

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

In this, my fourth "State of the Village Report", I would like to share with you my assessment of the current state of our Village. I am pleased to report that our financial condition is excellent. In this report I will explain why we are in a strong position and I will briefly highlight some of the challenges that we will face going forward.

Our budget for 2011 contains no tax increase. This is the 2nd year in a row with no increase. We have been able to hold down taxes despite a 1% reduction in the total assessed value of real estate in Montebello (a result of certiorari actions). The fact that we have had no increase in revenue requires that we cut our expenditures, and we have done so. Our total budgeted expenditures are \$2,158,287.00, a reduction of 3.4% compared with 2010. Fewer employees and leaner outlays have helped make this possible. No appointed Board member or elected official has received a pay raise in the four years of my administration.

Montebello has the lowest tax rate of all the Villages in the Town of Ramapo. Here's the proof: This list shows the 2011 tax rates for the Villages without police forces (their taxes are much higher anyway) and without New Hempstead (which gave up waste hauling to the County).

Municipality	Approx. Tax Rate per \$1000 assessed value
Montebello	8.38
Chestnut Ridge	8.50
Wesley Hills	9.79
New Square	11.31
Airmont	11.53
Pomona	15.91
Hillburn	29.90
Sloatsburg	32.78

Montebello does more with less than any of these Villages. Why? I think that the answer is frugal leadership. The Board of Trustees and I are cheap! We understand the value of the money that you worked so hard to produce and we won't waste a penny. In these difficult economic times, we don't

want your local government to be a burden on you.

We have been aggressive in seeking alternative means of paying for capital projects. From solar power panels to park paths and even light bulbs (please see article inside), we have obtained grants totaling hundreds of thousands of dollars that pay for these improvements. We have done so without even spending money on "grant writers". Voluntary support for events, such as Montebello Day, comes from our local merchants and citizens; and these help us save money (please see the article inside). Our annual independent auditor's report for 2009 was accepted by the Village Board in October, 2010, and is available on our website. It testifies to our financial strength.

We crafted a contract with the Town that held down the cost of highway maintenance. The Town also helped us pay for a major repaving project this year and we appreciate their help. We are seeking out free support from the Cornell Cooperative as we study plans to introduce a Community Garden (please see the article inside).

Going forward the village is taking new initiatives to reduce expenses. For example, rather than ask the taxpayers pay for our lawyers to work on a developers' project, the village will now require that the developer shoulder this expense. This will save us thousands of dollars each year (please see Trustee Caridi's article inside). Other Villages use this methodology and it is time for us to do the same.

Every municipality is facing future revenue challenges, and Montebello is no exception. Sales tax revenue, collected by the county but shared with the villages and towns, is down. Revenue from state aid is down and unlikely to recover soon. Mortgage recording taxes are also far down because of the housing crisis. All these factors require us to tighten our belts even more.

Careful use of our money in lieu of land accounts allows us to make plans for continued development of the Gorman Ponds Park. Phase one is nearing completion and rules have been issued for safety (please see the article inside) and we are looking forward to a spring dedication ceremony. Phase two is being planned and will be fully funded (additional grants are being sought). Minimal maintenance costs will be born by the village to maintain or develop the new "Warren E. Berbit Park" on Spook Rock Road (please see article inside)

because it will be kept as undeveloped open space.

Montebello is in very good financial condition. We hold a reasonable surplus and have avoided tax increases. The property values in our Village are among the highest in the county. Our median household income is almost 3 times the state average and our median house value is more than twice the state average. In these 4 years as your Mayor I have sought to keep Montebello clean, lean and green. I hope you see the results.

The Board and I decided several years ago that we were offended by the pre-election use of the "franking" privilege. Using public money, certain politicians mail campaign ads disguised as "information" just prior to an election. Therefore, as Village elections will be held in 3 months, there will not be another newsletter until after the elections are completed. We will avoid any appearance of impropriety. As always, please feel free to call me with your thoughts, suggestions and your complaints: 368-2211.



ATTORNEY PASS-THROUGH FEES

By Stacy Caridi, Trustee

How can the Village hold down taxes while continuing to provide services to the community? This is one of the central questions faced by the Board of Trustees. By balancing revenues from fees and taxes, on the one hand, with

frugally chosen expenditures, on the other, we are constantly looking for ways to economize. One of the ideas that we recently enacted into law will help save additional money.

Traditionally our Planning Board and Zoning Board of Appeal have charged applicants for the time and expertise of our Planner and our Engineer. These professionals charge the Village on an hourly basis, and we, in turn, charge the applicants an equivalent amount. By passing through this fee, the Village is relieved of a significant expenditure. Most municipalities pass through these charges in a similar manner.

In Montebello, the Village has always paid the cost of the work of the attorney serving the Planning Board, with no payments coming from the applicant. Although some might argue that the applicants might already be paying a lawyer of their own, it is certainly the case that the obligation of our attorney only arises as a result of the applicant's activity. That is, our attorney spends time reviewing applications to the Planning Board using his expertise in just the same way as our Planner and our Engineer. Therefore, if it is reasonable to pass through the charges for the Planner and the Engineer, isn't it also reasonable to pass through the charges for the attorney?

The Village Board decided that the answer to this question is "yes", and we have started to pass through the charges for the attorney's time working on projects before the Planning Board. At the same time, the Board decided not to enact a similar charge to applicants before the Zoning Board of Appeals (ZBA). Although the Village's attorney also works for the ZBA, the Village felt that the work of the two Boards was sufficiently different, and that the applicants before the Board were also different, such that the rules shouldn't apply equally.

In general, applicants before the Planning Board are usually developers seeking to build a project intended for sale. Sometimes these projects are very large, such as the Pines community, and sometimes they are small. However, most applicants before the ZBA are residents seeking a variance relating to their own home. For example, a homeowner seeking a variance necessary to construct a home extension is a typical applicant appearing before the ZBA. The Board of Trustees feels that the attorney's fees were more reasonably borne by the Village when the applicants were taxpaying residents. Thus, for now, the pass through charges for the attorney fees will only apply to the Planning Board and not to the ZBA.

In order to provide all applicants with recourse in the event of a disagreement regarding our professionals' charges, the Village has established a process by which any applicant may appeal those charges. This appeals process will also apply with regard to the attorney's fees. Although we expect that our professionals will always act in an ethical manner, it is also reasonable that any recipient of municipal bills has an expectation of due process.

Our budget for 2011 already anticipates thousands of dollars of savings for taxpayers as a direct result of this new approach. By weighing the relative contribution of charged fees versus appropriated taxes, the Village is trying to be fair to everyone. This is one of the reasons that we have been able to avoid any tax increase for two years in a row.



MY FIRST WALK IN THE PARK

By: Lance N. Millman, Deputy Mayor

This fall, as work continued on Phase I in our new " Kathryn Gorman Ponds Park" in the Pines neighborhood, I went for my first walk through this small, but magnificent park with my wife, Lori and, later on, with my two daughters. The park will be crowned with its new name this Spring 2011.

I was truly amazed and delighted to see what our Village founders had sought in making sure that a small part of our original heritage and beauty was to be permanently preserved and protected for years to come for our residents to visit and enjoy.

It was a perfect day for a walk and our new park was the ideal location for sharing a brief moment of time with nature. As I entered the park, I was surrounded by the various pine trees and oaks that make our area so special and beautiful. I was amazed to see so many different size ponds leading into each other and eventually ending up into one very large pond at the end of the trail.

I quickly forgot that I was in the middle of our Village and its many majestic single family homes and realized that, for a brief moment in time; I could walk and enjoy the beauty of



nature. Ducks were flying by and landing in the water, a heron was taking off from one of the ponds and the sound of the water was rushing in between the ponds.

Our Village Parks Commission has done a wonderful job in planning for this park. The main path from the entrance to the end is handicapped accessible. The path is both easy on the feet and very comfortable to walk on. Benches and garbage containers will be on the way in the months ahead.

This park truly exemplifies the reason for our existence as a village. Zoning, zoning and zoning is and will always be the most important role justifying our municipal purpose [key to our existence]. The Planning Board, the Parks Commission, the Historic Preservation Commission, the Zoning Board of Appeals, the Village Board and the many people who have dedicated their time to protect and better our Village will help continue to preserve the original dream of our Village Founders. We are working to preserve our wetlands, aquifers and land in order to have parks and open space to enjoy. We hope that from the support of our residents we can achieve these goals.

All of our residents must be involved and must never be complacent in thinking that others will take care of our Village. Together, we remain a strong and united Village and, through this, we will have great places to enjoy and wonderful homes to live in and a community to be proud of.

I urge all residents to take a walk in the park and experience

for a brief moment what nature meant for us to enjoy. I hope that your experience will be as fulfilling as mine.

Have a wonderful and enjoyable winter and a very healthy and Happy New Year!



From the Desk of the Village Attorney

This submission marks two firsts: for better or worse, it appears under my visage in an unretouched form (not to imply – ahem! – that other images herein are otherwise). In addition, it is my first time writing since having had the honor bestowed upon me of being designated as a park (12 acres on Spook Rock Road, across from the Fant Farm). (Thank you for your kindness Mayor Oppenheim and Village Board)

The first first needs no further mention. As to the second, truly, one embarks upon the mission of creating a village, or at least we all did, with no thought of posterity, notoriety, or grandizement. We were a band of like-minded neighbors (in a global sense) working together for what we thought was the greater good. I believe that time has proven our success, and hope and trust that history will be kind to us.

Given the recognition accorded to me, and that to our first Mayor, Kathryn Gorman, who, deservingly, will have Kathryn Gorman Ponds Park dedicated in her honor, I would be remiss not to mention the other personages involved, each of whom was vitally important to the endeavor. Rather than fully trust my memory a quarter century later, albeit, probably, none of the following would have escaped my mention, I repeat the following names as they appear in order and form by signatures on a certificate of appreciation presented to my private law firm (which hangs in our waiting room):

- | | | |
|-----------------|-------------------|-------------------|
| Lou Miller | Kathryn Ellsworth | Randy McMillian |
| Frances S. Osei | Connie Gilmore | Amy J. Rapoport |
| Malcom T. Wane | Anthony R. Pavoni | Leam McGurk |
| Richard Mariani | Jane Burke | Thomas B. Phiebig |
| Michaele Fried | Bob Jaeger | L. James Hickey |

Each of the above deserves recognition and our collective gratitude. Each played an important role in nurturing our Village. I especially note that Bob Jaeger, our First Deputy Mayor, who passed far too early in life, is honored by the Senior Center being named for him (“The Robert Jaeger Senior Citizens Center”). I also must note that, like myself, co-founders Jane Burke and Amy J. Rapoport continue to serve the Village. Jane is a well informed and influential member of the Planning Board. Amy, our resident “tree hugger” and environmental conscience, serves as a Parks Commissioner.

Someday, perhaps, some honor or another will be officially bestowed upon some or all the above. Until then, I accept designation of the park in my name as really for each of us, and the several others who worked tirelessly to create your Village.

Staying with the parks theme, and as will no doubt be the more detailed subject of another article herein, I note that Phase of the Kathryn Gorman Ponds Park is nearing completion. Furthermore, a Request for Proposal ("RFP") for the creative design of Phase, most of the balance of the Park, has been prepared by the Parks Commission and is presently being circulated. Proposals are due January 27, 2011. Thereafter, the Commission and then the Village Board will filter the Proposals until a winner is chosen. It is very exciting to see this dream of many years finally taking shape, thanks to your Parks Commission and the active encouragement of the current administration (which led to our being able to take title to the 24 acres after work done under DEC auspices to bring the dams and water works system up to standards).

Continuing with the "green" tone, the Village has obtained a grant to help fund a solar powered generation system at the Montebello Community Center, and is seeking bids on same. (As previously mentioned, the solar generation system at the Village Hall was a municipal first in Rockland County). The Village has also applied for a trails grant to help fund Phase of Kathryn Gorman Pond Park.

Other activities of note: the Planning Board acting as an ARB approved a new façade and porte cochere (covered entrance) for the former Holiday Inn which is becoming a Crowne Plaza. (The interior is already undergoing a wholesale renovation and upgrade) The signs, exterior lighting and landscaping plans are to be dealt with next. Although I don't usually sit with the Planning Board, I am with this application. In a related matter, the Village Board will be considering at its December meeting the Crowne Plaza Rockland IDA "Pilot" (payment in lieu of taxes) Agreement, pertaining to the IDA lending sums to help fund the renovation.

In another matter, the Village Board appears headed towards holding a public hearing on January 19th upon the application of Rio Vista of Montebello, LLC, seeking a change to a condominium style of ownership for the twenty age 55/45 townhouses located on Montebello Road opposite Hemion Road. The builder, claiming that this change will facilitate sales by lowering real property taxes, plans to gratuitously offer a "community benefit payment" to offset any potential tax loss to the Village.

Best of the holidays to you and yours, and wishes for a wondrous New Year.

Warren E. Berbit,
Village Attorney

PARKS COMMISSION NEWS:

By Nick Altebrando, Chairman

The 2010 season for the Parks Commission was busy and productive and we look forward to an equally busy schedule next year. As always in April we will participate in the Keep Rockland Beautiful Montebello Clean-up Day, we look forward to a big showing,; we have our most popular event, the Frank Corbo Montebello Family Camp Out and if the weather is favorable we look forward to setting attendance records this year and we may or may not continue the concert series this year.

The initial construction on the Kathryn Gorman Ponds Park is essentially completed. As we have noted the work included a small parking area and established the primary trail which will serve as the basis for development of all the other trails and amenities. We have developed the technical documents to help us select the firm who will assist us in completing the planning of the remaining aspects of the park. A selection process is underway and by early next year we will select the firm and start the final planning and development of the park landscaping. This will be a very time consuming part of what the Park Commission takes on in 2011 but we are very excited to move into the final stages of the park development. We note that the Village has been very aggressive seeking grants and looking at alternative funding sources and that will continue as we move forward.

The commission continues looking for a village resident with an expertise in landscape architecture or who is an arborist/botanist to volunteer to become involved in our efforts. Please contact Village Hall if you have any interest. This help is more critical now as we start the development of final plans.

Last note is that I have turned over the Chairman position to Tony Piazza. Tony will lead the Commission and I will assist mainly in the park development effort. I am very thankful to all the Commission members for their support as well as the Village and look forward to 2011 with excitement.

Happy Holidays and best wishes for a healthy and happy 2011.

Montebello day

Montebello Day was held on October 10th, 2010. As has become the norm, the weather was picture perfect and everyone experienced a wonderful time. Special thanks go to Deputy Mayor Lance Millman and Trustee Stacy Caridi, who organized this enormous event. Free food, door prizes, children's games, cotton candy, police cars and fire trucks were just part of the fun. Full time music from Montebello residents was enthralling. Thanks to all the volunteers, donors and attendees for helping to make this our very best community event of the season



Meeting about Mayer Drive Bridge

County legislators Alden Wolfe and Ilan Schoenberger, held an open community meeting at Montebello Village Hall in October on the topic of the closed bridge on Mayer Drive. The bridge is owned by the County (not the Village) and they are responsible for its closure and repair.

The attendees learned about the progress of this repair project and had the opportunity to ask questions. Representatives



of the County Highway department explained that the project would likely take until the fall of 2011 to be completed. While everyone recognizes that a project of this scope will take a significant amount of time, the residents want the project done as soon as is reasonably possible.

Village residents requested that the ultimate proposal for the bridge's replacement should be made with some consideration for appearance and design style. The stone bridge on Montebello Road was offered as an example of an esthetically pleasing structure. While it might not be logistically possible, or financially affordable, to use stone, it should still be reasonable to opt for an architecturally optimal design. It was agreed that the County Highway Department would share design plans with, and solicit the opinions of, the Montebello Village Board, prior to choosing a final design.

The attendees encouraged the legislators to hold another public meeting in early 2011 to provide the community with an update of the progress being made and to provide another forum for questions to be answered. \$500,000 has been requested by the legislature for the 2011 Capital Projects Budget to be allocated to this project.

Community Garden Proposal

The Village of Montebello is considering plans to establish a Community Garden. The garden would be located on the Village Hall property. The program would allow any resident to grow plants. 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 in order 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 will be selected on a first come, first served basis.

Park named in honor of Mr. Berbit

The Board of Trustees recently accepted a 12 acre parcel from Mr. Marcel Amona for dedication as park land. This new park property is directly across the street from the Fant Farm, and includes the prominent meadow along Spook Rock Road. Mr. Amona is developing the homes behind the old farmhouse. The Board has named the park in honor of Warren Berbit, the Village’s attorney. Mr. Berbit’s legal work led to the creation of the Village and he has been the Village attorney ever since. It is no exaggeration to say that the Village would not likely exist but for Mr. Berbit.



Rules for Gorman Park

The Village Board has established a series of rules for Gorman Ponds Park, located in the Pines. These rules were written in order to encourage the safe use of the park and to deter damage and vandalism. Violations will be referred to the Ramapo Police.

- OPEN DAWN TO DUSK

- SMOKE FREE PARK
- PEDESTRIANS AND BICYCLISTS ONLY
- NO ALCOHOLIC BEVERAGES
- NO MOTORIZED VEHICLES, ATVS, OR MOTORBIKES
- NO FIREARMS, PAINTBALLING, HUNTING OR TRAPPING
- FISHING PERMITTED WITH A NY STATE LICENSE
- NO ICE SKATING, BOATING OR SWIMMING
- DOGS MUST BE LEASHED AND WASTE MUST BE COLLECTED
- NO CAMPING, OPEN FIRES, FIREWORKS, OR OUTDOOR COOKING
- NO LITTERING OR DUMPING / PLEASE USE RECEPTACLES

Free Lightbulbs for Residents



The Village of Montebello has been awarded a \$1,000 grant from the Clean Air-Cool Planet Community Catalyst Fund and an additional \$300 from Orange and Rockland to pay for a Compact Fluorescent-Incandescent light bulb swap. The light bulb swap will enable residents to trade in an incandescent light bulb for a CF light bulb – for FREE. Montebello is offering the

first Light Bulb Swap in Rockland County.

CFLs save energy and money because they cost less to operate. For example, a CFL that uses only 14 watts gives the same light output as an incandescent bulb that uses 60 watts. 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 also 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 light bulb (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)!

Survey of Montebello’s Historical Structures

On September 22nd, Jill Fisher, AICP, of Larson Fisher Associates, Inc., lectured residents about her recently completed Historic Resource Survey of the Village of Montebello. This unique report provides us with the most comprehensive survey of the historic structures in our Village, some dating back hundreds of years. The Village paid for this work through grants, including money from the NYS New York State Historic Preservation Office. Montebello is the first and only municipality in Rockland County to receive the important Federal recognition of being a Certified Local Government for our comprehensive historic preservation efforts. The report, which is 138 pages long, is posted on our website and hard copies can be purchased at Village Hall.

An example of the survey’s findings includes this analysis of the construction dates of the various structures built in Montebello.

Estimated Construction Dates of Extant Developed Properties in the Village of Montebello*

Before 1870	31
1870-1879	11
1880-1889	5
1890-1899	6
1900-1909	16
1910-1919	13
1920-1929	40
1930-1939	34
1940-1949	22
1950-1959	128
1960-1969	321
1970-1979	134
1980-1989	85
1990-1999	163
2000-2010	285
TOTAL	1294

* Count does not include utility facilities but does include 2 cemeteries

PLANNING & ZONING BOARD UPDATES

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.

David & Lisa Bonnist—Tree Removal

6 Divot Place

Application of David Bonnist, 6 Divot Place, Montebello, New York, 10901 located on the west side of Divot Place approximately 500 feet from the intersection of Par Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.20, Block 1, Lot 19 in a RR-50 Zone. Mr. and Mrs. Bonnist exceeded the permitted approval for tree removal as determined by the Village Engineer.

The application is currently before the Planning Board.

Brian Novie

Tree Removal

Application of Brian Novie, 50 Westgate Road, Montebello, New York, 10901 located on the south side of Westgate Road approximately 50 feet from the intersection of Kings Gate Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 40.19, Block 1, Lot 42 in a RR-50 Zone. Mr. Novie exceeded the permitted approval for tree removal as determined by the Village Engineer.

The application is currently still pending before the Planning Board.

Fried Subdivision – Public Hearing

Preliminary and Final Subdivision Approval

Application of Richard J. Fried, for approval of a 2 lot subdivision entitled “Fried Subdivision” consisting of 2 lots from 3.65 +/- acres located on the northwest side of Spook Rock Road approximately 500 feet north of Viola Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 41.14, Block 1, Lot 65 in a RR-50 Zone. A subdivision of the subject property into two lots was previously approved by the Planning Board on March 15, 2007. The owner/applicant failed to file the approved plat in a timely manner, and the prior approval expired.

The application was approved by the Planning Board at the September 14, 2010 meeting.

Weinberger Subdivision

Final Subdivision Re-Approval

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, New York 11229 for Final Subdivision Re-Approval 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 received Final Approval for 46 proposed building lots, plus one lot for open space on July 14, 2009 and a first 90 day extension on December 8, 2009. The second 90 day extension expired on July 9, 2010.

The application was approved by the Planning Board at the September 14, 2010 meeting.

ZONING BOARD

Robert Rino Public Hearing

Application of Robert Rino, 20 Viola Road, Montebello, New York, 10901 for variance from the requirement of Article IV, Section 195-19C, Side and Rear Yard Exceptions, [Required: 4feet; Proposed: 6feet] of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of a stone wall with two 6-foot high stone pillars, each topped with a 24-inch high lantern; six 6-foot high stone pillars within the stone wall; and a 6-foot high aluminum entry gate; all in a required front yard. The property consists of 2.51 acres located on the north side of Viola Road approximately 600 feet south of Mile Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.07, Block 1, Lot 17.1 in a RR-50 Zone.

The application was denied by the Zoning Board of Appeals at the November 18, 2010 meeting.

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 (Indian Rock Plaza). 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 is currently before the Zoning Board of Appeals.

HISTORIC PRESERVATION COMMISSION NEWS

By Lisa Levin, Commission Member

Montebello has a wealth of historic resources that are hiding in plain sight. We drive by these properties daily without so much as a glance. The village boasts over 300 properties

that are considered "historic" (over 50 years-old), including our more obvious treasures, such as the Ryan Mansion, Bayard Lane, Indian Rock, and the Fant Farm on Spook Rock Road.

Since its creation in 2004, the mission of the Montebello Historic Preservation Commission (HPC) has been to preserve the historic and cultural heritage of the Village of Montebello. The HPC endeavors to ensure that our historic architectural resources remain to tell the story of who we were and how we have evolved as a Village. The duties of the HPC are fourfold: 1) to protect, enhance, perpetuate and preserve historically significant properties within the village, 2) to safeguard the Village's historic, cultural and architectural heritage, 3) to foster pride in the history of the Village history among its residents, and 4) to promote education, pleasure and welfare through the use of the Village's historic districts and local landmarks. Outreach is one of the HPC's most important tasks. The better informed the public is about the HPC's work and its importance, the better it will understand and be supportive of the work of the HPC. The more aware people are of their community's history, the greater appreciation they will have of it and its preservation. The support and participation of Montebello residents is key to our success in sustaining the beauty and history of our Village for future generations.

In 2009, the HPC secured a Certified Local Government grant from the New York State Historic Preservation Office, a division of the New York State Office of Parks and Recreation, to complete a reconnaissance-level survey of the Village. The purpose of the survey was to identify historic resources within the Village constructed prior to 1960, which might be deemed significant historic, architectural, and cultural properties. The survey was completed by Larson Fisher Associates in June of 2010 and a formal presentation of the findings was made on September 22, 2010 at the Montebello Community Center. At the same meeting, bound copies of the report were made available to the public at a cost of \$20 (The report is currently available for purchase at Montebello Village Hall). This reconnaissance level survey was only the first step in our charge to uncover the treasures that are hidden within our tree-lined neighborhoods so that we can better preserve the valuable resources that lie within our Village. Future grants and other funding will allow for more in depth study of historically significant properties.

The HPC's presence at Montebello Day this October afforded the Commission an invaluable grass roots opportunity to get its message out to residents of all ages. Commission members were on hand to answer questions about who we are and what we do. An informational pamphlet containing a brief history of Montebello was also available at the table and residents were given yet another opportunity to purchase our recently-completed historic resources survey.

More information about the Montebello Historic Preservation

Commission and minutes from past meetings can be found on the village website: www.villageofmontebello.com. Our informational pamphlet is also available at the Montebello Village Hall. Meetings of the HPC are held on the fourth Wednesday of each month and are open to the public.

From the Desk of the Building Inspector

Lawrence Picarello



They're reliable; they've become smaller, and recently have become more affordable- Residential Backup Generators. With winter quickly approaching, the Building Department has seen a substantial increase

in the installation of residential backup generators. It's important to note that the installation of a backup generator is subject to a building permit, and does require an electrical inspection, performed by a third-party agency. Upon completion of the installation, and inspection by the Building Department, a Certificate of Occupancy will be issued for the generator. The New York State Building code does have specific requirements as to the permitted location and installation of generators; a building permit is your assurance that the code has been met, and that the installation is safe and documented.

Homeowners should discuss their particular needs with the vendor/electrician and to make sure the generators capacity is adequate to supply the boiler/furnace, refrigerator/freezer, well pump(if applicable), and any other special needs(medical, ect.) or lighting requirements. When filing for a building permit, a copy of the manufacturers specifications, the installation guide, license and insurance information for the plumber and electrician, and a marked survey indicating the location of the proposed unit will be required. Most generator installations we see are powered by natural gas which requires a licensed plumber, and the switchgear tying the generator into the house does require installation by a licensed electrician. As always, if you have any questions- please feel free to contact the Building Department.

TRAFFIC SAFETY

The intersection of Viola Road and Spook Rock Road provides limited northerly line of sight to an east bound driver on Viola. Part of the reason for this was a large tree stump situated adjacent to the road way. Last month the Village of Montebello paid to have this stump removed. Although this does not cure the problem entirely, this attempt to improve the problem should reduce the probability of future accidents. These roads belong to the County, however despite repeated requests they did not take definitive action to address this problem. We did.



Historic Montebello

This is an old photo of the Saw Mill that was located on the Johnson Farm on Viola Road.

FROM THE VILLAGE CLERK'S OFFICE

Village tax bills will be mailed out before the end of the month and are due by January 31, 2011. Payments received after that date are subject to a penalty. There is **NO PARKING** on Village roads between November 15th and April 15th between the hours of midnight and 6:00 a.m. The staff at Village Hall wishes all of our residents a Happy and Healthy Holiday season.



Home Fires Involving Cooking Equipment

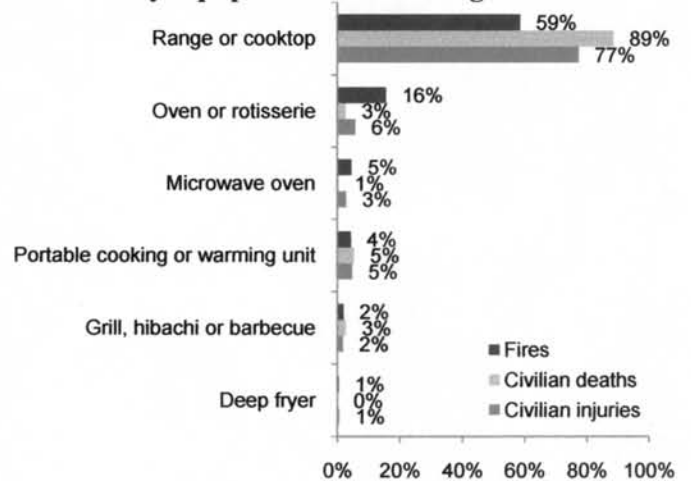
by Frank Wilson III, Fire Inspector

Cooking equipment is the leading cause of home structure fires and associated civilian injuries and the third leading cause of home fire deaths. Using cooking equipment in our homes so frequently we tend to take them for granted forgetting the dangers associated with them. Here are some statistics that will help safe guard you, your families and homes from the hazards of using cooking equipment.

During the five year period of 2004-2008:

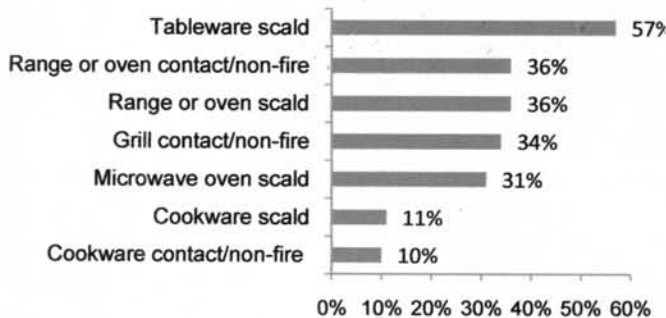
- U.S. fire departments responded to an average of **154,700** home¹ structure fires that involved cooking equipment per year. These fires caused an average of 460 civilian fire deaths, 4,850 civilian fire injuries, and \$724 million in direct property damage.
- Cooking equipment was involved in
 - > 2 of every 5 (41%) reported home fires,
 - > 1 of every 6 (17%) home fire deaths,
 - > More than one-third (37%) of home fire injuries, and
 - > 11% of the direct property damage resulting from home fires.
- Unattended cooking was by far the leading contributing factor in these fires.
- Clothing was the item first ignited in less than 1% of these fires, but these incidents accounted for 15% of the cooking fire deaths.
- Ranges accounted for the largest share (59%) of home cooking fire incidents. Ovens accounted for 16%.
- Three of every five (59%) reported non-fatal home cooking fire injuries occurred when the victims tried to fight the fire themselves.

Home Cooking Equipment Fires by Equipment Involved in Ignition



- Households that use electric ranges have a higher risk of fires and associated losses than those using gas ranges.
- In a 1999 study of range fires by the U.S. Consumer Product Safety Commission, 83% of frying fires began in the first 15 minutes of cooking.

Percent of Non-Fire Cooking-Related Burns Seen at Emergency Rooms that Were Incurred by Children under Five Years Old



Source: CPSC's NEISS data. queried in October 2010.

Most burns associated with cooking equipment, cookware, and tableware were not caused by fire or flame.

In 2009, ranges or ovens were involved in an estimated 17,300 thermal burn injuries seen in U.S. hospital emergency rooms.²

- > 90% resulted from contact with the hot equipment or some other non-fire source.

Children under five face a higher risk of non-fire burns associated with cooking than of being burned in a cooking fire.

¹Homes include one- or two-family homes, apartments, town houses, row houses, and manufactured housing.

²Data from the Consumer Product Safety Commission's National Electronic Injury Surveillance System, queried in August 2009.

January 2011	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
							1 <i>New Year's Day</i>
	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	17 <i>CLOSED Martin Luther King Day</i>	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 Commission 7:00 P.M.</i>	27	28	29
	30	31					

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

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



LIGHT BULB SWAP

Bring your old incandescent bulb to Village Hall and swap it for a new, energy efficient compact fluorescent bulb.

Two bulbs per household will be given out.

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One Montebello Road
Montebello, NY 10901

