

**MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN
COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON
WEDNESDAY, JULY 8, 2009 AT THE MONTEBELLO COMMUNITY CENTER.
THE MEETING WAS CALLED TO ORDER AT 7:40 P.M.**

ROLL CALL:

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

Others Present: Robert Geneslaw-Village Planner

Others Absent: Melanie Golden
Ira Emanuel-Asst Village Attorney

Recording Secretary: Shelly Flanagan-Ramos

PRIOR MEETING MINUTES:

June 1, 2009 minutes reviewed with a friendly change to the draft agreed.

Member Millman made a motion to approve the minutes of June 1, 2009, Member Ward seconded, and the motion carried unanimously.

Review of specific parts of the existing CP document:

Member Ward reviewed her draft of the Historic Resources portion of the document to which she had made changes. The historical context portions remained mostly unchanged, with a few clarifications to how historical classifications are made.

She also reviewed the specific recommendations that the plan would propose. In general, the recommendations were accepted as proposed with a few modifications that Ms. Ward will include in the next draft that she submits for commission review. Included in the discussion was adding a recommendation to create some sort of village historical archive for physical artifacts – perhaps housed in the new Montebello Community Center. Ms. Ward will include such a recommendation in her next draft. A recommendation that members strongly agreed with was the strengthening of penalties for homeowners and developers who demolish protected buildings or viewsheds. Member Ward will speak to Attorney Warren Berbit regarding the legal ramifications. Members agreed Member Ward done a great job on her portion of the review.

Discussion regarding the designation of Village zoning classifications and their depiction on page 13 of the current CP. The Village Planner was directed to update pg 13 in the CP book to reflect current zoning borders. Discussion regarding current zoning of public schools in Montebello – deemed that existing zoning of each property properly protects its future use should it cease to be used as a public school.

Review of Land Use definitions beginning on page 18 of current CP:

Conservation Areas- Recommended omitting the last sentence (pg 1-Land Use)

"Walking and Bike Paths are encouraged and can be interwoven in appropriate locations within the Conservation area".

Estate Residential Area- (pg 2-Land Use) Bob Geneslaw to review the CP pertaining to 100 ft setbacks in these areas. Member Millman would like the definition of "a large parcel of land" defined. Discussion on the few last large parcels of land in the Estate Residential Area. There is discussion on how "utility connections are not being permitted. How will they be run within these setbacks and how connections can it be installed with potential new development on these large parcels of land?

Member Ward to review the Historic Preservation section to include "natural stonewalls" opposed to factory made stone and include the definition of "natural stone". It is suggested omitting "Stabling for horses is encouraged on these large lots" on pg 2 of Estate Residential Areas.

Estate Residential-(pg 3-Land Use)- Member Campbell originally suggested removing this entire page; commission decide that the page should remain in document but be updated to reflect the projects planned / completed on these properties..

Bob Geneslaw to review the Estate Office Area (page 4-Land Use) It is suggested the first paragraph be removed, adding verbiage stating that if an office building is historic it will have restrictions on future Development. Picture of wall to be removed from this page.

Rural Residential Areas-(pg 5-Land Use) Discussion on stone walls found throughout the Village. Discussion on the State Historic Designation. It is recommended that the reference "McMansion" be removed from any location in the CP.

Discussion regarding recommendation that residential zoning standards be reviewed by a "commission" as referenced in this draft. Members decided that a review should be recommended but left to the Village Board as to how the review is conducted.

Chairman Campbell requested Bob Geneslaw review the 11 zoning district categories and update the "BACKGROUND-Current Zoning Map"(pg 13-Land Use of the CP).

Village Residential Area (pg 8-Land Use) Discussion on the previous recommendations made in 2003. Members suggest removing "sidewalks and fences" from the last paragraph.

Further discussion regarding schools and future re-zoning in case they cease being used as a school in the future. Previous discussions had noted that if the land under the schools (or public parks) did not have a zoning, it could create loopholes. Initial research indicates that all public properties (schools, pool, etc) are already zoned, mostly as RR-50. Bob Geneslaw to confirm that all have an underlying zoning in place.

PUBLIC COMMENT:

Marc Kissel - Valley Cottage resident; Commercial real Estate Developer- Concerned with any changes proposed with the VC Zoning district on RT 59, particularly 250 RT 59 property. Stated "property is not on the market as of yet".

NEXT MEETING:

Monday-July 20. Jane and Tony will not be in attendance. If any other members cannot attend the next meeting it will have to be postponed.

Need to confirm that final draft due date is Sept 17.

ADJOURN:

At 10:10 pm Member Millman made a motion to adjourn the meeting, seconded by Member Campbell, motion carried unanimously.