

Village of montebello review

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



Greetings from the Mayor



A few years ago I tried to summarize my vision for Montebello in 3 words: clean, green and lean. This motto captures the spirit of the issues that concern so many citizens: keeping our neighborhood safe, clean and valuable. In short, we want to preserve the qualities that make Montebello a great place to live and raise children. Our efforts continue to pay dividends.

Reaping the opportunity to apply for grant money has helped us afford projects that might otherwise have been impossible. For example, Montebello was granted a \$612,000 grant this year to purchase 2 flood-ravaged homes on Lake Road. Damage caused by Hurricane Irene, as well as years of flooding, rendered these homes uninhabitable. The money awarded will also pay for the demolition of the houses. The land will become a permanent undevelopable village park.

Another grant was recently received for our Village Court. The NYS Office of Court Administration awarded us a grant worth more than \$10,000 to purchase computers, software, and new chairs for our community center/courthouse. One of the fringe benefits of a village court is access to unique sources of grant money. Village efforts to enforce a performance bond enabled us to obtain \$100,000 from a developer in order to pay for the repair of leaky earthen dams in the Gorman Ponds Park.

While lean budgets help us keep down taxes, we also need to use our money frugally. This year our Board has taken a number of steps to further cut costs while enhancing revenue from non-taxpayer sources. For example, fees charged to developers before certain boards were brought into better alignment to the charges in neighboring municipalities.

Respect for the environment is always a priority. Montebello has again been recognized as a "Tree City". We are the only municipality in all of Rockland to receive this distinction. This season we will be expanding the number of plots in our community garden to keep pace with the continued popularity of the garden. Citizens interested in obtaining a garden plot should call Village Hall (368-2211). Our garden is fully organic and citizens can keep their harvest and/or help us support local food banks.

Eagle Scout Michael Sadowski has graciously donated his time to our village to build a wonderful walking trail in the Gorman Ponds Park (please see article inside). We thank him for his dedication and community service. The beauty of this park will be further enhanced as we begin a large project to improve the water flow. Citizens and local businesses are contributing towards the purchase of benches that will be located in the park.

We invite everyone to participate in Village Clean Up Day on April 13th (please see notice from the Parks Commission inside). Help us clean up the winter's litter that accumulates along our streets. We are usually able to remove tons of trash while beautifying our community, and having fun in the process. This year we will also offer a free electronic recycling drop off at Village Hall. If you have old TVs, computer equipment, fax machines, etc., that you have been waiting

to throw out please bring it to us on that date and we will have it recycled.

Equally important with keeping the village clean and green is keeping everyone safe. In January there were two burglaries in the village. An educational meeting was held in January by Ramapo Police Officers Proctor and Brown in order to help educate the public about steps that can be taken to minimize the risk of being burglarized (please see Trustee Golden's report inside). Several members of the burglary gang were subsequently arrested, but the threat of home invasion still exists and requires our diligent attention.

Another issue that drew attention this year was the possibly illegal use of a home as a rooming house. Although the intent of the sponsoring organization may have held value, our village code does not permit rooming houses as of right. Because they failed to seek or secure a permit, we prosecuted the case and successfully convinced them to vacate. Compliance with our village ordinances is mandatory for everyone.

In addition to this newsletter, our village maintains a website (villageofmontebello.com) and a Facebook page to foster communication. Last month we held an informational meeting about the bridge on Montebello Road (please see article inside). The Rockland County Highway officials spoke with more than 50 interested residents about their plan for the replacement of this condemned bridge.

Montebello remains among the premier places to live in Rockland County by virtue of the dedication of so many individuals. It is an honor for me to serve as the Mayor of such an enthusiastic and progressive community and I sincerely appreciate your support. Please feel free to contact me with your suggestions, your ideas and your complaints.

MONTEBELLO'S ANNUAL CLEAN UP DAY

Saturday, April 13, 2013

Please join us from 9:00 am – 2:00 pm

"Pitch in" to clean up our Village

Meet at Village Hall for assignment & supplies

Children may participate with parents. Ramapo Central School District students with Community Service hours welcomed.

**FREE ELECTRONIC WASTE PICKUP
AT VILLAGE HALL APRIL 13th**

Save a trip to Pomona; drop your Electronic Waste at our Annual Clean-Up Day!

Rain Date: Sunday, April 14, 2013

(For more information, please visit the following websites: villageofmontebello.com and www.keeperocklandbeautiful.org)



WHY OUR VILLAGE IS STILL SO IMPORTANT !

By Lance N. Millman, Deputy Mayor

As we read the newspapers and continue to hear about all the problems in the towns and county around us, we must continue to work together and support our local Village.

The founders of our Village had it right and we continue to follow the basic reasons why our Village was formed. To protect our land rights through zoning and proper planning for our community through our comprehensive master plan.

These basic principles were so important then and still remain significantly important today. Our village has many individuals who have dedicated their lives towards keeping Montebello one of the premier Villages to live in, in both the county and the state. These extremely dedicated individuals participate on various Boards and Commissions, which include the Zoning and Planning Boards, the Historic Preservation Commission and the Parks Commission.

We thank these people for participating in our great Village and though they rarely hear thank you for their hard work, we should remember that without them our Village could have been thousands of town houses instead of a haven for single family homes with wonderful property.

We all need to continue to work together and maintain our properties.

Visit our marvelous Gorman Ponds Park, enjoy the walking paths and please be careful and keep our area pristine.

Our Village Board has kept our expenses down to the bare minimum while still maintaining the needs of our residents.

We have been in the forefront of utilizing Solar Energy for government agencies in Rockland County and continue to be one of the few dedicated governments that have been named a "Climate Smart Community" and "Tree City" in the state.

There will always be issues that someone will not agree upon, but if we all work together towards our common beliefs and goals we can continue to protect and maintain our pristine community.

Thank you and looking forward towards warmer weather and enjoying the outdoors.



TO CATCH A THIEF

By Melanie Golden, Trustee

Police in New Jersey recently arrested three members (including the reputed ring leader) of the long running "James Bond Gang", a sophisticated group of burglars who target upscale neighborhoods in the tri-state region. As many of you know, one of those targeted neighborhoods was Montebello. While we should be glad that

coordinated police work together with vigilant residents helped to bring about these arrests, we must continue to remain watchful. Unfortunately, history suggests that when members of this gang have been sent to prison, new members are then recruited to take their place. While this gang does steal cash and valuables from homes, historically, the gang is not violent or armed. Like many burglars, they go out of their way to make sure that no one is home when they break in.

On January 29, 2013, shortly before the arrests, local police officials met with residents of our Village to discuss how we could prevent burglars from targeting our home and what to do if we see anything suspicious in our neighborhood. Here is some of the information they shared.

Generally, if a burglar cannot enter a premise within 4 minutes, the burglar will move on to a more susceptible area. The police recommended that we google "**target hardening**" to find things we can

do to our homes and property to help deter burglars. Some examples of target hardening and other tips are:

- If you enter your home through the garage, move your alarm keypad inside the garage and eliminate the alarm delay. This way the alarm goes off immediately if a burglar breaks in.
- Make double entry doors stronger and sliding doors and windows more secure by installing striker plates and strategically placed hinges and screws and following other easily implemented tips that can be found online.
- Locate your alarm power supply panel away from a laundry room or basement utility room, where burglars look first to cut alarm systems.
- Install motion sensor lighting in your driveway, side yard and rear of your home. Burglars, like the James Bond Gang, will walk around your home both during scouting and before entering to make sure no one is home.
- Outdoor house lighting should be designed to avoid shadows to make it more difficult for burglars to hide.
- Do not keep your house dark between 4:00 and 9:00 pm.
- Dogs (big or small) act as a deterrent.
- Burglars go right to the master bedroom looking for jewelry so locate it elsewhere. Take pictures of your jewelry so police can use the pictures to locate it and help with the investigation.
- Stop mail and newspapers, and notify neighbors if you will be out of town. Feel free to notify the Ramapo Police who will conduct vacation house checks for you.

And, don't forget to be on the lookout for any suspicious activity in your neighborhood. Be alert for strangers walking in your neighborhood or on a neighbor's property, circling cars, or parked cars with a driver and/or passengers inside. The police stressed that we are their eyes and ears and are the best judge of what is normal in our neighborhood. Most importantly, you should call 911 immediately if you see suspicious activity.



IMPACTING OUR NEIGHBORHOODS

By Trustee Stacy Caridi

One of the more contentious issues in our village, and our region, is determining at what point development needs to be curtailed in the interest of sustainability. Matters of traffic, water, pollution, taxes and quality of life all come into play in making a decision. Local politicians need

to take all these factors into account when approving zoning laws and setting policy. In Montebello, finding the right balance is a work in progress. Lately, we have been particularly concerned with issues pertaining to water and flooding.

The impact of overdevelopment is evident in the degree to which our neighborhoods have been subjected to increasing floods in recent years. Certainly we have had some atypical storms in the last 2 years. Yet, even before the hurricanes hit, many property owners were complaining that they had noticed a change over the course of the last few decades.

One of the reasons for this problem is the creation of large areas of impermeable surfaces upstream from our village. Every house, driveway, road and parking lot creates an impervious surface from which rainfall is diverted. While this does not necessarily affect the net runoff of water, it does impact the flow rates over time. Thus, following a rain storm, there will be a more rapid increase in flows downstream rather than a gradual increase when the lands (and especially the wetlands) can serve as a buffer.

The DEC recently held a public hearing regarding the development proposed for Patrick Farm. Montebello expressed the opinion that it was important for the DEC to take another look at the impact of this

development on the flow of water downstream and the impact on the Mahwah and Ramapo rivers. The effect of increasing flow rates, albeit incremental with each new development, can have a long-term impact that will make homeowners suffer.

The impact of downstream flooding isn't just felt by the homeowner. We all pay taxes that will be utilized to help those affected. FEMA dollars expended in NJ come from federal tax dollars. Therefore, everyone has a vested interest in mitigating the impact of floods.

In Montebello, we applied for and obtained a \$612,000 grant from FEMA to purchase 2 flood-ravaged homes on Lake Road. The land these homes sit on will become open space after the houses are demolished. The homeowners on these parcels opted to participate in an application for this buyout and are supportive of our efforts on their behalf. Unfortunately, this one-time grant does not solve the problem of flooding for many other homeowners. Continued efforts to pursue dredging and other engineering strategies with the Army Corps of Engineers must continue.

Water flow from the hurricane contributed to the damage done to the bridge on Montebello Road. This bridge was closed by the county following a recommendation by the State of NY. Divers inspecting the underwater structure of the bridge saw severe damage that could have resulted in catastrophic failure had the bridge remained open.

The county has plans to replace the bridge in the coming year. Interestingly, they are restricted from using the new bridge to increase flow rates in the event of a rise in the river. This makes little intuitive sense since the bridge is not meant to serve as a dam. Nonetheless, the county plans call for a readjustment of the angle of the bridge, which should allow for some mitigation of flow obstruction.

FEMA has also awarded our village funds to help dredge a culvert off Heather Hill Road, where repeated flooding has occurred. This work should begin this spring.

Hurricanes Irene and Sandy demonstrated that overdevelopment can have consequences. The impact of flooding both on waterfront communities and on inland neighborhoods was terrible. Prospectively, it is imperative that we keep these consequences in mind when planning for further development, and that we consider the secondary impacts that zoning accommodations might have on our neighbors.

PARKS COMMISSION NEWS

By Tony Piazza, Chairman

As we approach the month of April, I am sure many of you, like we on the Parks Commission, are hoping for a warm and early spring.

Over the last several months, we have been busy planning for the season.

Kathryn Gorman Ponds Park

At long last, we have finalized the plans for Kathryn Gorman Ponds Park and the Village Board has approved our proposal, which was developed by AKRF engineering.

After obtaining the required permits, we will dredge material from two of the ponds in order to make them deeper and increase water flow through the other ponds. Additionally, a wetlands bench will be constructed and the use of safe chemicals will be employed, all in an attempt to eliminate the algae problem that has been plaguing us.

We will also be installing five benches that have been donated by village residents. As we still have room for more benches, village residents can still purchase one. The cost is \$1030 for flat benches and \$1330 for ones with backs. The cost includes installation and the plaque for dedication, and purchasers can select their own wording. Please contact Amy Rapoport if you are interested. (See *Bench Project inside*)

As you walk through the park, you will notice that a new upper trail has been opened. The trail was blazed last fall by the eagle scouts and starts at the west end and leads to the highest point in the park, and then steps down to rejoin the main trail near the parking lot.

Lastly, sometime this summer the eagle scouts will be placing signs

at key areas to identify wildlife and interesting botanical species.

Please mark the date

On Saturday, April 13th the Parks Commission will again this year be coordinating Montebello Clean Up Day. We will be at the gazebo at Village Hall at 9:00 am to pass out bags, gloves and picks. Please join us in helping to keep our village pristine.

Something new this year, the Mayor has arranged to have an additional dumpster on site for recycling electronic equipment. If any of you want to save a trip to Pomona, please make a note. This will be available only for Clean Up Day.

On a special note, our own Bob Congionti was given an award for his work in organizing the Montebello Clean Up Day by Keep Rockland Beautiful. He received a plaque and an award certificate of merit for excellence and dedication in execution of Montebello Clean Up Day for an outstanding job in 2012. Keep Rockland Beautiful awards to honorees were held at the Rockland Country Club.

Summer concert

On Wednesday July 11th, the Parks Commission will host our annual summer concert. Mark the date and watch for more information in an upcoming newsletter.

Camp out

I am sorry to say, the Commission has decided not to have a Camp Out day this summer. Due to the lack of participation in recent years, it just did not make sense to waste all of the cost, time and energy required.

If enough village residents would like to see the campout reinstated, we will consider it for the future.

Finally, I would like to wish all of you a safe and enjoyable season.



FROM THE DESK OF THE BUILDING INSPECTOR

Lawrence Picarello

With good weather and longer days approaching, it's a good time to plan ahead if you're thinking about a home improvement project or an addition. The Village Building Department will provide you with the building permit application and required forms. We also will assist you in reviewing your property survey and to check if the proposed work will fit within the Village Zoning guidelines. Surveys are kept on site at Village Hall, and are available for viewing after completing a Freedom of Information (FOIL) request.

The Building Department is responsible for issuing the required building permits, and to check that the design and execution of construction work meets the requirements of the Building Code of N.Y. State. Upon completion, the appropriate Certificate of Occupancy will be issued. To clarify some common misconceptions, building permits are required for any construction, including finished basements, pools (both in-ground and above ground), sheds over 144 square feet, and fences. Sheds that are smaller than 144 square feet are still subject to location, setback, and spacing requirements as set forth in the Village Zoning Code. All completed work must be covered by a Certificate of Occupancy. The potential sale or refinancing of your property may be stopped due to the lack of an appropriate Certificate of Occupancy. If you have any questions or concerns, we are available to review your property files with you.

Do I need a permit for a fence?

The answer is yes, unless you are repairing an existing fence, a fence permit is required. There are setback requirements and height restrictions as set forth in the Village Zoning Code. Our office will review the permitted placement and size with you. A permit now will avoid disputes later, as neighbors may change but property lines do not.

Do I need a permit for an above ground pool?

The answer is yes, if the above ground pool is 24" deep or greater.

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MONTEBELLO ROAD BRIDGE

An informational workshop was held on February 26th at the Montebello Community Center about plans to replace the closed bridge and more than 50 people attended. Skip Vezzetti, Rockland County Highway Superintendent, and his staff, presented plans for the replacement of the closed bridge.

The project is anticipated to be completed by the end of 2014. The cost will be between 2.75-3 million dollars. Extensive work will need to be performed removing the old bridge and then building a slightly larger bridge. Multiple pylons will need to be driven deep into the earth. The new bridge will be slightly wider to accommodate a walking pathway. The new bridge will be skewed to improve the hydraulics of water flow. There will be an effort to preserve the stonework esthetic style. Our county legislators promised that this project will be completed regardless of the cost. There will need to be acquisition of several strips of land adjacent in order to accommodate the new bridge. Construction will be done when the water level is low in order to prevent any adverse impact.

Those pools (including the self-supporting pools sold at the discount stores) are also subject to full N.Y. State pool barrier requirements, and require a third-party electrical inspection. Currently, the N.Y. State requirement is for a 48" fence with pool self-latching hardware a minimum of 54" high. There are specific guidelines regarding fence type, mesh size, access door alarms and pool surface alarms. Please contact this Office with any questions of for a copy of the barrier requirements. Where a traditional 48" or 52" above ground pool can satisfy the barrier requirement by simply removing the ladder, a self-supporting pool of less than 48" requires full compliance with pool barrier (fence and gate) requirements, which may cost more than the pool itself!

Thinking of having a garage or yard sale?

If you are planning a garage or yard sale, please remember that garage sale signs are subject to a temporary sign permit. The Village will hold a refundable deposit of \$100 to insure that the signs come down one week after the event. You will note that the Village has been proactive regarding the proliferation of the assorted lawn signs, handyman signs, etc. you may see in bordering municipalities.

Some thoughts on property maintenance:

This office receives a fair number of complaints regarding property maintenance- some are legitimate, some are not. While no two neighbors will have identical views on what constitutes an acceptable level of property maintenance, the enforceable standard is that grass and weeds may not exceed 10". Let's have some consideration for our neighbors, do a good cleanup for the spring, and continue to make the Village a great place to live!



SMOKE DETECTORS SAVE LIVES!

By Christopher Kear, Fire Inspector

Within the past twelve months, Rockland County has experienced several significant fires which resulted in three fatalities and several near misses. These fires all had one thing in common. **NO WORKING SMOKE DETECTORS!**

It's hard to believe that I am writing about the importance of smoke detectors in 2013. Throughout the years of our lives we have been taught about the extreme importance of these lifesaving units. We began in Kindergarten during the annual fire prevention month and progressed into our adult years with changing our batteries at daylight savings time twice a year.

The National Fire Protection Association (NFPA) reports that from 2005 thru 2010, 38% of home fire deaths resulted from fires in which no smoke alarms were present. 24% of home fire deaths were caused by fires in homes where smoke detectors were present but failed to operate. Just think how many lives of that 62% could have been saved if work-

ing smoke detectors were present! Most often, the detectors that are present but fail to operate is due to missing or dead batteries. Homeowners usually remove the batteries due to nuisance activations like from cooking smoke or when the battery is dying and it 'chirps'. As stated above, we must change our smoke detectors batteries twice a year. The best way to remember that is to use daylight savings time as a guide line. Mark it right on that day on your calendars or add it to your computer, cell phone or I-Pad as a reminder. If you have a central fire alarm system through an alarm company, have them come out and inspect your system. You probably have an annual contract with them.

NFPA 72-National Fire Alarm and Signaling Code requires smoke detectors in every bedroom, outside each sleeping area and on every level. They should also be interconnected (hardwired) so that when one sounds they all sound. NFPA reports that in 2010 that roughly 2 out of every 5 homes had smoke detectors in their bedrooms. Also, only 25% of all homes had interconnected smoke detectors. In addition to the operational problem, age is another cause for concern. NFPA has long recommended that smoke detectors be replaced every 10 years. A survey in 2008 by the NFPA revealed that only 12% of those interviewed knew when smoke detectors should be replaced. Smoke detectors lose their sensitivity over time and become less effective. That is why a 10 year bench mark was put in place.

So now that I threw a bunch of facts and numbers at you, what's next? I'll tell you. Please do yourself and your family a tremendous favor and walk through your home and check not only if the smoke detectors work but also check the back for a date and see if they fall in that 10 year benchmark. Are there smoke detectors on each level of your home? Do you have carbon monoxide detectors? Also, check on your elderly neighbor and see if they are properly protected. Please do not become one of those near misses or fatality statistic, especially when it can be easily avoided at a minimal dollar cost. I just can't help but think if the lives of the three New City women (April 2012 on Central Ave & February 2013 on Strafford Pl) would have been spared if they only had working smoke detectors. It's 2013.....this should not still be happening!



FROM THE DESK OF THE VILLAGE ATTORNEY — WARREN E. BERBIT

As I have previously touched upon, our Justice Court is up and running under the tutelage of our very experienced Village Justice, Arnold Etelson, and our very able Acting Village Justice, Marc Citrin. We are also benefited by the services of two experienced prosecuting Assistant Village Attorneys, Robert Yodowitz, who primarily handles traffic violations, and Jay Golland, who primarily handles Code violations, such as building, zoning, property maintenance and the like. If need be, Mr. Golland will also bring affirmative proceedings for us in the Rockland County Supreme Court, such as when seeking injunctive relief.

While on the subject of Assistant Village Attorneys, Ira Emanuel has sat with the Planning Board and ZBA for many years. Since formation of the Village in 1986, I have sat with the Village Board, and the Parks Commission and Historic Preservation Commission once those Commissions were created. In addition, I will sit with the Planning Board and ZBA on any application for which Mr. Emanuel may have recused himself. (We follow a strict standard)

I recall saying to our newly elected officials when we first formed as a Village, almost 27 years ago, "now that a dais or table separates you from your neighbors and friends, you will be viewed differently, and you will be held accountable". I also warned that not every decision will be easy, nor will every decision be popular with everyone. I also warned that those not pleased might tend to have longer and more acute memories than those with the opposite reaction. While all that may still be true, over all this time I have not detected any wholesale build-up of animus towards the Village. I attribute this to

having a fair minded citizenry understanding the “larger good”.

The economic downturn and recent storms have combined to make abandonment more of a problem in the Village. The Building Inspector, Village Engineer and Village Board have stayed on top of homes representing possible safety hazards and blights in a neighborhood. We have been holding hearings under our property maintenance law, effecting repairs to make properties safe while liening said properties for the expense, and in some situations that has been enough to spur the lending institutions to action. However, in one case we are moving forward in pioneering (at least in this area) application of Article 19-A of the Real Property Actions and Proceedings Law which permits a municipal entity to take free and clear title to an abandoned property. This is a fairly involved procedure loaded with due process, but we are determined to run the course. Lastly, we are moving forward with Office of Emergency Management and FEMA funding, taking two homes on Lake Road. Assuming that the owners don't change their minds, these will be forever converted into open space owned by the Village.

As I have commented on before, the Village Board is our legislative arm. Thus, it retains discretion regarding changes to the Village Code, such as the Zoning Local Law. Because of this the proposal by Ramapo Valley Sports Park to construct a sports complex on Rella Blvd. first came before the Village Board, which then sent it to the Planning Board for a comprehensive review and recommendation. The Planning Board in a report dated March 11th, as approved 3-2, voted against recommending the necessary changes. The Village Board has not yet had the opportunity to review and discuss the recommendation. Under the law, the Planning Board is presumed to be the body most expert in such matters. Thus, it must be given a voice in any proposed changes to the Zoning Local Law (besides ultimately passing upon site plans, themselves). The Planning Board's recommendations are entitled to great weight, but the Village Board retains final authority. At this writing, I do not know how and when the Village Board will consider the recommendation, nor what it might do next.

By the time this newsletter is circulated the March 19th elections will have been held (two trustees and Village Justice). Congratulations to those elected.

The next Regular Meeting of the Village Board is March 20th. On the agenda will be LL No. 1 of 2013, improving the developer provided security for the proper completion of projects, as set forth in Section 108 of the Village Code.



THANK YOU TO ALL DONORS FOR HURRICANE RELIEF

Following Hurricane Sandy our resident donated more than \$360 worth of food, clothing and other items to help our neighbors in need. Trustee Melanie Golden spearheaded this effort.

I can't wait for Spring – how about you?

MONTEBELLO HISTORIC PRESERVATION COMMISSION
By Lisa Levin, Chairman

Preservation Matters

“Architecture is to be regarded by us with the most serious thought. We may live without her and worship without her, but we cannot remember without her.” - John Ruskin

A community's history helps define its personality and its historic resources provide its unique character. Historic preservation provides a link to the roots of the community and, ultimately, adds to the

quality of its residents' lives, making for a more livable place.

The commitment to preserving historic resources has gained great momentum in recent years. The importance of our collective history is becoming more and more apparent to all of us, especially on a grass roots level (much as it did in the infancy of the preservation movement). Despite this attention, however, many historic properties continue to fall victim to teardown or careless development. The destruction of valuable links to our past has helped to make us become more aware of what has been (or can be) lost due to our oversight. We have realized that we must be committed to preserve our history and dedicate ourselves to its stewardship. Apathy, lack of available funds, and the belief that newer is always more desirable are just some factors that act as road-blocks when it comes to accomplishing our goals of saving our history. There are advocacy groups that will speak up for saving historic resources, however, without action, advocacy can only go so far. Designating your historic home is an important step in becoming part of the effort to preserve our collective identity as a Village.

We now have an abundance of understanding of the value of historic resources but there is also an overwhelming lack of willingness to “take a chance” to ensure that most are preserved. Too often, many



HISTORIC MONTEBELLO

Small industrial, commercial, and non-agricultural structures were scarce in the Montebello section of Ramapo, as farmers primarily settled here. These buildings typically were utilitarian and generally devoid of architectural embellishment. The best extant example of this period and type is the remnant of the Wanamaker Saw and Grist mill, which dates to c.1840 (and replaced an earlier mill established by John Suffern). The picture of the mill, below, shows it before and after its conversion to a dwelling.

of us only begin to appreciate these tangible links to our past when they are threatened with destruction or after they are gone. From the dedication of the National Trust for Historic Preservation with its annual list of the “11 Most Endangered Properties” to local organizations, we have the opportunity to be proactive about making sure that no element of our heritage is overlooked again.

The area that constitutes the Village of Montebello has a rich history and is home to over 300 historic (defined as at least fifty years old) and architecturally significant homes. One of the ongoing goals of the Montebello Historic Preservation Commission is to help assure that these historically significant properties are preserved for generations to come by encouraging owners to designate them and give them the status that they deserve. In addition to helping to protect its future, designating a home as historic can also yield potential village tax benefits and appreciation in home value. To date, however, only four historic properties in Montebello (all designated as Local Historic Landmarks) have been designated as such. Our challenge is to make sure that we don't allow the valuable pieces of local history to be forgotten. If we are to protect our historic resources for the next generation, we must act now to ensure that these important resources do not fade into oblivion in favor of the “next best thing”.

If you have a historic home and would like more information about Historic Designation for your property, please call Montebello Village



Village Community Garden

The Village Garden is coming back for its third year. This year the number of plots will be increased and the size of the garden will be increased by 20%. The garden also features a shed for tool storage. Some spots may still be available. If you are interested please call or visit Village Hall (368-2211)

Hall at 845-368-2211 or stop by to pick up a "Request for Evaluation" application.

PLANNING BOARD

Ramapo Valley Sports Park

Assist the Village Board with the "Ramapo Valley Sports Park" Village Board Application for a Zone Change or Change of Use. The Applicant proposes to build a multi-sports park consisting of three outdoor fields and one indoor domed field. The total acreage for the parcels (Lot 5 & 6) is 19.34 acres. The property is located on the north side of Rella Boulevard, zero feet east of the intersection of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.08, Block 1, Lots 5 & 6 in an LO-C Zone.

**Manhattan Beer
10 Dunnigan Drive
Amended Site Plan**

Application for amended Site Plan for signage from Manhattan Beer Distributors, 400 Walnut Avenue, Bronx, New York, for the Property at 10 Dunnigan Drive, Montebello, New York. The property is located on the north side of Dunnigan Drive, approximately 792 feet west 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 11 in a PI Zone.

The application was approved by the Planning Board at the February 12, 2013 meeting.

**Fant Farm Subdivision
Informal Discussion**

Application of Joon Management to appear before the Planning Board, informally, to discuss the Fant Farm Subdivision for a revised/amended Site Plan- Subdivision. The property is located on the westerly side of Spook Rock Road, approximately 800 feet north of the intersection of Carlton Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.17, Block 1, Lot 2.1 in an ER-80 Zone. The application is currently under review.

**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 March Planning Board meeting.

ZONING BOARD OF APPEALS

**Yosef Emuna
96 Viola Road
49.05-11-15**

Public Hearing

Application of Yosef Emuna, 129 Grandview Avenue, Monsey, New York in reference to his property at 96 Viola Road, Montebello, New York, which was submitted to the Village of Montebello Zoning Board of Appeals for variances from the requirement of Article IV Section 195-13, Use Group m, Column 2 (Minimum Lot Area); Column 4 (Front Setback); Column 5 (Front Yard) and Column 8 (Side Yard) of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of an existing single family dwelling and a new single family dwelling. The premises is known and designated on the Ramapo Tax Map as Section 49.05, Block 1, Lot 15 in a RR-50 Zone.

The application was approved by the Zoning Board of Appeals at the February 21, 2013 meeting and will return to the Planning Board.

**MONTEBELLO CIVIC ASSOCIATION-2013 BENCH PROJECT
PO BOX 222
SUFFERN, NEW YORK 10901**

The Montebello Civic Association, in cooperation with The Village of Montebello and the Parks Commission, is seeking donations for park benches to be placed in the **Kathryn Gorman Ponds Park**

Donors will be given the opportunity to choose their preferred location from among 17 pre-determined locations within the park.

Members of our community have already made selections so please act quickly to be part of this beautiful park in the heart of The Village.

Your bench can be personalized with a plaque, 2"x10" that will be embedded into the bench.



MEMORIALIZE, HONOR OR ADVERTISE ON YOUR BENCH FOR A LIFETIME

(Example: "IN MEMORY OF OUR PARENTS, LIFE LONG LOVERS OF NATURE"
BARBARA AND BRUCE ROSE)

DETAILS OF THE DONATION INCLUDE:

- Five-foot bench of recycled material in a natural wood color
- Dark green embedding stakes set into concrete footings
- Pre-set cut out space for a 2"x10" plaque
- Your words engraved into the plaque
- Delivery, assembly and installation

DONATION: Approximately \$1,030 to \$1,330 depending on style chosen

PLEASE CONTACT: AMY RAPOPORT FOR FURTHER DETAILS

PHONE NUMBER: 845-357-5929

MAIL YOUR DONATION TO THE ABOVE ADDRESS, MADE OUT TO:
MONTEBELLO CIVIC ASSOCIATION-BENCH PROJECT

Thank you for your donation and helping to complete the "Bench



**NEW WALKING TRAIL IN THE
GORMAN PONDS PARK**

Eagle Scout Michael Sadowski has completed the first part of his project to build a walking trail in the Gorman Ponds Park. The trail extends up the hill adjacent to the existing pathway. Several scouts have donated their time and energy for our benefit and the village residents are deeply appreciative of Mike's hard work.

APRIL 2013	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 <i>Planning Board Workshop 7:00 P.M.</i>	3	4 <i>Parks Commission 7:30 P.M.</i>	5	6
	7	8	9 <i>Planning Board 7:15 P.M.</i>	10	11	12	13
	14	15	16	17 <i>Board of Trustees 8:00 P.M.</i>	18 <i>Zoning Board of Appeals 7:45 P.M.</i>	19	20
	21	22	23	24 <i>Historic Preservation Commission 7:30 P.M.</i>	25	26	27
	28	29	30 <i>CDRC 9:30 A.M.</i>	31			

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	MAY 2013
			1	2 <i>Parks Commission 7:30 P.M.</i>	3	4	
5	6	7	8	9	10	11	
12 <i>MOTHER'S DAY</i>	13	14	15 <i>Board of Trustees 8:00 P.M.</i>	16	17	18	
19	20	21 <i>Planning Board 7:15 P.M.</i>	22 <i>Historic Preservation Comm. 7:30 P.M.</i>	23 <i>Zoning Board of Appeals 7:45 P.M.</i>	24	25	
26 <i>Memorial Day Ceremony 9:00 A.M. at Village Hall</i>	27 <i>MEMORIAL DAY CLOSED</i>	28 <i>CDRC 9:30 A.M.</i>	29	30	31		

JUNE 2013	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
							1
	2	3	4	5	6 <i>Parks Commission 7:30 P.M.</i>	7	8
	9	10	11 <i>Planning Board 7:15 P.M.</i>	12	13	14	15
	16 <i>FATHER'S DAY</i>	17	18	19 <i>Board of Trustees 8:00 P.M.</i>	20 <i>Zoning Board of Appeals 7:45 P.M.</i>	21	22
	23	24	25 <i>CDRC 9:30 A.M.</i>	26 <i>Historic Preservation Comm. 7:30 P.M.</i>	27	28	29
30	31						

Facebook



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 feedback. Hundreds of residents are following our page. During storms and other emergencies the Facebook page becomes the best place to check on the status of our village.

PRSRF STD
U.S. Postage PAID
Monsey, NY 10952
Permit No. 1371

FREE Computer & Electronics Recycling Collection Site



Village of Montebello



April 13, 2013 9am-2pm
Montebello Village Hall, One Montebello Road

Computers and electronics contain hazardous waste elements such as lead solder, mercury, cadmium, beryllium, and brominated flame retardant in the casing (a carcinogen if leached into the soil). In addition, CRT Monitors and TVs have 4 to 8 lbs. of lead in the glass.

All electronics are recycled in an environmentally sound manner.

All hard drives are either sanitized or destroyed.

The New York State Electronic Equipment Recycling & Reuse Act went into effect April 1, 2011. This law mandates recycling of the following covered electronic equipment (CEE) at no charge.

Electronic waste accepted here:

All Televisions

Computer Equipment

- Monitors, Terminals
- Computers
- Scanners, Ink Cartridges
- Printers, Fax Machines
- Network Equipment
- Keyboards, mice and
- Computer Accessories

Miscellaneous Electronics

- Circuit Boards, Cabling & Wiring
- Typewriters
- Telecommunications Equipment
- Audio/Visual Equipment
- Video Game Systems
- Cell Phones, PDAs, IPODs
- Universal Power Supplies

NOT ACCEPTED:

- Any Liquids/Powders
- Air Conditioners
- Dehumidifiers
- Refrigerators
- Kitchen/Personal Appliances
- Alkaline Batteries
- Fluorescent Lamps



Offered in cooperation with Regional Computer Recycling & Recovery 888-563-1340
Visit www.eWASTE.com



Village of Montebello
One Montebello Road
Montebello, NY 10901

Clean Up Day
Saturday, April 13th

