

MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN
COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON MONDAY,
AUGUST 31, 2009 AT THE MONTEBELLO COMMUNITY CENTER. THE
MEETING WAS CALLED TO ORDER AT 7:39 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
Ira Emanuel-Asst Village Attorney
Shelly Ramos, Deputy Village Clerk

Robert Geneslaw discussed in detail the recommended updates to the maps from the Comp Plan from 2003. See attached Robert Geneslaw memo dated July 20, 2009, received August 31, 2009.

Discussion on current zoning with a recommendation on changing the Archdiocese Property to LO-C and placing conservation easements on it. The zoning map will be revised to include the Green Spine; the open space map will be revised to include all unidentified parcels. It is recommended to include all the wetlands on the Green Spine Map. The zoning map will show the Village Center. Communities Facilites will now include The Suffern Library, Spook Rock Pool, Ramapo Senior Center.

Chairman Campbell to draft the EPOC overlay district.

Bob Geneslaw to have copies of the Revised Open Space Map by the Sept. 9 meeting.

Discussion on the Overview of the Natural Resource Element

Topography and Steep Slopes

Recommended that the Village Engineer or Planning Board review any plans that have a proposed disturbance of 25% or greater.

Drainage Basins and Surface Water Resources

Revised this section outlining the Villages Wetlands and Stream Protection Plan.

Add in this section reference to the "Ponds Park" and "Dams".

Wetlands

This section was revised to state that an applicant must visit the Planning Board if there will be possible impact to wetlands on the property. Site inspections while the project is underway are recommended as well.

Vegetation

Added reference that several amendments were made in 2005 to the Local Law.
Add reference to the Village being a "Tree City"

Significant Species

Omit: (Rosedale Manor area) from the last paragraph

Discussion on the recommendations in the Natural Resources Element

Omit the following section:

"Adopt a Freshwater Wetlands/Stream Protection Law"

"Formalize Stormwater Protection Policies"

"Consider adopting Steep Slope Policies"

Revise the "Tree Preservation Section. This law had since been amended in June of 2008.

Members discuss the **Introduction on pg 3**. Recommended alphabetizing names, adding middle initials and board held titles.

Member Burke made a motion to approve the introduction with the necessary changes, the changes in the introduction, Member Golden seconded and the motion carried unanimously.

Members discuss the **Village Overview on pg 9**. Minor changes are made. The Demographic Data Elements remains the same. There is much discussion on the Housing Data Element, members feel the numbers are incorrect in the Data column. Bob Geneslaw was asked to review this information and advise. Suggestion to review the assessment rolls for updated information.

Member Golden made a motion to approve the Village Overview section with the necessary changes (if any), Member Piazza seconds and the motion is carried unanimously.

Members discuss the **Executive Overview pg. 5**

Contents of this Plan

This section was changed in its entirety.

Overall observations

Minor changes to this section.

Key recommendations for this plan

Minor changes to #2, # 3 and #5.

Recommended to incorporate a # 5.1 to include the Critical Environmental Overlay District.

Mention of review of the Circulation Plan - Members are not sure if this should be revised, after a brief discussion concluded there will be review and recommended changes at a later date.

Chairman Campbell stated the Commission will finalize the Executive Overview and Land Use Element at the next meeting, which will be on September 9, meeting after that will be September 14.

Member Golden made a motion to close the meeting at 9:50 pm, seconded by Lance Millman, motion carried by all.