

MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON TUESDAY, FEBRUARY 17, 2009 AT THE MONTEBELLO COMMUNITY CENTER.

THE MEETING WAS CALLED TO ORDER AT 7:40 PM.

Roll Call:

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

Absent: Anthony Piazza

Minutes from the January 20, 2009 Public Hearing and the January 27, 2009 meeting were approved.

Discussion Items:

Impact of Tappan Zee Bridge Plans:

Presentation by: Russell W. Robbins – NYS DOT Planning and Transit Manager
R. Andrew Parker, PhD, AICP – Earth Tech AECOM
Materials available at www.tzbsite.com

Mr. Robbins gave status report on the Tappan Zee Bridge replacement project. Two elements most likely to impact Montebello: a cross-corridor Bus Rapid Transit (BRT) service from Suffern to Port Chester and a Commuter Rail Train (CRT) beginning in Hillburn connecting into the Hudson Line in Tarrytown for a one-seat ride to Grand Central Terminal in Manhattan.

Mr. Robbins and Mr. Parker stressed that it is still too early in the process to start identifying specific locations for either BRT or CRT stations. Two options are currently being studied for CRT through Rockland County and the Montebello area - running the line along the south side of I-87 or running it along the Piermont Rail Line right of way. BRT solutions may be implemented via new lanes added to the existing I-287 right of way, or along portions of the Piermont Rail Line. BRT solutions would be put in place well before the CRT solutions. The representatives for the Project (i) indicated that no station would be forced on our community; (ii) they will be working with communities to find acceptable locations; and (iii) asked that the Village consider whether it is interested in such a station and the resulting transit oriented development (TOD) opportunities around the station.

The Project representatives asked the Comprehensive Plan Commission members to consider both residential clusters and major employer opportunities along the commuter corridors – either for Montebello residents traveling east for work in Westchester or New York City, or out of town residents traveling west into Montebello for employers in the Dunnigan Drive, Hemion Road, Executive Boulevard or Rella Road areas. Growth plans

that leverage the future BRT and CRT commuting opportunities will be best placed to benefit as the services come on line in the coming 6 to 10 years.

There will be continued outreach by the Project including TOD consulting in the fall of 2009 beginning with a Rockland County meeting for local officials, followed by training for interested individual communities. Timing of the Project, questions about financing and concerns by various Commission members were discussed before this portion of the meeting ended at 8:50 pm.

Comprehensive Plan Timeline:

The Commission unanimously approved a resolution requesting an additional six months through mid September 2009 to prepare and present its report and a continuation of the current moratorium through November 1, 2009

New approach to deliverables:

A list of ten Comprehensive Plan areas that were raised at the October 2008 meeting was discussed and it was agreed that each member will review the listed areas and that at our next meeting we will spend approximately ten minutes to review each one. This review will allow us to determine the appropriate future action with respect to these items (i.e.; we may have agreements on some, may need further work on others etc). Areas requiring further work will be assigned to individual members at that time.

Comprehensive Plan Contents Discussion:

Economic Development: A brief discussion of member Golden's economic development outline document was discussed with a focus on proposed economic development objectives and how to incorporate the topic into the Comprehensive Plan. This topic will be discussed more fully at our next meeting.

Historic Preservation: Member Ward presented her historic preservation talking points and a discussion ensued. The concept of a Scenic Road District was discussed. The members requested that our attorney and planner provide us with more detailed information on what other communities are doing in connection with historic preservation.

Public Comments:

There were no comments from the public

For next meeting:

The members should review and consider the October 2008 list, as discussed above, the Tappan Zee Project and be prepared to discuss the currently designated Village Center property, as well as other large parcel use.

The meeting was adjourned at 10:10 pm.