

MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON TUESDAY, MARCH 16, 2009 AT THE MONTEBELLO COMMUNITY CENTER. THE MEETING WAS CALLED TO ORDER AT 7:47 PM.

Roll Call:

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

Absent: Anthony Piazza
Sandra Ward

Member Millman motioned *to approve the minutes from the February 17th meeting*, Member Burke seconded and the motion was carried by all.

Discussion of Commission Time Extension Request and Process Improvement

The Commission's request for six months additional time to complete their task is scheduled to go before the Village Board on March 25th. Commission Members reiterated the reasons for the request and *permitted Chairman Campbell to speak for them at the Village Board meeting*.

Member Golden noted that the dates for the moratorium were misstated in the minutes from the prior meeting. She made a motion for the *minutes of the February 17, 2009 meeting to be amended to state the Moratorium was requested to extend until November 1, 2009* - seconded by Lance Millman - the motion was carried by all.

Chairman Campbell and Member Golden suggested moving to a twice monthly meeting schedule to accelerate the pace of the Plan update. Attorney Emanuel felt the Commission should make them regular meetings opposed to workshops. Brief discussion on meeting dates; *agreed a meeting schedule of the first and third Monday evenings (7:30PM) of each month for the remainder of the Commission's tenure*, subject to discussion with Members Piazza and Ward (not present at this meeting). The next meetings will have tentative dates of April 6th and 20th, 2009. (Post-meeting discussions with Members Ward and Piazza confirm this schedule is acceptable)

Chairman Campbell requested Mr. Geneslaw's firm attempt to locate the editable versions of Introduction and Land Use portions of the 2003 Comprehensive Plan so that decisions of this Commission can be incorporated directly as they are agreed. The availability of an editable copy will greatly speed the progress of the Commission.

Comprehensive Plan Discussion Items

Parks and Open Space - Member Golden stated that in the original Comprehensive Plan there was supposed to be a recreational survey/update done within six months. *Members agreed that the updated Plan should have a similar requirement for a new recreational survey to reflect impacts of Torne Valley facility, new ballfields in nearby communities, etc. The updated Plan should also recommend that such a survey be repeated on a periodic basis.* Members requested copies of the most recent Open Space Committee report done in May of 2007.

Walking and Biking Paths - Members expressed concern that some existing biking/walking paths are not being maintained and become overgrown with weeds, etc. *Agreed that the updated Comprehensive Plan should have a recommendation that walking/biking paths be maintained regularly.*

RE: Paths proposed on 2003 CP document. Members recognized that portions of existing path plans that pass over private property may not be implemented in the near future but should remain as part of a long range plan. *Members agreed that the updated CP should recommend that paths through publicly owned areas (school properties, etc) be pursued by the Village more quickly.*

RE: Paths maintained by external bodies. Several Members suggested amending the existing plan where possible to link in nearby public parks and trails such as the Kakiak Park trail behind the Montebello Community Center. There has not been any investigation of the trail system in the Village in several years. Members would like to compile a list of paths and trails they would like to see connected. Attorney Emanuel mentioned a group called the NY/NJ Trail Conference located in Mahwah, NJ, which compiles information about most regional hiking trails. Member Golden will contact them. Chairperson Campbell will contact the Parks Department for input.

Traffic Congestion and Speeding - Discussion on speed humps and traffic calming. There may be a possibility of lowering the speed limit on RT 202. Attorney Emanuel recommended the *updated CP require the Village Engineer review village roads for possible narrowing – the Members agreed.*

Discussion on sidewalks, road narrowing, speed humps and signage on Village streets. This issue will remain open for future discussion.

Residential Zoning- Mr. Geneslaw compiled a document for review and gave a brief overview of Floor Area Ratio. ("F.A.R."). Discussion on F.A.R, setbacks, wetlands, slopes and clustering. Chairman Campbell suggested the Comprehensive Plan document require the Village to form a Committee to review and update the Residential District Zoning, specifically with regard to maintaining appropriate look and feel in existing neighborhoods. Recommendation would also include having the Building Inspector review the Code glossary for terms that need to be updated or added. Further discussion required.

Architectural Review Board ("ARB")- The responsibilities of this Board are currently being met by the members of the Village Planning Board when needed. It generally

focuses on commercial and historical properties, not residential properties. Member Millman feels the ARB should be expanded to focus on residential at this point in time. Chairman Campbell suggested that specific “gateway” intersections or roads be subject to ARB, possibly with specific architectural guidelines. Discussion on the functions of the ARB. Attorney Emanuel suggested all members review Section 195-59 of the Zoning Code, this is the current ARB Code. Robert Geneslaw, Village Planner, recommended the Village have someone with specialized knowledge, preferably an Architectural Historian, available to review plans and prepares reports the same way CDRC operates. There were questions as to who would pay this professional fee – typically applicant covers professional costs. Further discussion required.

Historical Preservation Commission ("HPC") - Member Ward, a member of the HPC is not in attendance, the Commission wishes to wait until she is present.

Economic Development - Member Golden submitted a section for members to comment on in the last meeting – members were not yet ready to comment on it. Chairman Campbell requested Members make special note of the commercial aspects of the 2003 plan as they review the proposed Economic Development section, looking for any text that may need additional updating.

Final analysis of the Economic Development section will not be considered until the Large Parcel Review is complete.

Large Parcel Review - Discussion centered on the Airmont Rd / Montebello Rd / Rella Blvd intersection. General consensus of members is that parcels on all four corners (and all undeveloped Rella Blvd parcels) should be non-residential. Possible need for special architectural requirements regardless of use. Potential zoning overlay district for alternate uses (currently Office Campus) – further discussion required.

Public Comments:

Matthew Byrnes from Balsamo Byrnes, Cipriani and Ellsworth. - No Comments, just sitting in audience listening.

Closing Meeting:

Member Millman made a motion to end the meeting, seconded by Melanie Golden. Motion carried unanimously. Meeting adjourned 9:56