

Village of montebello review

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



Greetings from the Mayor



This is my fifth opportunity to offer a "State of the Village" report as Mayor. I am again pleased to report that the financial condition of our village is excellent. We are fiscally strong, with a low tax rate, little debt and a strong bond rating. Our best asset is a village of dedicated, enthusiastic community-minded citizens who understand the reason for preserving a strong and independent Village of Montebello.

We are cutting Montebello's new budgeted expenses by more than \$40,000 from last years budget. The need for a smaller budget is self-evident. Government must learn to do more with less. We have made significant inroads on a multiyear program that has dramatically reduced the cost of our government (please see chart below). We are very lean.

For example, we successfully rebid our garbage service contract for the next five years in a manner that will ultimately save the village more than \$100,000 per year when compared with our prior contract. At the same time, we will maintain sanitation service to the Indian Rock Community. For the fifth year in a row, no wage increase is being given to any elected official or member of a board. Salaried office personnel will receive an average 1.0% wage increase. Certain expenditures, such as for highway services, liability insurance and property maintenance, have been held constant or allowed to rise only a drop. Other expenditures, such as the expenses paid for lighting and legal counsel, will be significantly curtailed.

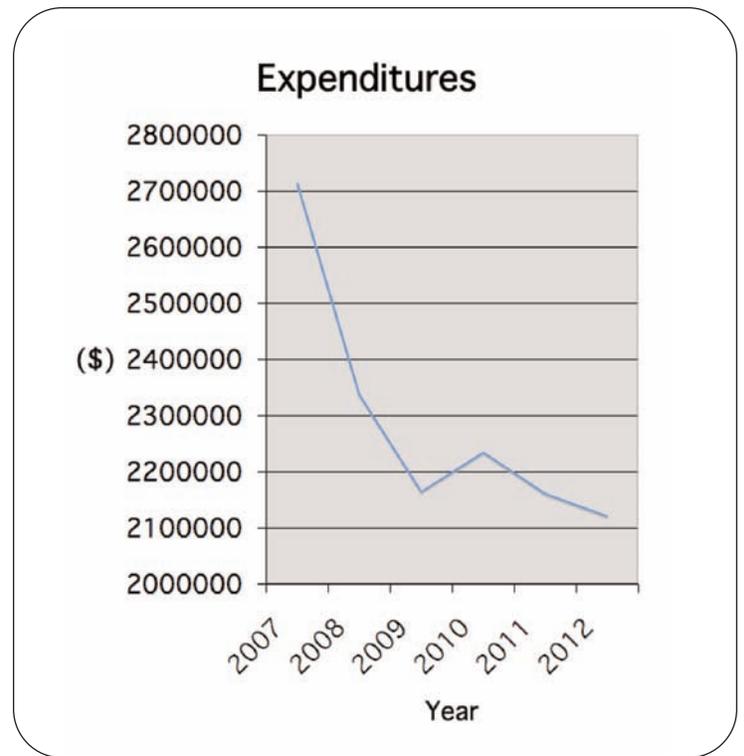
Despite our persistent efforts to reduce expenditures, we face two other significant problems. First, the Town Assessor granted a large amount of reassessments in the last year, resulting in a lowered assessed tax base (down by almost 5 million dollars). This change would result in a significantly lower property tax collection if rates were not adjusted. Second, reduced revenue in the current year has forced us to utilize a portion of our surplus. While using the surplus in this manner is certainly appropriate, to repeatedly do so for the next few years could consume the entire account.

For these reasons, it is necessary that we compensate for the reduction in assessed value and, additionally, raise approximately \$66,000 more in property tax revenue. Given that Village taxes represent just 5% of the total property tax, the aggregate increase in a typical homeowner tax burden will be 0.45%. As you may know, the Village has not had a tax increase for several years. However, this small course correction is important in order to maintain the long term financial health of the village.

Montebello annually obtains an independent audit of our finances. The results of the 2010 audit were recently accepted and approved by the Board of Trustees. Our auditor, Korn, Rosenblum, LLP, found that the financial position of the village is in conformity with accounting principles. Their report is posted on our website for your review.

Our budgetary success is a team effort and a word of thanks is in order. Marvin Nyman, CPA, has served as our able village accountant for many years. The Board of Trustees is also fortunate to have the skill of two CPAs as members: Trustee Steven Sorrillo and Deputy Mayor Lance Millman. Most importantly, the contribution of Debra Mastroeni, our Clerk-Treasurer service is truly invaluable. We are lucky to have such skilled financial personnel.

Finally, I want to wish everyone happy holidays and best wishes for the coming year. Please feel free to share with me your ideas, your suggestions and your complaints.



PARKS COMMISSION UPDATE

First of all, on behalf of the Montebello Parks Commission, I would like to wish all of our residents a healthy, happy and joyous Holiday Season.

I would also like to take a moment to thank two of our commissioners who recently resigned, Bob Ullman and Jennifer Schindler.

Both of these individuals have been very active these past several years in Park Commission activities and we will certainly miss their contribution.

The Commission has been working diligently with the engineering firm of AKRF to find a solution to the algae problem in the ponds at Kathryn Gorman Ponds Park.

We recently received several potential solutions and hope to finalize our recommendation to present to the Village Board in early 2012.

Our plan is to start implementation next Spring.

Submitted by Tony Piazza
 Chairman Parks Commission.

FROM THE DESK OF THE BUILDING INSPECTOR

By Lawrence Picarello

Following several storms and all too frequent power outages, many residents have inquired about the installation of backup generators. Typically, these generators are fueled by natural gas, utilize a electrical transfer switch, and are equipped with sophisticated self-diagnostic features. Please note that a permanently installed backup generator does require a building permit. This is our assurance (and yours) that the generator has been installed properly, using a licensed electrician and a licensed plumber. This office will review the specifications and location to make sure the placement meets zoning requirements, manufacturers requirements, and will not be impacted by flood conditions. Please note that all generators must be installed above Base Flood Elevation (BFE). Following inspection by the Building Department and submission of a third-party final electrical inspection certificate, a Certificate of Occupancy for the generator will be issued. Further note that a generator installed without a permit will be flagged during a violation search as typically done in the course of a home sale or refinance, and is a violation of the Village Zoning Code, Section 195-95 (Building Permit Required). As always, if you have any questions, please feel free to contact the Building Department at 845-368-2491.



WINTER HOLIDAYS

By Steven A. Sorriolo, Trustee



It is that time of year when daylight does not last long into the afternoon and the weather can become hazardous. Schools will soon close and our children will be home for several weeks during the holiday season. We should take this time to remind our children of the dangers inherent during the winter months. Visibility is decreased due to rain, snow and darkness. Drivers may have difficulty seeing young ones and due to reduced traction automobiles may not be able to maneuver as directed. Unfortunately it is also true that many of us forgot how to drive in these conditions and must learn these skills all over again.

One other issue crops up each year that is a cause for concern and that is the inexperience of new young drivers. Each year I have seen our children reach their teenage years and become licensed drivers. Their inexperience as well as typical teenage unfounded confidence puts them at a greater risk for accidents and injury. Over the last several years our community has witnessed a number of accidents involving our children. Whether these accidents were due to inclement weather, driver error or just plain misfortune it really doesn't matter. Let us take the time to remind our loved ones of these dangers, remind ourselves that conditions may affect how we drive and educate our young drivers about winter driving.

The Mayer Drive Bridge is expected to reopen on Friday December

9th. With the loss of the Montebello Road Bridge it has been a real inconvenience to travel East and West within the Village. Viola Road with its difficult intersection at Spook Rock Road and Grandview Avenue at the far North end of the Village have been our primary means of travel in these directions. The reopening is a double edged sword. We gain the ability to again freely travel in the Village but lose the calming quality of reduced automobile traffic in this corridor.

FROM THE DESK OF THE VILLAGE ATTORNEY – Warren E. Berbit



I am writing this last minute, as is usual, due to the press of other matters. I do so on December 7th, the 70th anniversary of Pearl Harbor Day. Thus, I feel compelled to not only remember with gratitude those who served our country then, but also by researching a subject which interests me, what really went on with respect to "ignored radar reports". Was that real or a myth? I briefly report my findings as a salute to our armed forces.

I learned that four (4) radar units were set up on Oahu, but that they were not appreciated by the high command, and that the integration of all companies was still abysmal. Indeed, only a few junior officers had been trained in radar use at Mitchel Field in April, 1941, who then were dispersed largely to other tasks around the Pacific. It was only when all of this complicated equipment starting arriving in Hawaii that one of these junior officers was asked to set it up. The gear worked to a range of about 150 miles, but the General in command had ordered that the stations be operated only four (4) hours per day, from 3 to 7 AM!

As luck would have it, the two privates operating the Opana Pt. Station, at the northern most point of Oahu, decided to turn it back on in their own time to better familiarize themselves. At about 7:05 AM, around 55 minutes before the main attack, they detected a huge group of planes coming in from the north, 3 degrees east. They reported this to fighter intercept command which was manned by a junior officer with 8 days experience. He dismissed the sighting, thinking same to be a flight of approximately 11 B-17's being flown to Hawaii.

I doubt that 55 minutes would have saved the day, but surely many lives could have been saved and vital equipment, such as aircraft, spared destruction. As in any governmental activity, even at the Village level, coordination and communication can be the difference between success and failure. As the voices of those who witnessed that "day of infamy" dwindle, it is even more important that we hand forward the torch of remembrance, as I have just attempted to do in this small way.

Contemporaneous also to the extreme weather - assuring that I am not a shareholder of any tree removal company - I urge you to please regularly check the larger trees on your property, especially those near the dwelling or overhead wires. Of course, if something

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, 2012. 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.

is dead or dying, don't forget to obtain a tree removal permit. It is easy and inexpensive to do, and far simpler than after the fact. Circumstantially, the heavy winds last night caused a very large pine branch to fall on my house, and I do regularly inspect. Luckily, no damage was sustained. In looking around in the Fall just before leaf fall, so a barren (e.g., dead) tree would still stand out, I saw several in the vicinity on other properties, and many along the roads of the Village.

Over the next few months I expect that we will be considering the adoption of four local laws. These, in approximate order of adoption, are as follows: An amendment to our Noise Law, adding a "plainly audible" standard; a technical amendment to our Subdivision Regulations to echo a change in the State's Village Law, thus no longer limiting the number of permissible extensions to two; a Rental Law to better protect such persons and emergency providers; and, a fairly comprehensive revision of our sign law as recommended by the Planning Board.

Jumping back to an off shoot of the issue of trees and the weather, the spate of power outages may have many of us thinking of installing an emergency source of power, such as a self starting generator. As a former Electrical Engineer, I wish to caution that some aspects of utilizing emergency power require the work of professionals, such an electrician to wire and install an automatic transfer switch [needed to disconnect the mains to avoid driving power into that source, and a conflict between power sources with potential serious side effects], and a plumber to make a natural gas connection, if that is to be the energy source. Indeed, for your safety a "Building Permit" is required, so please check with our Building Department. As a final note of caution, it is best not to attempt on your own to even temporarily hook-up a small replacement generator. The concepts are less simple than you might imagine.

May the lights of the season burn brightly for all of you, be they generated by the mains, a generator, solar panel or candles.

Sincerely,
Warren E. Berbit

WE'RE ON FACEBOOK



The Village is now on Facebook. In addition to our usual website, villageofmontebello.com, this page will offer citizens an opportunity to comment and share. It will also offer a means of providing up to the minute communication to our residents. Search for "Village of Montebello" on Facebook.

PLANNING BOARD

**9 S Bayard Lane—Public Hearing
Wetlands Permit**

Site Plan Approval- Conservation Overlay District

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960, for Approval of a Wetlands Permit entitled "9 S. Bayard Lane" to allow disturbance and construction within 100 feet of a freshwater wetland and for Approval of a Site Plan for construction within a Conservation Overlay District. The proposed construction is for a two story dwelling with a new driveway. The existing one story residential dwelling will be demolished and the existing gravel driveway, stone walls and slate walkway will be removed. The subject property is located on the south side of Bayard Lane approximately 389 feet of the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.

The application is adjourned to the January Planning Board meeting.

**11 S Bayard Lane—Public Hearing
Wetlands Permit**

Site Plan Approval- Conservation Overlay District

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960, for Approval of a Wetlands Permit entitled "11 S. Bayard Lane" to allow disturbance and construction within 100 feet of a freshwater wetland and for Approval of a Site Plan for construction within a Conservation Overlay District. The proposed construction is for a two story dwelling with a new gravel driveway, deck, patio and walkway. The existing one story residential dwelling will be demolished and the existing macadam driveway, stone walls and wood shed will be removed. The subject property is located on the south side of Bayard Lane approximately 600 feet of the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 75 in a R-35 Zone

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

**SMK-Rose Hill Subdivision—Public Hearing
Preliminary Plat**

Application of SMK Home Builders, 24 Waters Edge, Congers, New York, 10920 for a Preliminary Subdivision Plat and a map entitled "SMK- Rose Hill" dated March 31, 2011 for a three lot subdivision which was submitted to the Village of Montebello. The total acreage for the parcel is 3.415 acres. The property is located on the south side of Rose Hill Road, approximately 600 feet west of the intersection of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 41.17, Block 1, Lot 60 in an RR-50 Zone.

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

**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 January Planning Board meeting.

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

Application for Site Plan Amendment which was submitted to the Village of Montebello Planning Board for the Indian Rock Homeowners Association, 1-93 Lackawanna Trail, Montebello, New York 10901. Total acreage is 18.66+/-, Section 55.10, Block 5, Lots 1-93 in a RA-H Zone. The Applicants seeks approval for the removal and replacement of approximately seventy-five (75) trees in the front yards.

The application is currently before the Planning Board.

ZONING BOARD

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

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

The application is currently before the Zoning Board of Appeals.

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

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960, for Area Variance from the requirement of the Bulk Table (Section 195-13) Use group q, (Front Yard), [Required 50feet; Proposed 16feet]; (Front Setback), [Required 50feet; Proposed 16feet] of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of a new two story dwelling with a new driveway. The subject property is located on the south side of Bayard Lane approximately 389 feet of the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.

The application is currently before the Zoning Board of Appeals.

TIS THE SEASON TO ENJOY, FIX AND BEWARE!

By Lance N. Millman, Deputy Mayor



As winter approaches and we are still repairing and cleaning up from our last two storms, we hire many contractors and helpers to fix our property and our homes.

A majority of these individuals and businesses are very good and keep their promises and appointments, but a good number may be over extended creating the risk that homeowners are left with incomplete projects.

Our village as well as our town and county license contractors of various types to regulate their activities and to protect those with whom they contract. Unlicensed contractors can cause damage to our households and properties with little recourse unless our governmental entities are able to prosecute these offenders, and collect fines, and hold the power to suspend the contractor's license.

We must follow some simple common sense rules. Ask if your contractor is licensed with your village and/or town and county. Demand a copy of the license and an insurance certificate. Remember things which sound too good to be true are rarely true. Beware of paying for a large percentage of your work at the start, and never in full until the project is complete. It's unfortunate that we must be vigilant for the problems caused by others.

In our Village like other municipalities there have been incidents of unfinished work, bad workmanship as well as unlicensed individuals doing work on our homes, trees, etc. Again, for your protection, insist that they be or get properly licensed.

I have thought about for years whether our village should have a posting on our website for our residents to comment about the services that they have used. I have been told that this type of

posting can open our Village up to possible legal challenge.

Perhaps instead we should have our own "village contractor experience reporting center", or the equivalent, where all residents can report any good or bad experiences they have had with any contractors. We would not post these reports on our website, but will answer any inquiries regarding any contractors that we are asked about, or make the reports available for review. This center will be strictly for obtaining comments and information about incidents, both good and bad having occurred. This will be a clearing house for information, but would not supplant the function of the Building Department.

What do you think? Should we establish this type of service?

Please let me know through village hall by telephone or email what your opinion is about this. If enough are in favor I will ask that our legal staff further investigate the possibility.

Have a safe and warm winter.

COMMUNITY GARDEN

2011 was the first season for our new community garden. Sixteen plots were successfully planted and harvested. Recently, we received a donation of a toolshed from Interstate Waste and we appreciate their generosity. There is already a waiting list for next season and we are hoping to be able to increase the size of the garden and the number of plots available. If you would like to get involved, please call or visit Village Hall.



FROM THE DESK OF THE FIRE INSPECTOR – Frank Wilson III



Most residents have heating costs on the brain. Whether primarily heating their homes with oil, gas or electricity, local families are struggling to meet the challenge of record-high energy costs this winter. While the projected rise in heating costs this winter could be devastating for many wallets, increased use of alternative heating equipment – like pellet stoves, wood stoves and space heaters – could have an even more devastating effect on the already serious home heating fire problem.

As a leading cause of home fires, heating is a concern for every community every winter. This year, with the projected increase in use of alternative heating equipment, families need to be especially vigilant to use all heating appliances properly.

Alternative heating sources are not inherently a greater fire risk; with caution they can be used safely. That's why we encourage res-

idents using pellet stoves, wood stoves, space heaters or any other non-traditional home heating equipment this winter to follow this advice:

Portable electric space heaters

- Turn heaters off when you go to bed or leave the room.
- Use and purchase portable space heaters with an auto shut off so if they're tipped over they will shut off.
- Place space heater on solid, flat surface at least 3 feet away from anything that can burn.

Fuel-burning space heaters

- Always use the proper fuel as specified by the manufacturer.
- When refueling, allow the appliance to cool and refuel outside or in a well-ventilated area.
- If the pilot light of your gas heater goes out, allow 5 minutes or more for the gas to go away before trying again, do not allow gas to accumulate, and light the match before you turn on the gas to the pilot to avoid risk of flashback.

Wood and pellet-burning stoves

- Wood stoves should bear the label of a recognized testing laboratory.
- In wood stoves, burn only dry, seasoned wood. In pellet stoves, burn only dry, seasoned wood pellets.
- Keep the doors of your wood stove closed unless loading or stoking the live fire.

At best, not heeding this advice could result in superficial property damage. At worst, you could lose loved ones who may be unable to escape the rapid course of a preventable fire, as well as the comfort and safety you've always felt in your home. Make sure your home has smoke alarms on every level, outside each sleeping area and inside every bedroom and test them monthly to be sure they are working. Be sure your home has both photoelectric and ionization smoke alarms or combination alarms that include both technologies. Plan and practice your home fire escape plan. Please install a carbon monoxide alarm in your home to protect your family from this silent killer.

MONTEBELLO INSTALLS THE FIRST ELECTRIC CAR CHARGING STATION IN ROCKLAND COUNTY

The Village of Montebello has installed the first electric vehicle charging station in Rockland County. The cost of the station was paid with a federal grant. Electric cars will be able to park at Village Hall at any time to receive a charge. The users will pay for the electricity, generating revenue for the Village.

Electricity at Montebello's Village Hall is supported with solar electric panels installed several years ago. Below is a photo of our Chargepoint station at Montebello Village Hall. For more information about the Chargepoint program please see: <http://chargepointamerica.com>



HISTORIC STORMS

By Stacy Caridi, Trustee



The Village of Montebello has suffered through two of the worst storms in recent history. The first was Hurricane Irene, which made landfall in New Jersey on August 28th (and was the first hurricane to do so since 1903). The second storm was the great snowstorm of October 2011, which dumped up to a foot of snow in our area on October 29th. The combination of these two storms has left the Village with significant challenges for clean-up and repair work that may take years to complete.

Although Hurricane Irene was downgraded to a tropical storm as it struck our region, the impact was severe. Streets and homes suffered massive flooding that exceeded even Hurricane Floyd. For example, the damage on Lake Road left many homeowners homeless and one property condemned. Many of these homes are still uninhabitable.

As most people know, Irene also caused significant damage to the bridge on Montebello Road. This bridge is owned by the county but serves to connect eastern and western parts of the village. Given the prior closure of the bridge on Mayer Drive, this closure has left many people significantly inconvenienced.

The great snowstorm was also an enormous hardship for many residents and caused widespread power outages, some lasting for up to a week in length. The number of tree limbs brought down under the weight of snow on the leaves exceeded anything seen in the past. The last snowstorm to occur in October was almost 100 years ago and left only adusting. The impact of this storm is still evident in the number of downed limbs and branches.

The Village is working to address the problems caused by these storms. In the wake of Irene we placed dumpsters in areas of significant flooding to ease the waste problem for many homeowners. We offered guidance for homeowners to contact FEMA and have met with FEMA on multiple occasions. We are awaiting a decision from the federal government whether assistance will be provided to purchase properties in the worst flood zones where homes were left virtually uninhabitable.

Having already spent several years encouraging the county to complete repair work on the Mayer Drive Bridge, we are now doing the same for the bridge on Montebello Road. Unfortunately, the damage to this bridge is even more complicated than the problem with the Mayer Drive Bridge. This means that the repair work will take longer and cost more money. The county is aware of the extent of this problem and they have been honest in communicating that the solution will likely not occur before the end of 2013. Consequently, the village is working to accommodate the needs of residents. For example, the fire districts have been reassigned between Suffern and Tallman departments to be certain that there are no additional delays for emergency responders. The town highway department has agreed to maintain detour signs even after the Mayer bridge is opened in order to reduce the flow of traffic on local roads.

In the days following the snowstorm the village was in daily contact with O&R in an effort to encourage them to make repairs expeditiously. Unfortunately, they were not able to handle the size and scope of the regions outages in a timely manner. We have made our displeasure known to them. Additionally, we have urged the PSC not to grant any rate increase to O&R in the wake of this poor performance. Regardless of the utility's explanations, there is no way that homeowners should be penalized with higher rates at this time.

As of this newsletter, the highway department is still picking up tree limbs and the Spook Rock parking lot has a massive mound of branches awaiting a mulch pile. More work remains. Streams and culverts clogged by these storms still remain to be cleared. Telephone poles still require repair or replacement. Properties damaged by the storms will still need to be repaired. Hopefully this New Year will bring us calmer weather. Happy Holidays to all.

MAYER DRIVE BRIDGE

The Mayer Drive bridge should be open as of the printing of this newsletter. Progress is evident in this photo from November. The new bridge should hopefully last for another hundred years. At the same time, the Montebello Road bridge remains closed pending repairs. This is a county bridge and they are responsible for the repair work. Current estimates project that the construction work will occur in 2013. We will provide further information as soon as it is available.



MONTEBELLO HISTORIC PRESERVATION COMMITTEE

Hannelore Renud, Commissioner

The Commissioners of The Historic Preservation Committee wish you a Merry Christmas and Happy Holidays and for the New Year 2012 Health, Happiness and Success.

While you are driving around looking at snowladen trees and houses, or decorations, see if you cannot locate some houses worthy of historic designation and give us a call or ask your neighbor to apply for it. Applications are available at Village Hall at any time. We already have a number of designated houses, including this very Village Hall, but also the Ryan Mansion property, the Johnson Farmstead on Viola and the Fant Estate on Spook Rock Road. The HPC is very much interested in increasing designations and make our village truly historic.

We live in an historic environment. Reading Craig Long's new book "Suffern" gives you a background of it. By the way, we are proud to have Craig as a member of our team and as the Historian of our village. We have recently put together a booklet with houses of note in our neighborhoods which can be obtained at Village Hall. Great Present!

The HPC decided last month to attend a presentation at the Suffern Library in October "History Happened Here, There and Over There" by Bob Goldberg, an instructor of local history. It seems that most

everybody is familiar with Major John Andre and General Benedict Arnold, but this illustrated program described many of the interesting and fascinating stories buried in the County's rich history. Many of these events, which took place in our very backyards, are unfamiliar to us. Let's get together and preserve the old buildings and barns for future generations and give our children a living history of Montebello.

The HPC meets on the last Wednesday of every month at the Village Hall Building on Montebello Road. We hope to see you and hear about your ideas.



The S. R. Johnson House, built c. 1778, 236 Spook Rock Road

This Johnson farm is located at 236 Spook Rock Road—the S. R. Johnson House. It is a simple wood frame, 5-bay gable-roofed building, oriented with the front facade to the south for solar access, as were many early rural houses in the region. Reclad in darkly stained wood shingles and having a shed dormer addition, it belies the c. 1778 date ascribed to it. Nevertheless, its association with the Johnson family and the early rural development patterns of Montebello makes it a significant property. Recently abandoned, the property may be headed for demolition.

MONTEBELLO DAY: SEPTEMBER 18

Hundreds of residents enjoyed Montebello Day on September 18th. Beautiful weather and lots of activities marked another great celebration. Free food from local vendors and entertainment made for a fun afternoon. Special thanks to Deputy Mayor Lance Millman and Trustee Stacy Caridi for organizing this annual event.



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

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

March 2012	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 <i>Parks Commission 7:30 P.M.</i>	2	3
	4	5	6 <i>Planning Board Workshop 7:00 P.M.</i>	7	8	9	10
	11	12	13 <i>Planning Board 7:15 P.M.</i>	14	15 <i>Zoning Board of Appeals 7:45 P.M.</i>	16	17
	18	19	20	21 <i>Board of Trustees 8:00 P.M.</i>	22	23	24
	25	26	27 <i>CDRC 9:30 A.M.</i>	28 <i>Historic Preservation Comm. 7:00 P.M.</i>	29	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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Village of Montebello
One Montebello Road
Montebello, NY 10901

