

Village of montebello review

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



Greetings from the Mayor



MAYORS REPORT

This is my third opportunity to offer Montebello a “State of the Village” assessment. Once again, I am pleased to report to you that the financial condition of our Village is excellent. We are in a fiscally strong position, with low taxes, little debt, and an excellent reservoir of talent.

This year there will be **no tax increase** in Montebello. We adopted a financially sound budget for 2010 that reduces overall wages and freezes the pay for all elected officials and Board members. The budget appropriates 2.23 million dollars, a 3% increase from 2009.

I am also pleased to report that we have crafted a unique (first of its kind) deal with the Town of Ramapo for highway services that may lower some of our costs. This deal will cap our 2010 cost at the 2009 rate, but will provide a discount to us if the actual costs are lower than anticipated.

“Highway Services” includes the cost of snow plowing, road repairs, street sweeping, and storm drain management, among others. The Town’s method for calculating these fees is based upon the assessed value of our Village’s real estate. Because Montebello’s property values are among the highest in Ramapo, we feel that Montebello taxpayers have been overpaying.

In order to assure the best use of tax dollars, Montebello recently offered private contractors the opportunity to bid for the highway services contract. Multiple bids were submitted. Simultaneously, the Town of Ramapo offered us a new deal, charging us for actual costs but capping the charges at no more than the 2009

rate. The Board of Trustees considered each of these options and chose to agree to the Town’s offer. Over the coming year we will assess whether this deal provides us the best value.

Our revenue this year is enhanced by a financial settlement with the developer of the Pines, JMK, Inc. On November 20th I signed an agreement taking dedication of the roads in Montebello Pines and the Park. JMK, Inc. is paying us in order to resolve a number of outstanding issues. We will reserve the bulk of this money for road paving, storm water management, signage and the development of the park in the Pines.

This month I will propose to the Board of Trustees that this park be named in honor of Kathryn Gorman, the first Mayor of our Village. The development of the Pines community and the creation of the park was the centerpiece of Kathy Gorman’s tenure. Those who will enjoy this park should long remember her critical role in its creation.

Many people have already noticed the extensive amount of work that has been done in the park this fall. In addition, traffic control signs have been placed on the streets in the Pines. The location of these signs was selected at a meeting of the Board during which residents of the Pines were invited to participate in the decision-making process. We intend for work to proceed on the park this spring so that it can begin to be enjoyed by all next summer.

Montebello is completing a review of our Comprehensive Plan. Thanks to the hard work by Chairman Tom Campbell and members of the Committee, we have a document that will help us further preserve the green nature of our Village, enhance our economic development, and maintain

our historic structures. Specific zoning amendments will soon be proposed in order to implement the changes recommended by the committee. The total cost of this review was less than 10% of the cost of the original plan 5 years ago, providing us with tremendous value at an economic cost.

Rio Vista of Montebello is in the process of building carriage homes in front of the Montebello Mansion. Although the Village required a 75 foot buffer for tree preservation, the legal removal of many trees outside this buffer resulted in many complaints, particularly from neighbors. The Village has negotiated a compromise whereby the developer is planting large mature trees (in addition to the plantings already planned), using a variety of species, and at his expense. Our Village engineer is coordinating this work.

This fall we repaved Lake Road and Henry Court. We lobbied the County to repave Airmont Road (at their expense). We negotiated with a County contractor who wanted to open Lake Road before our newly enacted "road opening season". In consideration for our permission, the developer is paying for the cost of repaving most of Lake Road. This negotiation saved Montebello taxpayers thousands of dollars.

The Village of Montebello is in excellent financial condition. Our new budget is available for your review on our website: VillageofMontebello.com. Please feel free to contact me with your ideas, your concerns and your complaints.



Montebello's new park in the pines

NEW BOARD MEMBERS

The Village of Montebello congratulates Kathryn Cupak, Lisa Levin and Lois Williams who have joined the Historic Preservation Commission.

Thank You

The Village of Montebello is deeply grateful for the time and effort donated by members of the Comprehensive Plan review Committee: Chairman Thomas Campbell (member-Planning Board), Jane Burke (member-Planning Board), Rodney Gittens (member, ZBA), Melanie Golden (Chair-Economic Development Commission), Lance Millman (Deputy Mayor), Anthony Piazza (member, Parks Commission), and Sandra Ward (member- Historic Preservation Commission). Also thanks to the professionals who assisted the Committee in its work: Ira M. Emanuel (Asst Village Attorney), Robert Geneslaw (Village Planner), Debra Mastroeni (Village Clerk/Treasurer), Shelly Ramos (Deputy Clerk), and Martin Spence (Village Engineer).

INDIAN ROCK

The Board of Trustees has raised the limit on approved capital improvements counted as a factor in determining the maximum resale price of an Indian Rock Affordable Housing Unit. The Board had last raised this cap in 2005 to \$70,000. It is now raised to \$80,000. The increase better allows residents who have invested in capital improvements to recoup their costs when they sell their units.



MONTEBELLO COMMUNITY CENTER
By Steven Sorriolo, Trustee

The Montebello Community Center is now complete and ready for use. We acquired the Community Center over a year ago and spent the intervening time refurbishing it and making it into an

attractive venue for gatherings of all kinds. It is suitable for parties, club meetings, seminars and any other appropriate or similar use. We have had the roof and various other aspects of the building repaired and modernized. The Village has updated the interior with new carpeting, a refrigerator, and microwave. The walls have been painted and an attractive dais has been installed on a raised platform. Much of this work as well as the acquisition of the appliances has been paid for by grants saving the Village thousands of dollars. Currently we hold most village meetings at the center including The Village Board, The Planning and Zoning Board and the Parks Commission as well as meetings for various ad hoc groups associated with village business. In order to defray some of the costs of acquiring and maintaining the building we have rented out the older adjoining structure.

The Community Center has been used by various members of the community. The seniors have used it as a meeting place where they engage in their activities. It has been used for parties and will be used to give seminars by private individuals. It is an excellent space for these types of activities. We urge all of you to take advantage of this resource.

The price is more than reasonable. Montebello residents pay fifty dollars an hour and non residents are required to pay one hundred dollars an hour. In addition you are also required to clean up after your event. The Village can also assist you in securing cleaning services for a small fee.

If you are interested please contact Debbie Mastroeni at Village Hall.

Here's wishing you and your loved ones a Healthy and Happy Holiday Season.

PLEASE NOTE

Village Hall will be closed Friday, December 25th and Monday, December 28th for the Christmas Holiday. On behalf of the staff at Village Hall we wish all of our residents a Happy and Healthy Holiday season.



AS WINTER APPROACHES

By Lance N. Millman, Deputy Mayor

As winter comes upon us and most of our fall cleanup is done, it is a great time to take a walk around our properties to see what was hiding under all those leaves and in our bushes and plants. It is a great opportunity to take a moment (I know, it's really hours) to complete the clean up of our properties and those areas adjoining our properties which are not directly owned by your neighbor.

Cleaning up our properties is great for our community and for the health of our yards and gardens. I have found it amazing how much garbage has blown on to our properties from wherever and was hidden by the leaves and bushes.

So let's continue our great clean-up spirit that we have every spring and start a fall tradition of clean-up with your neighbors, friends and family.

We have become a pristine village for all to enjoy and show off our wonderful surroundings with our trees and properties.

I know we are all proud of this achievement and I applaud all who have aided in the efforts to keep our village this way.

Now, that you have finished this little task, its time to take a healthy walk around our village and enjoy the wonders of nature and its surroundings.

We are very happy to add a special section to our walk this year. The "Pines Park" has finally become ours. Our Parks Commission is now going to finally get the task of initiating their plans for the park. The trails are not yet done, but there are some areas that you can currently walk around on.

Please be careful when walking or bike riding and please help make our areas safe by taking the time to slow down when driving and telling your friends and your children and their friends to drive slowly and carefully everywhere but especially in our wonderful village.

Enjoy your walk and have a great winter.

FROM THE DESK OF THE VILLAGE ATTORNEY

I trust that this message will find you all still buoyed by the spirit of the Thanksgiving Holiday, anticipating Christmas, Chanukah and Kwanza, the difficulty of the economic climate starting to fade into the background.

The Mayor reports in his message that we have finally taken title to Ponds Park, and to the approximately 4.7 miles of roadway in the Montebello Pines community. He also, justifiably, lauds our first Mayor, Kathryn Gorman, for whom the park is to be named, for having had the vision to plant the seeds that took almost 20 years to germinate. While Mayor Oppenheim cannot engage in self praise, I will state, for the sake of posterity and historical accuracy, that he took Kathy's creation, and applied relentless force to see to it that it came to fruition under his administration.

There were many open issues standing between us and the developer, JMK Construction, by John Knutsen Sr. and his daughter, Linda Dimick, which had to be resolved for the dedication to have taken place. This took two sets of attorneys on the other side, and on ours, myself with the assistance of our Assistant Village Attorney, Ira Emanuel, our Village Engineer, Martin Spence, our Village Clerk, Debra Mastroeni, and of course, Mayor Oppenheim. But, we got it done in a composite package that, in my opinion, serves and will serve the Village and its residents well for many years to come. In the end, praise must also be directed to JMK and its team, for "stepping to the plate", so to speak, such that we could end an era and begin a new era in a positive way.

Literally, we closed in escrow at Village Hall on Friday, November 20th, and then reconvened on Wednesday, November 25th, to complete the job once JMK was prepared to hand over an LC (letter of credit) in the amount of \$100,000 to, cover, essentially, completion of dam and associated work to the satisfaction of the DEC and our Village Engineer. The delay also facilitated the wire transfer of \$635,000 into Village accounts. That evening I sent the Title Co. instructions to proceed with filing the deeds.

As the Mayor reports, the work JMK has done to meet DEC requirements to bring the earthen dams and waterworks up to standard opened up the parkland and pathways, to the point that the amazing beauty of this jewel shows through even more. This natural asset, now ours, must be respected and protected by us all, as we come to enjoy its pathways and vistas. Hence, please be vigilant with respect to persons and landscapers utilizing the parkland as a dump, and also with respect to ATV use which is and shall remain, unlawful, and which is environmentally damaging. The park is not officially open. It will evolve as a passive park in controlled phases, the first to establish a small parking area and to ready the connected, main trail. Over time we envision all the trails brought up to standard and maintained, benches, nature overlooks and perhaps even a parcours. The Parks Commission will be seeking your advice and reaction as the design effort matures.

I think back to a meeting at my office in Suffern about a quarter century ago, before we were a village, with the owners of the Schwartz Estate, their attorneys, and some of your Village Fathers and Mothers. This was an open and frank brainstorming session about the ultimate disposition of the 245 acres comprising the entire property. Various ideas were floated, including: fairly high density housing (about 400 units); a high rise building at the heart of the property (I recall as high as 20 stories) with lower buildings surrounding, and the remainder to be open space; a golf community connected to the periphery of the existing course, and perhaps, with another course added; etc. Through it all your Village Fathers and Mothers were adamant about preserving a substantial piece of the property surrounding the ponds, in perpetuity. That fixed vision and steadfastness finally comes to fruition, and I am proud to have played a part, even if a small part, from the start until present.

A joyous and happy and safe holiday to you all.

Respectfully,
Warren E. Berbit
Village Attorney

HISTORIC PRESERVATION COMMISSION

By Josephine Bracken, Chairperson

The Montebello Historic Preservation Commission is still busy working to preserve the historic legacy of our Village. With this legacy, as one of our goals, we had applied for a state grant under the title "Request for Proposal of an Architectural Survey of the Historic Structures and Districts in the Village of Montebello, New York".

We were happy to receive the grant and then to start finding a Planning Architect who could carry out our proposal. Through the help and guidance of our Village Historian, Craig Long, we received six conforming proposals. After interviews and discussions with the commission members we settled on the candidates to be interviewed in depth. On October 15, 2009 we met with:

- Hartgen Archeological Assoc. Inc.
- Larson Fisher Assoc. Inc.
- Jeffrie Lane, Architect

The result of our interviews was the unanimous agreement to hire Larson and Fisher. Their experience conducting this type of survey previously and their familiarity with NYS Office of Parks, Recreation and Historic Preservation were the deciding factors.

They will start the first Phase of four Phases to this project on December 3rd at 7 p.m. at the Village Hall. We will discuss the Historical Preservation Commission's needs and aims at the time and hear how Ms. Fisher plans to proceed in meeting these needs. We will also be looking for a detailed timeline for each Phase with the projected finish date of May 31, 2010. We know that this date is most important because we must meet the July 1, 2010 new grant deadline if we need to do further work to implement our future plans.

The Historic Preservation Commission would also like at that time to have a public meeting to share with you the results of this survey. It will outline the structures and districts that are of the greatest historic and architectural interest to the preservation of history.

HISTORIC MONTEBELLO



The Dam on Montebello Farm, East Mayer Drive

FROM THE DESK OF THE BUILDING INSPECTOR

P. Douglas Siebenaler

It is a matter of safety and it is the law!

The Holidays are upon us and all of us are looking forward to being with our families. It is also time to make sure your fireplace and furnace, officially referred to as fuel burning appliances, are in good operating condition.

As a home owner, you are responsible for the maintenance of your smoke, carbon monoxide detectors and swimming pool(s). The New York State Property Maintenance code regulates maintenance of existing structures.

Smoke detectors are required to be placed in each bedroom as well as the hall outside the sleeping areas and one detector on each floor excluding crawl spaces.

The Fire Code regulates the placement of smoke detectors as well as carbon monoxide detectors. Carbon monoxide detectors are required outside of sleeping areas (hall) and on each level containing a fuel burning appliance such as a boiler, fireplace, stove etc. Both smoke and CO detectors can be battery operated in existing residences.

Every swimming pool that is installed, constructed or substantially modified after December 14, 2006 must be equipped with an approved pool alarm which:

- is capable of detecting a child entering the water and giving an audible alarm.
- is audible poolside and at another location on the premises where the swimming pool is located;
- is installed, used and maintained in accordance with the manufacturer's instructions;
- is classified to reference standard ASTM F2208, entitled *Standard Specification for Pool Alarms* (either the version adopted in 2002 and editorially corrected in June 2005, or the version adopted in 2007); and
- is not an alarm device which is located on person(s) or which is dependent on device(s) located on person(s) for its proper operation.

A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool. If necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm must be installed.

- A building wall can form part of the required barrier. However, where a wall of a dwelling serves as part of the barrier, at least one of the following requirements must be satisfied:
 - the pool must be equipped with a powered safety cover in compliance with reference standard ASTM F1346, entitled *Standard Performance Specification for Safety Covers and Labeling requirements for All Covers for Swimming Pools, Spas and Hot Tubs*; or
- All doors with direct access to the pool through that wall must be equipped with an alarm which
 - (1) produces an audible warning when the door and its screen, if present, are opened,
 - (2) sounds continuously for a minimum of 30 seconds immediately after the door is opened
 - (3) is capable of being heard throughout the house during normal household activities,
 - (4) automatically resets under all conditions, and
 - (5) is equipped with a manual means, such as touchpad or switch, to deactivate the alarm temporarily for a single opening (such deactivation cannot last for more than 15 seconds, and the deactivation switch[es] must be located at least 54 inches above the threshold of the door);

-OR-

- other means of protection, such as self-closing doors with self-latching devices, which are approved by the governing body and which afford a degree of protection not less than the protection afforded by the powered safety cover and door alarm described above, must be provided.
- In the case of an above-ground pool, the pool structure itself can serve as a part of the required barrier, provided that the pool structure is sufficiently rigid to obstruct access to the pool. However, where an above-ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then:
 - the ladder or steps shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Items 1 through 9 above; and
 - when the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere.
- Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers. I wish all a safe, happy and healthy Holiday.

PLANNING BOARD

Weinberger Subdivision – Final Subdivision

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY 11229 for an approval of a Final Plat for a subdivision entitled "Weinberger Subdivision" consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone. The Applicant had

previously received preliminary subdivision approval for 48 building lots, plus one lot for open space. Since that time, the plan has been revised to eliminate two of those lots, leaving 46 proposed building lots, plus one lot for open space.

The applicant has received a permit from New York State Environmental Conservation and the application was approved at the July 14, 2009 Planning Board meeting.

9 Bayard Lane – Public Hearing – Continued Wetlands Permit

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

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

Emerald Pines – Public Hearing – Continued Final Subdivision Wetlands Permit

Application of Rockland Estates Homes, LLC, 301 North Main Street, New City, NY 10956 for approval of a Final Subdivision Plat and Wetlands Permit entitled Emerald Pines consisting of 4 lots from 10.127 +/- acres located on the North side of Viola Road approximately 600 +/- feet west of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.05 Block 1 Lot 17 in a RR-50 Zone.

The applicant has requested an adjournment from the Planning Board until the January 12, 2010 meeting.

Congregation Shaarey Israel– Amended Site Plan Approval

Application of Congregation Shaarey Israel, 18 Montebello Road, Montebello, New York 10901 for approval of an Amended Final Site Plan to permit construction, maintenance and use of a playground and revision to Lighting of Monument Signs. The subject property is located on

the west side of Montebello Road approximately 1,000 feet north of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07, Block 1, Lots 1 in a RR-50 Zone.

The application was approved at the July 14, 2009 Planning Board meeting.

Dress Barn – Public Hearing Amended Site Plan Approval

Application of Dress Barn, 30 Dunnigan Drive, Montebello, New York 10901, for an Amended Site Plan Approval for the installation, maintenance, and use of an underground propane storage tank. The subject property is located on the east side of Dunnigan Drive 200 feet north of Lackawanna Trail in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.1, Block 1, Lot 3.1 in a PI Zone.

The application was rescinded on September 21, 2009 by the Applicant.

Wehman-Bambace – Public Hearing Preliminary and Final Lot Line Subdivision Approval

Application of Gina Wehman, 3 Lake Road, Montebello, New York, 10901 and Christine Macnaughton, 1 Lake Road, Montebello, New York, 10901, for a Preliminary and Final Approval of a Lot Line Change Subdivision. 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, and Lot 25 & 26 in a R25 Zone.

The application was approved at the July 14, 2009 Planning Board meeting.

Rio Vista of Montebello Amended Final Site Plan/Subdivision Approval Planting Plan

Application of Rio Vista of Montebello, 51 Crocker Mansion Drive, Mahwah, New Jersey for an amendment of Site Plan/Subdivision Plan and Planting Plan entitled Rio Vista Montebello, Inc., consisting of 17.467 +/- acres located on the northerly side of Montebello Road approximately 50 feet north of Hemion Road in the

Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.18, Block 3, Lots 1-20 in a LO-C (EP) Zone. The Amendment of Final Site Plan/Subdivision Approval is to allow one owner to be 45 years or older.

The application was approved at the October 13, 2009 Planning Board meeting.

ZONING BOARD OF APPEALS

Lawrence Shedler

Public Hearing

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

The application was approved at the June 8, 2009 Zoning Board of Appeals meeting.

PARKS COMMISSION NEWS

By Nick Altebrando, Chairman

Thanksgiving is over and except for some unseasonably warm weather the last several weeks it is clear that 2009 is rapidly approaching a close. The Parks Commission has spent the last several months readying itself for what is going to be a busy 2010.

Our calendar for 2010 has its full plate of events, Montebello Clean Up Day, our Camp Out and our concert series and we will be starting to plan and organize those events early in the New Year however our major focus will be on making Ponds Park an open functioning amenity for all of Montebello.

For anyone who lives near the park property or for anyone who has passed by the property over the last few months there have been some remarkable changes to the grounds. As part of the original construction permit, the

developer has cleared the area of scrub brush and other growth that the New York State Department of Environmental Conservation felt necessary to safely maintain the ponds. In addition paths were cleared and leveled and large amounts of debris were removed as well as other improvements as part of the permit process.

Working with the Village Trustees, the Parks Commission is taking the lead developing the future shape of the park. Through a staged series of contracts our intentions are to complete existing paths as well as construct new paths with a variety of 'green' surface materials; add benches, elevated walkways and other amenities to provide views of the ponds and other areas through the property and to provide all of us an opportunity to enjoy this fantastic piece of land in the middle of our Village.

The options that exist for this park are many, however, the one unquestioned basis for our park is that it will be a passive park. We will not be building ball fields or playground areas. We will be looking into on-site parking but we are planning that the park be a daylight facility. There is a significant amount of detailed planning required as well as additional engineering to address issues with future drainage and other concerns. We will share our progress in future reports. We will provide access for community input via the Village website as well as other means.

Our Parks Commission meetings are held the first Thursday of every month and all are welcome to attend.

HOLIDAY GARBAGE SCHEDULE

Christmas Day - No Pick Up

Garbage will be picked up on Saturday

New Year's Day - No Pick Up

Garbage will be picked up on Saturday

REMINDER

**NO PARKING ON VILLAGE ROADWAYS
FROM NOVEMBER 15th
UNTIL APRIL 15th**



TAPPAN ZEE PROJECT

By Stacy Caridi, Trustee

An extensive redevelopment project for the New York State Thruway and Tappan Zee Bridge is under consideration by a joint task force that includes the MTA, the Thruway Authority and the NYS DOT. These entities are planning not only to replace the current Tappan Zee Bridge, but also to reconfigure much of the public transit that courses within and through Rockland County. Their decisions will have a critical impact on the lives of everyone living in Montebello. As a consequence, your elected leaders are actively participating in the process.

One of the most significant features of the current plan is the creation of a mass transit option along the course of the Thruway. In Rockland, this is envisioned to include both a commuter railroad (CRT) and a bus rapid transit option (BRT). The CRT is being designed with rail stations in Hillburn and Spring Valley. The stated goal of the task force is to provide a direct train ride from Rockland County to Grand Central Station in Manhattan in less than one hour.

The BRT plans for an easily accessible bus line along the course of the Thruway that would pick up bus lines coursing southward from points in the northern part of the county. Multiple bus stations are planned. These plans include a proposed station at Exit 14B.

On October 19, the Board of Trustees and members of the Planning Board, ZBA and other Village officials met with the task force at our community center to discuss these plans. One of the areas of particular concern is where the proposed bus station would be placed and how the adjacent properties would be suited to handle the change in traffic patterns. We were particularly concerned that there is a possibility that the bus stop might be placed on the northerly side of the Thruway. We expressed our opinion that this would not be consistent with the desires of the people of the Montebello, nor would it be consistent with the goals set forth in our Comprehensive Plan. Earlier versions of the task force plan had indicated that the bus stop would be located

on the south side of the Thruway. This location, within walking distance of commercial, retail and high-density residential properties, would be of far greater utility.

The final decision locating the planned site of the bus station will likely be based upon engineering cost analysis. That is, the location of this station will be dictated by the location of the entire BRT line and other stations. It will also impact the need to reconfigure the entire Thruway. This, our concerns are not the only factor under consideration.

We also expressed our belief that plans for CRT would have a detrimental impact on the entire Exit 14B area. The topographical slope requirements of building a CRT across Rockland necessitate that the rail line that crosses Airmont Road will probably need to be elevated. Leaving aside the difficulty of funding such a massively expensive project, we offered our concerns that the appearance, noise and pollution associated with an elevated train would not be desirable.

Lastly, a second meeting was hosted in Montebello at the request of the Mayor on September 21, in order to discuss the possibility of constructing a new Thruway exit in Monsey. All local and state elected officials were invited to this meeting. The Task Force presented its preliminary ideas to build such an exit and provided a review of the potential benefits and drawbacks.

Almost all the officials present agreed that this exit would reduce traffic congestion on Airmont Road. The final decision regarding this option will likely be made in the coming year.

In conclusion, the impact of an elevated train or a bus station in our neighborhood would be substantial. Our goal is not to deny Montebello from the potential benefits of such options, but to minimize the potential for adverse impacts upon our zoning and our property values. By remaining at the table, we hope to keep Montebello off the menu.

WINTER SAFETY MESSAGE

by Frank Wilson, Fire Inspector

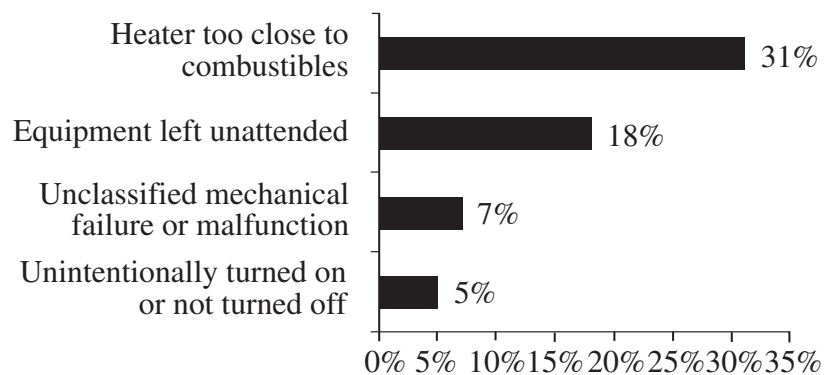
With the arrival of the winter months the use of space heaters increases. Here are some statistics from the National Fire Protection Association home heating equipment fires in 2006 to help make you aware of the impact of misuse of these heaters.

In 2006, U.S. fire departments responded to 64,100 home structure fires involving heating equipment. These fires caused:

- 540 civilian fire deaths
- 1,400 civilian fire injuries
- \$943 million in direct property damage
- Heating equipment fires accounted for 16% of all reported home fires in 2006 (second behind cooking) and 21% of home fire deaths.
- Un 2003–2006, the leading factor contributing to home heating fires (28%) and deaths (46%) was heating equipment too close to things that can burn, such as upholstered furniture, clothing, mattress, or bedding. These statistics exclude fires that were confined to a chimney, flue, fuel burner, or boiler.
- Half (50%) of all home heating fires occurred in December, January and February in 2003–2006.
- Home heating fires peak between 6:00 p.m. and 11:00 p.m., and associated deaths peak between midnight and 10:00 a.m.

Please keep in mind these facts and statistics when using a space heater. I wish you all a safe and Happy Holiday.

Leading Factors in Space Heater Fires
2003 – 2006



January 2010	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 <i>CLOSED</i> <i>New Year's Day</i>	2
	3	4	5 <i>Planning Board Workshop</i> <i>7:15 P.M.</i>	6	7 <i>Parks Commission</i> <i>7:30 P.M.</i>	8	9
	10	11	12 <i>Planning Board</i> <i>7:15 P.M.</i>	13	14	15	16
	17	18 <i>CLOSED</i> <i>Martin Luther King Day</i>	19	20 <i>Board of Trustees</i> <i>8:00 P.M.</i>	21 <i>Zoning Board of Appeals</i> <i>7:45 P.M.</i>	22	23
	24 31	25	26 <i>CDRC 9:30 A.M.</i> <i>Comp. Plan.</i>	27 <i>Historic Preservation Commission</i> <i>7:00 P.M.</i>	28	29	30

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	February 2010
	1	2 <i>Planning Board Workshop</i> <i>7:00 P.M.</i>	3	4 <i>Parks Commission</i> <i>7:30 P.M.</i>	5	6	
7	8	9 <i>Planning Board</i> <i>7:15 P.M.</i>	10	11	12	13	
14	15 <i>CLOSED</i> <i>President's Day</i>	16 <i>CDRC</i> <i>9:30 A.M.</i>	17 <i>Board of Trustees</i> <i>8:00 P.M.</i>	18 <i>Zoning Board of Appeals</i> <i>7:45 P.M.</i>	19	20	
21	22	23	24 <i>Historic Preservation Comm.</i> <i>7:00 P.M.</i>	25	26	27	
28							

March 2010	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 <i>Planning Board Workshop</i> <i>7:00 P.M.</i>	3	4 <i>Parks Commission</i> <i>7:30 P.M.</i>	5	6
	7	8	9 <i>Planning Board</i> <i>7:15 P.M.</i>	10	11	12	13
	14	15	16	17 <i>Board of Trustees</i> <i>8:00 P.M.</i>	18 <i>Zoning Board of Appeals</i> <i>7:45 P.M.</i>	19	20
	21	22	23	24 <i>Historic Preservation Comm.</i> <i>7:00 P.M.</i>	25	26	27
	28	29	30 <i>CDRC</i> <i>9:30 A.M.</i>	31			



Village Tax Bills

The Village Tax Bills will be mailed out in a couple of weeks and are due on or before January 31, 2010.

Payments received after that date will incur a penalty of 5% for February and an additional 1% for each month thereafter.

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