

**MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN  
COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON TUESDAY,  
NOVEMBER 18, 2008 AT VILLAGE HALL.**

**THE MEETING WAS CALLED TO ORDER AT 7:30 PM.**

Members Present: Thomas Campbell-Chairman  
Lance Millman  
Jane Burke  
Rodney Gittens  
Melanie Golden  
Sandra Ward

Members Absent: Anthony Piazza

Minutes from October 27th meeting were approved.

Update on deliverables from prior meeting:

- Contact village building inspector for list of most common violations: not assigned, no update -- Member Millman will pursue for next meeting

Pace University course suggestions for 15 topics to consider for a community Comprehensive Plan

- Member Golden will order a new copy of document for next meeting

Collect list of surrounding communities' planned significant projects: not assigned, no action since last meeting. Follow up for next meeting:

- Contact County Planning Commission – Chairman Campbell
- Wesley Hills – Member Golden
- Town of Ramapo – Member Gittens
- Airmont – Member Burke
- Suffern – Mr. Geneslaw

Permission to put questionnaire on website:

- Chairman Campbell reports that it needs Village Board approval. He will make request to board.

Listing of recommendations made in 2003 CP and update on status.

- Chairman Campbell presented table of all significant recommendations made including statuses updated by village Mayor and Village Hall staff.  
Commission members to review and identify any recommendations / status issues they would like further clarification on.

Discussion on the format that the final document will take. Decisions made:

- Will be published as a “Comprehensive Plan Update”
- Will include a status report on progress since 2003 plan
- Will update some positions, may add and drop some sections
- Actual writing duties will typically be:  
    New or substantially changed sections: Commission member
- Small updates: Robert Geneslaw’s firm

Discussions regarding what topics are appropriate for Comprehensive Plan to address:

- Per Attorney Emanuel, anything directly or indirectly dealing with land use: zoning, architecture, even staffing approaches in some instances.
- Commission should consider no topic out of reach – our professionals will let us know when we are crossing into inappropriate territory.

Discussion on how to involve other Montebello boards:

- Commission members who are members of other Montebello village boards may share info and solicit ideas from their boards on an ad-hoc basis, but other boards will not be asked to provide official input or reviews of Comprehensive Plan topics.

Point of interest made by Mr. Geneslaw:

- Rockland County Planning will also have to approve the final Comprehensive Plan and may make recommendations that must be handled a specific way

Prioritization of issues in Comprehensive Plan to discuss in depth at next meeting.

Members should be prepared to discuss top 4 at next meeting. A Member (assigned in list below) will bring a “Bullet List” of discussion points for each of the 4.

- Zoning Issues – Residential Consistency: Member Gittens to bring discussion points
- Economic Development: Member Golden to bring discussion points
- Climate Change: Member Golden to bring discussion points
- Village Center: All members to bring discussion points
- Traffic & Congestion
- Large Undeveloped properties fronting Montebello Road
- Architectural Review Board
- Historic and Economic Area Overlays
- Walking and biking paths
- Parks and Open Spaces
- Other topics as Members bring them to the table

Next Meeting / Public Hearing Dates

- Next CP Meeting December 16 2008, 7:30 PM
- Public Hearing January 20 2009, 7:30 PM
- CP Meeting January 27 2009, 7:30 PM

Chairman Campbell will coordinate with Village Hall for notice in quarterly newsletter and other required mediums

Comments from the Public:

- Richard Ellsworth – Attorney for Novartis Pharmaceutical: Inquired into how CP meetings are announced. He noted revision of date for this meeting since the last meeting adjourned. Reply was that as a Public Meeting (not a Public Forum) these meetings are announced in the upcoming community events portion of the Journal News – not as a classified section notice.

Meeting was adjourned at 10:05