

MINUTES OF THE MEETING OF THE COMPREHENSIVE REVIEW PLAN COMMISSION OF THE VILLAGE OF MONTEBELLO HELD ON MONDAY, MAY 4, 2009 AT THE MONTEBELLO COMMUNITY CENTER. THE MEETING WAS CALLED TO ORDER AT 7:42 PM.

ROLL CALL:

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

Others Present: Robert Geneslaw-Village Planner

Absent: Melanie Golden
Lance Millman

Others Absent: Ira Emanuel-Asst Village Attorney

Recording Secretary: Shelly Flanagan-Ramos

PRIOR MEETING MINUTES:

April 20, 2009 minutes reviewed.

Member Ward made a motion to approve the minutes of April 20, 2009, Member Burke seconded and the motion carried unanimously.

GENERAL:

Chairman Campbell suggested moving the July 6th meeting to the 8th due to the Holiday. He requested members to check their schedules and advise at the next meeting. The second regularly scheduled meeting in July will be the 20th. Member Burke may not be able to be there.

Robert Geneslaw submitted an editable 2003 CD version of the Comprehensive Plan to simplify the incorporation of the Commission's decisions into a single document.

COMPONENT UPDATES/DISCUSSION:

Historic Preservation Component:

Member Ward led the discussion on the HPC component of the Comprehensive Plan. A brief discussion of the current HPC-related zoning followed.

Further discussion centered on having an Architectural Historian review the Village to catalog specific homes, neighborhoods, and viewsheds for historical status.

Members agreed that any protections for buildings or viewsheds should be limited to externally visible aspects – changes made within a building need not be restricted.

Members also suggested the fines / penalties attached to HPC violations be reviewed to make them more robust and a greater deterrent to violation.

Members discussed options for joint reviews be done with the HPC and ARB (Planning Board) upon review of certain homes. In situations where the HPC is authorized to review a proposed change, it should be able to invite the ARB as a consultant, but HPC would remain the lead group in the review. The HPC should also identify a preferred architectural resource / consultant for use in its reviews.

Undeveloped Properties:

Members discussed deeper setbacks for the three undeveloped properties at the intersection of Rella Blvd, Montebello Rd, and Airmont road – it was decided that setbacks should be reviewed but not increased so much as to make the lots unusable (particularly on the corner of Montebello and Airmont). Discussion also covered screening of parking. Members agreed that any development of properties on this corner must have year-round screening (from Airmont Rd) of any parking areas.

Discussion regarding these three parcels included possible uses for retail or elderly residential. The discussion resulted in a decision to have them retain their LO-C status.

Discussion on the Archdiocese property, suggestion to keep the zoning LO-C with a secondary overlay of a park with an 80-100 foot conservation easement along the perimeter. Further discussion required.

Discussion on the retail property located on Route 59 - particular discussion on the 250 Rt 59 property. This property wraps around to Hemion Road, suggestion to leave this commercial all the way back, members discuss rock walls, parking, conservation easements and low income housing.

PUBLIC COMMENT:

No one wished to speak.

NEXT MEETING:

Monday - 18th of May.

ADJOURN:

At 10:00 pm Member Piazza made a motion to adjourn the meeting, seconded by Member Ward, motion carried unanimously.