

MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON MONDAY, JUNE 1st, 2009 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:35 P.M.

ROLL CALL:

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

Others Present: Robert Geneslaw-Village Planner

Others Absent: Ira Emanuel-Asst Village Attorney

Recording Secretary: Shelly Flanagan-Ramos

Member Golden made a motion to open the meeting, seconded by Member Ward and the motion was carried by all.

PRIOR MEETING MINUTES:

May 18, 2009 minutes reviewed with several amendments to the draft agreed.

Member Piazza made a motion to approve the minutes of May 18, 2009, Member Ward seconded, and the motion carried unanimously.

GENERAL:

Chairman Campbell suggested having discussion on how the actual document will be written and what information will go into it. He would like each member to take a section of the plan that pertains to their expertise. They will be in charge of summarizing that portion for the final DRAFT copy.

Member Burke suggested the Commission review the actual use tables from the Zoning Code Book. Help will be needed from the Village Planner Bob Geneslaw.

Discussion on how the recommendations will be incorporated into the 2003 version of Plan. It was recommended Bob Geneslaw review the original maps updating the geographic portions, particularly the "Green Spine". Members agreed a "Green Network" map of the village should be included: overlaying wetlands and parks to show a "green

spine” of the village. The Introduction and Overview need to be composed differently. Member Ward will update the Mission Statement, defining "Natural Characters" more clearly.

The Commission would like to focus on encouraging and attracting environmentally friendly industries to the Village. There was a suggestion on removing any verbiage pertaining to manufacturing in the PI Industry.

Member Millman arrived at 8:10 pm.

Detail review of specific parts of the existing CP document:

Incorporate more of a description of the “flavor” of the village in both the Intro and the overview.

Remove the “Visioning” portion, but the 2003 document version as part of the new introduction.

Update the mission statement (P6) to remove reference to “mixed use center on 59” and put greater emphasis on preserving relaxed, semi-rural residential feel and attracting quality employers and retail providers primarily along the southern borders.

Goals and Objectives section of the Plan: pg. 7-8

Move the Summary Goal: Community "Value" at the bottom of page 8 be at the beginning of the Chapter.

Goal 1: It was agreed that stone walls, rock walls and hedges be added to the Objectives (G) section.

Goal 2: Update goals portion regarding trails and bike paths to imply long term goal, priority during any new or replacement development, incorporate portions of objectives from Goal 5

Goal 3 – remove

Goal 4 – Objectives to suggest continuing review of future options, reference existing “traffic hump” solutions.

Goal 5 – blend into goal 2

Goal 6 – Add economic improvement goal and objective – focus on attracting high quality employers and retailers who add both value to the residents and increase the tax base. Objectives include reference to working with Rockland Econ Dev, establishing resources to help steer particularly attractive prospective commercial developers to Montebello.

Recommended to change page 12 and 39 regarding "Rosedale Manor", which is now Valley Manor from "yielding approx. 67 dwellings to 46 dwellings".

Background-Environment pg 16- (Map) Discussion on adding the current green space, parks, wetlands and passive parks to the map.

Estate Office Area pg 22- recommendations were achieved since the last Comprehensive Plan.

Discussion on the Senior Residential Area-pg 28, the recommended plan in 2003 was to create a pedestrian or vehicular connection, which is not feasible. Seniors are able to walk Rella Blvd.

Village Center pg 29- it is suggested this section be removed entirely and replace with the "RT. 59 Development District". Robert Geneslaw will prepare a DRAFT wording before the next meeting to all to review.

Planned Industry – P33 – Discussion regarding tighter limits on manufacturing. No decision reached (see Novartis Representative's public comments at end of this meeting's minutes).

Civic Area-pg 34- It is suggested that the last paragraph be clarified, particularly removal of wording regarding: roundabout, clock tower, sidewalks and decorated lighting

Member Burke will take a look at the Planning section and submit her comments.

Robert Geneslaw to obtain an updated list of endangered species in the area.

Pg 39-Natural Resources- Last paragraph include the Stream Law Protection Local Law adoption date.

Natural Resources, pg 40-The village's tree law had been revised in June of 2008.

Community Facilities Element- pg 42-47. Add Montebello Community Center. Update the Parks and Open Space areas under Recreation on pg 44. It was recommended to change pg 46 to eliminate the "VC District".

Member Ward to update the Historic and Aesthetic Resources Element -pg 48-52. It was recommended to differentiate Historic from Aesthetic, but determined the two are inter-dependent for this section.

Discussion on the size of the new document. Agreed the new document would simply replace the introduction and land-use sections (approx 52 pages) and simply reference the 2003 circulation and other sections. This will keep future duplication costs low.

Other Discussion:

Further discussion about commercial development: consensus is to try to not pinpoint exactly the type of building the Village is looking for. Discussion on underground parking and demographics.

PUBLIC COMMENT:

Richard Ellsworth - a representative of Novartis Pharmaceutical, is concerned his client, who is located in the PI industry zone, might be limited on building in the future if the Commission recommends changing the PI zone definition to not allow heavy manufacturing.

NEXT MEETING:

There will be no meeting on June 15. Next meeting will be Wednesday - 8th of July.

ADJOURN:

At 9:53 pm Member Millman made a motion to adjourn the meeting, seconded by Member Golden, motion carried unanimously.