises G.P.", site plan dated 5/16/07 latest revision date of 5/27/09. The site plan approved the construction on the 5.59 acre undeveloped parcel on the south side of Executive Boulevard for two separate four story office buildings each with 48,000 square feet for a total floor area of 96,000 square feet, which was submitted to the Village of Montebello Planning Board. The Property which is known and designated on the Ramapo Tax Map as Section 55.07, Block 1, Lot 9 in a LO Zone.

The application was approved at the January 11, 2011 Planning Board meeting.

Valley National Bank Site Plan Re-Approval

Application of Valley National Bank, 1720 Route 23, Wayne, New Jersey 07470 for Re-Approval of a Site Plan entitled "Valley National Bank-Montebello", consisting of 1.56 acres located on the west side of Hemion Road approximately 500 feet north of Route 59 in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.10, Block 1, Lot 5.2 in a PO (formerly VC) Zone.

The application was approved at the February 8, 2011 Planning Board meeting.

Wehman-Bambace—Public Hearing First 90 Day Final Filing Extension

Application of Gina Wehman, 3 Lake Road, Montebello, New York 10901 and Christine Macnaughton, 1 Lake Road, Montebello, New York 10901, for an Amended Lot Line Change. The subject property is located on the East side of Orchard Street at the intersection with the North side of Lake Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.17, Block 1, Lots 25 & 26 in a R25 Zone. The Applicants received Final

Approval on the Amended Lot Line Subdivision on July 13, 2010. The first 90 day extension will expire on April 9, 2011.

The application was approved at the February 8, 2011 Planning Board meeting.

Renal Care of Rockland—Public Hearing Architectural Review

Application of Renal Care of Rockland, Inc., 131 Route 303, Valley Cottage, New York 10989 for Architectural Review and Approval of proposed new façade along premises to be occupied by Renal Care of Rockland at 20 Route 59, Montebello, New York, 10901. The property is located on the north side of Route 59, zero feet from Hemion Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.10, Block 1, Lot 3 in a NS Zone.

The application was approved at the March 8, 2011 Planning Board meeting.

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 one 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 the Planning Board.

11 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 "11 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 one story dwelling with a new gravel driveway, deck, patio and walkway. The existing one story residential dwelling will be demolished and the existing macadam driveway, stone walls and wood shed will be removed. The subject property is located on the south side of Bayard Lane approximately 600 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 75 in a R-35 Zone

The application is currently before the Planning Board.

ZONING BOARD

Renal Care of Rockland Public Hearing

Application of Renal Care of Rockland Dialysis Center, 131 Route 303, Valley Cottage, New York, 10989 which was submitted to the Village of Montebello Zoning Board of Appeals for "Review of an administrative decision of the Building Inspector" and "Interpretation of the Zoning Ordinance or Map" of the Village of Montebello to permit renovation to existing premises for a Dialysis Center on 20 Route 59. The premises is located on the north side of Route 59 approximately 0 feet west of Hemion Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.10, Block 1, Lot 3 in a NS Zone.

The application was approved at the December 16, 2010 Zoning Board of Appeals Board.

COMMUNITY GARDEN PLAN

The Village of Montebello is building a Community Garden and there are still a few plots available for interested residents. The garden will be located on the Village Hall property.

A Community Garden serves multiple benefits, including providing a safe place to garden and harvest fresh produce and flowers; providing an opportunity for socializing and community-building; fostering a natural teaching and learning environment for all ages; creating a sense of community pride; and providing an opportunity for members of the community with varied talents and abilities to come together and learn from each other.

The Cornell Cooperative will help educate participants in the gardening process. The Garden will be enclosed by fencing to protect the plants from animals. A water line will also be routed to the plots.

If you would like to participate, or if you would like to learn more, please call the Village at 368-2211. Participants are being selected on a first come, first served basis. Anyone interested in donating garden tools for the garden please contact Village Hall.





FROM THE DESK OF THE FIRE INSPECTOR

Frank Wilson, III

Children Playing with Fire Fact Sheet

In 2004-2008, the annual average of fires involving fire-play reported to U.S. municipal fire departments was as follows:

Total Fires

- 57,700 fires
- 113 civilian deaths
- 916 civilian injuries
- \$286 million direct loss

Home Structure Fires

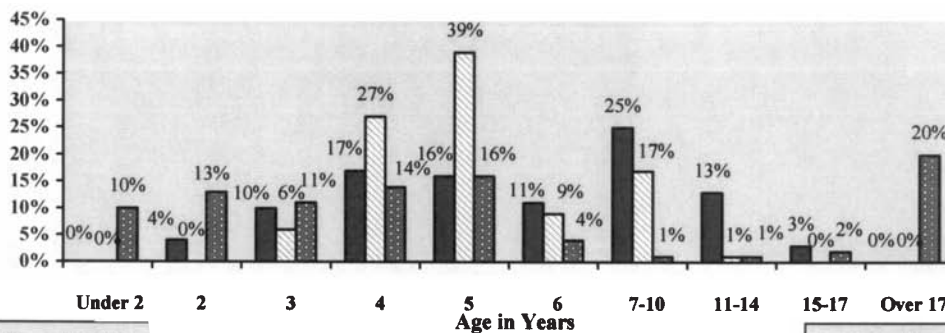
- 7,900 fires
- 104 civilian deaths
- 775 civilian injuries
- \$197 million direct loss

Most fire-play fires (77%) started outside, but most associated deaths (92%) were in home structure fires.

Most (65%) child-playing home fires were started with lighters or matches.

July was the peak month for outdoor fire-play. Most of these fires involved fireworks.

**Home Child-Playing Fires and Deaths, by Age of Firesetter and Age of Victim
2004-2008 Annual Averages**



Two out of five (41%) child-playing home structure fires began in the bedroom.

■ % of child-playing fires by age of firesetter
□ % of civilian deaths by age of firesetter
▨ % of civilian deaths by age of victim

The leading items first ignited by home fire-play were mattresses and bedding (24% of fires).

47% of people who start reported home fires by playing (where age is a factor) were 5 years old or younger.

65% of all fatal victims of child-playing fires were children 5 years old or younger.

Non-fatal injuries in child-playing home fires often involved parents or other caregivers, but fatal injuries rarely did.

- In 1994, the Consumer Product Safety Commission (CPSC) set a mandatory safety standard requiring the manufacturing and importation of most cigarette lighters to be child-resistant.
- NFPA offers programs to teach children to stay away from hot things and to teach parents and caregivers to keep lighters and matches out of reach and out of sight of children.

April 2011	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1	2 <i>Montebello Clean Up Day 9am-2pm</i>
	3	4	5 <i>Planning Board Workshop 7:00 P.M.</i>	6	7 <i>Parks Commission 7:30 P.M.</i>	8	9 <i>Raindate Clean Up Day</i>
	10	11	12 <i>Planning Board 7:15 P.M.</i>	13	14	15	16
	17	18	19	20 <i>Historic Preservation Commission 7:00 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>Board of Trustees 8:00 P.M.</i>	28	29	30	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	May 2011
1	2	3 <i>Planning Board Workshop 7:00 P.M.</i>	4	5 <i>Parks Commission 7:30 P.M.</i>	6	7 <i>25th Anniv. & Dedication Ceremony Kathryn Gorman Ponds Park 10 A.M.</i>	
8	9	10 <i>Planning Board 7:15 P.M.</i>	11	12 <i>Zoning Board of Appeals 7:45 P.M.</i>	13	14	
15	16	17	18 <i>Board of Trustees 8:00 P.M.</i>	19	20	21	
22	23	24	25 <i>Historic Preservation Comm. 7:00 P.M.</i>	26	27	28	
29 <i>Memorial Day Ceremony 9 A.M.</i>	30	31 <i>CDRC 9:30 A.M.</i>					

June 2011	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 <i>Parks Commission 7:30 P.M.</i>	3	4
	5	6	7	8	9	10	11
	12	13	14 <i>Planning Board 7:15 P.M.</i>	15 <i>Board of Trustees 8:00 P.M.</i>	16 <i>Zoning Board of Appeals 7:45 P.M.</i>	17	18 <i>Family Camp Out Village Hall</i>
	19	20	21	22 <i>Historic Preservation Comm. 7:00 P.M.</i>	23	24	25
26	27	28 <i>CDRC 9:30 A.M.</i>	29	30			

IMPORTANT UPCOMING EVENTS

Saturday, April 9th

Annual Clean Up Day

Saturday, May 7th

25th Anniversary & Dedication

Ceremony Kathryn Gorman Ponds Park

Sunday, May 29th

Annual Memorial Day Ceremony

Saturday, June 18th

Family Camp Out

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Permit No. 1371

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

