

MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN  
COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON MONDAY,  
AUGUST 3, 2009 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS  
CALLED TO ORDER AT 7:38 P.M.

Roll Call:

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

Members Absent: Sandra Ward

Other Present: Robert Geneslaw-Village Planner

Others Absent: Ira Emanuel-Asst Village Attorney

Member Golden's draft sections on a revised "Goals and Objectives" section and a new Economic Development portion of the Comprehensive Plan were discussed.

Discussion on the Village's Goals and Objectives section:

Goal 1: No substantive changes

Goal 2: Agreed to expanded concept of "Greenprint" (Objective A) and addition of "Environmental Protection Overlay District" (Objective B) subject to further input from Bob and Ira

Goal "3": "Employing" was chosen instead of "adopting" in statement of goal.

Will also ask Sandra Ward to work this goal into the Aesthetics Element that she is working on.

Goal 4: Objective "B"- "limits" was added after "speed"  
Objective "C "new" was replaced with "additional"

Goal 5: "Additional" was added after "promote" in statement of goal

“Current commercial developments and future projects” language was preferred in Objective "D"

Discussion on underground utilities in new developments. How can the Village control how utility companies run their lines? Members would like Bob Geneslaw and Ira Emanuel's input on this subject. Members would like to try and work this subject into Plan.

Bob Geneslaw arrived.

### **Economic Development Element:**

Review of the “History of Economic Development in Montebello” section.  
Discussion on how to identify and describe the commercial properties in the Village.  
Review of current commercial areas and underdeveloped vacant parcels. In depth discussion on the vacant parcel of land on Dunnigan Drive abutting Dress Barn along the railroad and access issues. Decision to add the Economic Development Commission and its objectives in this section. Add a Commercial and Industrial Inventory section thereafter (where details of the properties can go)

### **Discussion on Objective #1:**

The zoning designated as Village Center in the 2003 Comprehensive Plan should be eliminated. Recommendation to create a "Route 59 Development District" on undeveloped parcels. This new category would allow for commercial development, residential development or a mixed usage. The "Commercial and Industrial Property Inventory Map and the Table Inventory of Commercial and Industrial Properties is reviewed and discussed. This map identifies all commercial and industrial zoned property in Montebello's updated zoning map, while the table indicates current use and undeveloped sites. Recommendation on changing the "Comments" column to a "Section/Block and Lot # (SBL)" column, and adding "Current" to the "Use" column, and updating map and table to reflect any substantive changes since they were prepared.. Bob Geneslaw will make the necessary changes to be reviewed for approval..

Discussion on possibly swapping "Objectives 1 & 2". Member Golden to make the necessary changes to the objectives and send them to Bob Geneslaw.

### **Discussion on Objective #2:**

Add "and attracting new businesses" to the end sentence after "retaining existing....."

Members discuss the recommendation of using a liaison/facilitator to help attract prospective businesses, omit "a minimum of twelve months" and change to "a village to develop a pilot program". Add -"commercial real estate brokers" to #2 and switch Sub 1 and Sub 2. Members recommend a formal request be made to the REDC to encourage

reexamination and expansion of Empire Zone property, this area should include commercial areas around Dunnigan Drive and Rella and Executive Boulevards and lastly it is recommended to add a #4, that the Village reach out to local businesses that are existing. Member Golden will explain what the Empire Zone is in the Plan.

**Discussion on Objective # 3:**

Members recommend having the Building Inspector and add "or" other Village personnel to review and evaluate village codes and provide incentives to encourage commercial building that are more energy efficient or use renewable energy sources; also add "other agencies" to the sentence. Discussion on "who" will evaluate Village Codes to determine if there are environmental constraints that are unnecessary, it is suggested to change this to read " evaluate Village Code to determine ..... ". Use same "Building Inspector and/or appropriate Village personnel or agencies" language in 2<sup>nd</sup> bullet as well. Members would like to identify specific provisions that are relevant in terms of FAR and incentive zoning..

**Discussion on Objective #4:**

Omit "current commercial developments and future projects". Discussion on where the "Core Village Values" will be listed in the document? Members recommend the introduction portion or goals and objectives. Discussion on how to identify traffic congestion on Rt. 59 and Dunnigan Dr. It is recommended to leave as is. Also recommended is to leave the installation of village signs at the gateways in. Omit the last bullet "retaining and replacement of rock walls" it is already in the goals and general aesthetic portion.

Discussion on recommendations to be made to the Dunnigan Drive Area, Executive Blvd and Rt 59 Development portion on Page 5 and 6. Page 7 is completely omitted.

Discussion on the 6 lots next to the medical building on Airmont Road.

Other discussion:

There will be "Key Recommendations" included in the beginning of the document.

Discussion on public hearings for public comment. Chairman Campbell to speak with the Village Clerk and Attorney Berbit on how many hearing the Village needs to have.

**Public Comment:**

No one wished to speak

Member Millman made a motion to adjourn the meeting seconded by Member Piazza. Motion carried by all. Meeting ends 10:08 PM