

**DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT
(DGEIS)**

VILLAGE OF MONTEBELLO COMPREHENSIVE PLAN

Village of Montebello

Rockland County, New York

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*See 2003 Montebello Comprehensive Plan DGEIS

I. SUMMARY

A. Introduction

This Draft Generic Environmental Impact Statement (DGEIS) was prepared pursuant to the regulations implementing the New York State Environmental Quality Review Act (SEQRA). No agency may undertake, fund, or approve an action until it has complied with the provisions of SEQRA. The basic purpose of SEQRA is to incorporate the consideration of environmental factors into the review of the decision making process.

The Village of Montebello Board of Trustees, as Lead Agency, has determined that the adoption of the proposed Comprehensive Plan is a Type 1 action, and that an environmental impact statement be prepared.

Since the action involves the adoption of land use policies and regulations, a draft generic environmental impact statement (DGEIS) is being prepared. Generic EISs may be broader and more general than site- or project-specific EISs, and may be based on secondary sources of information. In accordance with §617(a)(4) of the SEQRA regulations, a generic EIS may be used to assess the environmental impacts of “new or significant changes to existing land use plans, development plans, zoning regulations or agency comprehensive resource management plans.”

This document describes generically the potential impacts relating to the proposed adoption of the 2009 Village of Montebello Comprehensive Plan. For ease of understanding, the DGEIS is organized by each subject, i.e., for each subject the background, potential impacts and mitigations are presented together.

The Village of Montebello Board of Trustees adopted its first Comprehensive Plan in 2003; preceded by the preparation and adoption of a Draft Generic Environmental Impact Statement; and accompanied and followed by various implementing regulations, particularly significant amendments to the zoning code and adoption of other local regulations. This DGEIS relies heavily on the DGEIS prepared for the 2003 Comprehensive Plan, and the 2003 DGEIS should be relied on for information regarding Existing Conditions for the subject areas evaluated in the 2003 DGEIS. The 2003 DGEIS is available for review in Village Hall.

B. Overview of the Village

The Village of Montebello is one of eleven incorporated villages within the Town of Ramapo. The Village was incorporated in 1986, in an effort to protect the semi-rural character of the community. The Village is located approximately 40 miles northwest of New York City. The Village borders unincorporated areas of the Town of Ramapo and Harriman State Park on the west, the Village of Wesley Hills on the north, unincorporated Ramapo on the east, and the Village of Airmont and the Village of Suffern on the south.

C. 2009 Comprehensive Plan Update Process

In September of 2008 the Village Board appointed a Commission of Montebello residents to review and update the 2003 version of the Village's Comprehensive Plan.

The Commission included members of all the active boards within the Village, as well as persons with experience on previous Village boards or commissions. Also directly involved in the process were a number of Village staff, consultants, and professionals.

By Resolution 08-117 the Commission was instructed to study and update the 2003 Plan and submit their Plan by March 17, 2009. Further, to prevent prospective developers from attempting to force through any development plans before the Commission may submit a new Comprehensive Plan that may impact their options, the Village Board enacted a moratorium on new subdivision or site plan approvals until May 1, 2009 (local law #6 of 2008).

The Plan Members first met in October 2008 and established a monthly meeting schedule to evaluate their approach and deliberate the contents of the 2003 plan. All meetings were open to the public. The first few meetings were spent establishing the Scope and Approach for the process, as well as identifying and gathering required external information and materials. By the end of December 2008 the Members determined they would need to meet twice per month to cover all the issues involved.

The Commission determined that the 2009 Plan document would be based substantially on the 2003 document, replacing the Land Use portion, and referencing the 2003 document where necessary but not including it. Members felt the 2009 Plan's vision would be substantially in line with the 2003 vision, and no extensive surveys or external studies would be necessary.

A Public Hearing was held on January 20, 2009 to solicit input from the Village's residents and business leaders. Participants offered recommendations regarding green-space, mixed-use development, affordable housing, and walking / biking paths.

The Commission also collected information and reports about past and proposed changes to the Village and surrounding communities since the last Comprehensive Plan was prepared. Among other sources, this included:

- Identifying major residential and commercial properties that had been developed in Montebello, Suffern, Airmont, Wesley Hills, and Monsey over the past five years.
- Contacting the above communities, as well as Rockland County Planning, to identify any major developments currently in the planning stages.
- Meeting with representatives of the Tappan Zee Bridge /1-287 Environmental Review team
- Soliciting input from the Village Building Inspector of most common violations
- Reviews of the May 2007 Montebello Draft Report of the Citizens' Committee on Open Space
- Reviews of the June 2008 Montebello report of the Economic Development Commission

- The 2002 "Envisioning the Future - Visual Preference Survey" study prepared for the 2003 Plan
- The 2003 Comprehensive Plan's Circulation Plan
- Evaluation of all the recommendations made in the 2003 Plan and their status as of 2009

Realizing that the Commission could not properly analyze all the input as well as write and agree upon the new Plan by the original deadline of March 17, 2009, the Commission requested the Village Board extend their commission for an additional six months. The Village Board approved the request, giving the Commission until Sept 17, 2009 to submit their Plan, and extending the moratorium until November 1, 2009.

D. 2009 Comprehensive Plan Executive Overview

This Montebello Comprehensive Plan is an update to the 2003 Plan, reflecting changes in community conditions and expectations. Significant changes in this document include:

Replacement of the Village Center Zone with a floating zone subject to application to the Village Board; Re-incorporation of the Circulation Plan as an Element of the general Plan; Addition of an Economic Development Element to the Plan;

The 2009 Montebello Comprehensive Plan includes an appendix with a report on the outcomes of most of the recommendations made in the 2003 Comprehensive Plan. Although most of the 2003 recommendations were incorporated into code or practice, a few were either considered and rejected or not addressed due to lack of time or resources. Where appropriate, those recommendations were re-included in this Plan or modified to reflect the realities that may have led to their not being implemented. Also included in the Appendix of the 2009 Comprehensive Plan is an overview of the Montebello Trail concept.

Overall Observations

The Commission felt that on the whole, the 2003 Comprehensive Plan had identified key elements that defined the Village and recommended courses of action where appropriate. After studying the Village's current laws, regulations, and practices, the Commission noted that most of the recommendations were addressed in the years after the Plan's adoption. Particularly successful had been improvements in the areas of environmental protection and conservation.

This Comprehensive Plan focuses on improving the Village where practical and shoring up the areas that protect its strengths.

Key Recommendations for this plan

1. The Members spent a considerable amount of time trying to determine the best use for the parcel and surrounding areas known as Village Center II in the 2003 Plan. Their conclusion was that the Village Center plan was laudable, but ultimately not developed.

The Plan recommends creating a more flexible special zone for the undeveloped parcel, the "Route 59 Development District", that could be used for commercial (retail and/or office) development, residential development, or a mixed usage. The Village Board, with input from the Planning Board, would have the ability to approve the land use based on future proposals that may be submitted by a developer.

2. In reviewing the Conservation Areas of the 2003 Plan, the Commission felt that a more protective approach needed to be taken. Therefore, it is recommended that the Village formally adopt a "Greenprint" which would include all environmentally sensitive areas and open spaces. The Plan also recommends replacement of the current Conservation Overlay district with a new Environmental Protection Overlay District. Last, the Plan recommends designation of Critical Environmental Areas (CEA) pursuant to SEQRA.
3. In light of the fact that there are significant remaining undeveloped commercial locations in the Village, the Village should pay particular attention to assuring that they are developed in ways that best benefit the Village and surrounding communities. While zoning laws may allow any developer to build a complying plan, by proactively seeking outstanding projects (typically underwritten by well funded firms) for these parcels the Village can assure that their potential for longevity, taxability, job creation and retention, and service to the community are maximized. The Plan recommends a number of actions the Village should take to support appropriate economic development including the use of a business liaison and seeking the expansion of the NY State Empire Zone to include more of Montebello.
4. Over the past few years Montebello has seen a number of houses in older sections of the village replaced with completely new ones. The Commission's Members believe that existing statutes remain inadequate to protect the Village's historic character, as expressed through its structures, stone walls, and historic viewsapes, and recommends the strengthening of the preservation regulations. The Commission also felt that the four corners of the Airmont Road / Montebello Road intersection (at Village Hall) require particular attention during any future development to assure that this "gateway" into the Village be developed in such a way to highlight the Village's historic flavor.

Numerous loopholes in Village zoning codes, particularly its residential portions, allow for significant mismatches in sizes and positioning of buildings in existing neighborhoods. In some cases, homes can actually be larger in R-35 zoned areas than in R-50 zoned areas - with inappropriate setbacks and land area coverages. Incomplete and out-of-date definitions of some terms have also led to contentious interpretations of key terms such as building height. This Plan includes numerous recommendations to evaluate these weaknesses as well as review other parts of Village bulk and use table code. The Commission does not suggest a specific approach to these reviews, and leaves it to the Village Board to determine the most effective method to accomplish them. Possible approaches may include study and recommendations by the Village's professionals (Building Inspector, Village Planner, Engineer, Lawyer, etc), assignment as a special project for an existing Board (i.e. Planning Board, Zoning Board of Appeals), or ad-hoc committees as the need arises.

5. The Commission felt that Montebello was in a unique position to set a responsible example for the surrounding communities on the issue of climate control and sustainable building practices. As the first "Tree City" in Rockland County, as a village with significant water and open space, and among the first to incorporate solar power into our Village

infrastructure, Montebello can leverage its trendsetter status to identify itself as a "Green" village. Updating our building codes to incorporate new state and national "green" standards in an obvious way may also help attract leading edge firms that recognize these values and the long-term savings they create.

6. The Commission struggled with the issues surrounding walking and biking trails through the Village. Recognizing that most of the Montebello Trail submitted in the 2003 Plan had not been realized, the Members evaluated the reasons and concluded that the impact on personal properties and required changes to major roadways in the Village were the underlying reasons. The 2009 Commission still placed great importance on trying to develop walking and biking trails in Montebello and did not want to abandon the concept of the Montebello Trail Plan. The Commission recommends that short-term efforts should concentrate on developing portions of the trail plan that cross existing public lands (schools, public parks, etc.) followed by a reexamination of the network for feasible next steps and / or redesign.

The Plan recommends that a Review and Renewal of this Plan be performed within seven (7) years of adoption of this Plan.

E. Values, Goals and Objectives of the Comprehensive Plan

This section sets forth the five overarching goals of the Village's Comprehensive Plan, as well as stated objectives for each goal. Together, these goals represent Montebello's "Core Village Values", a term that is sometimes used in this Plan.

GOAL 1 Maintain and enhance the existing natural and residential character of the Village of Montebello, exemplified by winding roads framed by mature trees, homes set apart, rock walls and hedges, and beautiful views of the mountains surrounding the Village.

Objectives:

- a) Adopt a Land Use Plan and subsequent site planning standards that will maintain the existing residential scale of single family areas and enhance and protect the natural character of Montebello
- b) Institute street standards that will maintain and enhance the existing winding roads and edges
- c) Protect and enhance the Village's woodland character
- d) Maintain and enhance existing views through careful building siting and tree protection
- e) Protect and encourage the use of stone walls, rock walls and hedges
- f) Protect the existing historic buildings, structures, and landscapes of Montebello that give the Village its own unique identity.

GOAL 2: Preserve the critical environmental assets of the Village for the benefit of current and future citizens of Montebello

Objectives:

- a) Document a Village "Greenprint" to preserve the integrity of unfragmented natural resources to the extent that is still possible. The Greenprint will identify parkland, natural hydrologic features of the village (streams, wetlands, floodplains, aquifers, etc.), conservation easements and current open space, as well as identify environmental connections among these areas
- b) Create an Environmental Protection Overlay District (EPOD) for the Greenprint that allows for stricter development standards to achieve the Village's environmental protection goals
- c) Consider the designation of Critical Environmental Areas pursuant to the implementing regulations of the State Environmental Quality Review Act
- d) Continue to enact, strengthen and enforce local regulations, as necessary, to reduce stormwater runoff and protect trees, steep slopes, ridgelines, stream beds, floodplains, wetlands, watersheds, aquifers and water bodies and wildlife habitat

GOAL 3: Create a greener community by becoming more carbon neutral to help mitigate climate change and employing more sustainable practices in connection with land use and development.

Objectives:

- a) Encourage more energy efficient buildings within the Village (i.e., codes can require or encourage Energy Star or LEED standards) and encourage the use of renewable energy sources
- b) Reduce automobile traffic through a network of bicycling, jogging and walking paths
- c) Continue to protect and promote the planting of trees within the Village to support carbon sequestration and energy conservation and maintain Montebello's "Tree City" designation
- d) Promote the use of sustainable practices in development and construction within the Village

GOAL 4: Provide a more aesthetically enhanced, safe and efficient access to and from the NYS Thruway as well as a traffic-calmed road network within the Village that maintains and enhances the existing beauty of the road edges, e.g. stone walls and mature trees.

Objectives:

- a) Continue to review, identify and adopt appropriate traffic calming techniques, such as the traffic "humps" now in use within the Village
- b) Pursue greater enforcement of traffic speed limits

- c) Reduce the amount of congestion on Airmont Road, encouraging solutions such as the possible creation of additional NYS Thruway entrances and exits.

GOAL 5: Promote quality economic development in the Village to improve Montebello's economy, increase its tax base and create employment opportunities while maintaining and enhancing the Village's character and quality of life.

Objectives:

- a) Identify current and future locations of commercial and industrial facilities
- b) Seek quality employers who fall within the Village's economic vision and provide a positive environment to retain businesses
- c) Encourage sustainable practices in the design, construction, expansion and operation of commercial, industrial and institutional facilities
- d) Maintain Village ambience and core Village values in connection with current commercial developments and future projects

F. Public Need for the Comprehensive Plan

The decision to prepare the 2009 Comprehensive Plan Update was based on several factors:

- Since the adoption of 2003 Comprehensive Plan was the first Comprehensive Plan for the Village of Montebello, it was important to take a look at the initial Plan, to evaluate changes in the Village during the intervening years and to update the Plan for the next 5-10 years.
- The need to re-examine a few of the proposals of the 2003 Plan that were not implemented.
- To identify current and future locations of commercial and industrial facilities, seek quality employers who fall within the Village's economic vision and provide a positive environment to retain businesses.
- The need to review zoning and other local laws to better meet Village objectives to protect environmentally sensitive areas and enhance economic development.
- To provide enhanced opportunities to protect historic properties, structures and settings.
- To further protect valuable Natural Resources and look toward using a "Greenprint" identifying significant public and private open space and environmentally sensitive locations in Montebello.

G. Benefits of the Comprehensive Plan

The benefits of the adoption of the Comprehensive Plan includes having a comprehensive set of policies and guidelines to serve as a basis of future decision-making by Village officials and agencies. As an update of the 2003 Comprehensive Plan it also calls attention to those recommendation of the 2003 Plan that were not adopted, so that an examination may be made of whether they should be re-examined, modified or dropped. Also important, the adoption of the Comprehensive Plan under the provisions of New York State Village Law require that other governmental agencies take into account the policies of the Montebello Comprehensive Plan when preparing capital expenditures in the Village such as road improvements, utility extensions or other infrastructure which may impact the Village.

II. ENVIRONMENTAL SETTING: EXISTING CONDITIONS, POTENTIAL IMPACTS, AND MITIGATION MEASURES

A. Land Use and Zoning

1. Existing Conditions

Existing Land Use

At the time of the preparation of the 2003 Plan, several large residential subdivisions were under construction in the Village – Montebello Pines, Montebello Fields, and Montebello West. All of these are essentially completed, with only a few undeveloped lots remaining. Together these subdivisions of 262 acres of land represent 10.4 % of the total land area of the Village. In the same time period several smaller subdivisions were also developed with single family homes. There are relatively few opportunities for additional residential development under present zoning.

Non-residential activity has primarily been the replacement of tenants in retail space and the completion of an additional commercial property on Executive Boulevard. While there has been activity in proposals for new office buildings there has been no actual construction.

Existing Zoning

Subsequent to the adoption of the 2003 Comprehensive Plan, the primary zoning change was the creation of the Village Center Zone (VC), intended to create a mixed use area for several parcels at the northwest corner of the intersection of Route 59 and Hemion Road adjacent to the Suffern Village boundary. The VC district contains an existing shopping center and medical office building. Recently a branch bank was approved for a portion of the frontage on Hemion Road. The larger undeveloped area of 11 acres was anticipated to become a mixed housing type residential area, but a development proposal has been dormant for several years.

2. Anticipated Impacts

The 2009 Montebello Comprehensive Plan proposes to eliminate the VC District and to allow for a variety of uses consistent with the NS, LO-C, R-AH or R-15 zoning districts, or a mix thereof, with a conservation easement along the Route 59 frontage and retention of the frontage stone wall. Approval of a specific development proposal by the Village Board would follow an analysis of environmental impacts relating to a specific plan and review by the Planning Board. Since formation of the Village the property has been the subject of proposals for an office park, residential continuing care retirement community, and the mixed density proposal most recently. Based on the environmental review and site plan impacts of the various proposals, the primary potential environmental impacts are expected to be traffic, stormwater management, visual impact, protection for the monastery property to the west, and preservation of the stone walls in the property to the maximum extent possible. In the 2009 Comprehensive Plan this area is identified as the Route 59 Development District.

The Comprehensive Plan recommends that the LO-C (Laboratory Office-Campus) Zoning District regulations be modified to eliminate as permitted uses those that generate large

amounts of traffic (distribution centers as an example); that an architectural theme be established for each property and that parking areas be more fully screened.

The Plan also recommends a re-examination of the bulk requirements of the code to eliminate inconsistencies between zoning districts and to seek methods to reduce or eliminate the potential for homes to be built that are not proportionate in size to homes already in a neighborhood. Commission members felt this is a technical issue that would take some time and recommend that the Village Board refer this matter to the Village consulting professionals to recommend an approach to handling this issue or refer it to existing Village agencies, or appoint a special group, or some combination.

The proposed adoption of the Comprehensive Plan and zoning amendments is not anticipated to have a significant adverse impact on land use patterns within the Village.

3. Proposed Mitigation

The proposed zoning would allow development subject to a review of environmental impacts, many of which were identified in the review of prior development proposals, and would be reviewed based on a specific development proposal.

For purposes of establishing land use in the context of a Comprehensive Plan, no adverse impacts have been identified and no mitigation is proposed.

The technical review of the code is likely to result in the construction of homes smaller than is permitted by the current code and subsequent amendments therefore no adverse impacts have been identified and no mitigation is proposed.

B. Socio-Economic Conditions

1. Existing Conditions

From 1990 to the 2000 the 2000 Census data shows the Village population increased from 2,950 to 3,688 persons, an increase of 25% or 2.5% per year. The 2003 population estimate was 3,703, an increase of 0.25% per year. The estimate for 2008 is 4,007, an increase over 2000 of 319 persons, about 0.9% increase per year. These figures are based on U.S. Census studies and forecasts. The next U.S. Census will be in 2010, with results being made available over the subsequent several years.

When comparing the population changes to home construction several trends are suggested: some family sizes are shrinking as children graduate from high school and leave the area; a larger proportion of young families has been moving into the new subdivisions in the Village; the completion of the Montebello Commons development somewhat increases the number of seniors in the Village.

2. Anticipated Impacts

The adoption of the Comprehensive Plan is not expected to result in significant changes to the Village population or housing stock.

3. Proposed Mitigation

Adoption of the proposed Comprehensive Plan will not result in any significant adverse impact to the Villages' population and housing, therefore no mitigation is required.

Table – Demographic Data Element

DEMOGRAPHIC DATA ELEMENT	DATA
2000 population estimate	3,688
2003 population estimate	3,703 (estimate)
2008 population estimate	4,007 (estimate)
2000 median Montebello household income	\$116,600
2000 median U.S. household income	\$41,994
2000 median Montebello per capita income	\$44,098
2000 median U.S. household per capita income	\$21,587
2000 Male	1,823
2000 Female	1,865
2000 Age Distribution — Percent	
15 or younger	27.1%
16-24	9.3%
25-44	28.1%
45-64	27.3%
65+	8.2%
Average Age	34.9 years
Percent of Montebello residents age 25 or older with Bachelors or advanced college degree	62%

Sources: U.S. Census Bureau

Rockland County Department of Planning

Prepared by Robert Geneslaw Co.

Note: Percentages were rounded

C. Community Services and Facilities

1. Existing Conditions

Since adoption of the 2003 Comprehensive Plan the Village acquired and renovated a building on Route 202 opposite Mayer Drive to serve as a community center. The 2003 Comprehensive Plan recommended a community center located near the current Village Hall. The acquisition of the Community Center fulfills the recommendation of the prior Comprehensive Plan, although the location is different.

The 2003 Plan recommended that a system of walking/biking paths be created. For a variety of reasons, little action has taken place with regard to this recommendation. The 2009 Plan recommends that the proposal be revisited, obstacles identified, and efforts be made to advance the concept.

2. Anticipated Impacts

No impacts have been identified.

3. Proposed Mitigation

No mitigation is proposed.

D. Geology, Soils, and Topography

1. Existing Conditions

Geology

See 2003 Comprehensive Plan DGEIS for detailed information on Geology.

Topography

See 2003 Comprehensive Plan DGEIS for detailed information on Topography.

2. Anticipated Impacts

The 2003 Comprehensive Plan recommended that construction be avoided on slopes of 25% or greater. The zoning code was amended to require that the Village Engineer review and the Planning Board approve any disturbance to slopes of 25% or greater. The 2009 Comprehensive Plan recommends further restriction of steep slopes.

3. Proposed Mitigation

Further restrictions on disturbances of steep slopes would reduce potential for soil erosion or sedimentation problems.

Soils

See 2003 Comprehensive Plan DGEIS for detailed information on Soils.

E. Ground and Surface Water Resources

1. Existing Conditions

See 2003 Comprehensive Plan DGEIS for detailed information on Ground and Surface Water Resources.

Water Resources.

After adoption of the 2003 Comprehensive Plan the Village adopted a Wetlands and Stream Protection Law requiring Planning Board approval of proposed disturbance of water courses and wetlands and within specified distances of each.

The 2009 Plan recommends adopting an Aquifer Protection Program/Overlay Zone that would limit land uses and density of development.

2. Anticipated Impacts

The potential impacts are similar to those enumerated in the 2003 Comprehensive Plan DGEIS, except that impacts to wetlands and water courses is potentially reduced because of the need for a permit in certain circumstances, which may require mitigation and the ability of the Village to carry out enforcement actions where necessary.

3. Proposed Mitigation

- Enforcement of the Wetlands and Stream Protection Law.
- Requiring developers to adhere to the requirements of the NYSDEC with respect to preparation of Stormwater Pollution Prevention Plan, including soil erosion control plans.
- Participating in the educational programs for residents to provide information relating to stormwater controls, erosion prevention, and similar subjects.

F. Ecology

1. Existing Conditions

See the 2003 Comprehensive Plan DGEIS for detailed information on Ecology.

2. Anticipated Impacts

The 2009 Comprehensive Plan recommends the creation of an Environmental Protection Overlay District (EPOD), which would include areas of open space and areas with sensitive environmental characteristics. Additional review criteria and stricter development standards would be applied to development proposals in these areas. The EPOD would be more expansive than the Conservation Overlay recommended in the 2003 Plan.

The 2009 Comprehensive Plan also recommends adoption of a “Greenprint”, a written and graphic document intended to preserve the integrity of unfragmented natural resources to the extent that is still possible. The “Greenprint” will identify parkland, natural hydrologic features of the Village (streams, wetlands, floodplain, aquifers, etc.) conservation easements and current open space, as well as to identify environmental connections among these areas.

A third recommendation is to consider the designation of Critical Environmental Area (CEA) pursuant to SEQRA. A CEA is a geographic area that has an exceptional or unique character such as wildlife habitat, forests and vegetation, open space, areas of important aesthetic or scenic quality, social, cultural or historic quality that may be adversely affected by change.

3. Proposed Mitigation

No mitigation is proposed as the implementation of the EPOD, “Greenprint” and CEA will be more protective of the environment. At such time as the Village Board is considering specific legislation an environmental review will be undertaken of the specific proposal, and any appropriate mitigation will be determined.

G. Air Quality

See 2003 Comprehensive Plan DGEIS for detailed information on Air Quality.

H. Transportation

See 2003 Comprehensive Plan DGEIS for detailed information on Transportation.

I. Public Transportation

1. Existing Conditions

See 2003 Comprehensive Plan DGEIS. At this time the Plan recommends that the Village continue to participate in the I-287 corridor study, and evaluate the preferred alternative(s) when selected.

2. Anticipated Impacts

No impacts have been identified at this time.

3. Proposed Mitigation

No mitigation is necessary at this time.

J. Utilities

See 2003 Comprehensive Plan DGEIS for detailed information on Utilities.

K. Historic and Visual Resources

1. Existing Conditions

See 2003 Comprehensive Plan DGEIS.

As recommended in the 2003 Comprehensive Plan, the Village Board amended the zoning code to provide protection to the Montebello Park mansion, and the Fant and Minetto properties. The first two of these have received development approvals in a manner that preserves the mansion and protects the scenic vistas and rural farm buildings. The third has begun the review process for approval in a manner intended to meet the objectives of the Rural Preservation Overlay.

Also in accordance with recommendations of the 2003 Plan, the Village Board established a Historic Preservation Commission to identify, protect, enhance, perpetuate and preserve improvements of historical, aesthetic, cultural and architectural value. The Commission has been actively involved in the designated activities and has worked in concert with the Planning Board to protect buildings meeting the criteria when development proposals have been made.

The Plan recommends that Village preservation regulations be expanded to better protect historic structures, stone walls, and historic viewscales.

2. Anticipated Impacts

No adverse impacts are anticipated.

3. Proposed Mitigation

No mitigation is necessary.

L. Solid Waste

See 2003 Comprehensive Plan DGEIS for detailed information on Solid Waste.

III. ADVERSE ENVIRONMENTAL IMPACTS WHICH CANNOT BE AVOIDED IF THE PROJECT IS IMPLEMENTED

It is not expected that the adoption of the Comprehensive Plan will have any adverse environmental impact that cannot be avoided. Virtually all of the Comprehensive Plan proposals call for reductions of impacts from development based on current standards.

IV. ALTERNATIVE

The SEQRA regulations require that alternatives to the proposed action be considered.

NO BUILD

As required by regulations implementing SEQRA, the Village is required to consider the “No-Build” alternative. The No-Build alternative would result in no future development occurring within the Village of Montebello. If no more development occurred, there would be no additional traffic, no additional demands placed on community service providers, no additional water consumption and wastewater generation, no disturbances to existing ecology, natural and historic resources.

As land within the Village of Montebello is privately-owned, the Village would be required to acquire land for the purpose of accomplishing the No-Build alternative, if a no build regulation could be upheld when challenged. This alternative is not considered “feasible” or “achievable” by the Lead Agency.

NO ACTION

If the Village were not to adopt the proposed Comprehensive Plan, the Village would be guided by its existing zoning, site plan, subdivision, and related regulations governing the physical development of the community.

The Village, without adoption, would not benefit from the proposals of the Plan which would have significant positive impacts on the Village’s environment. These include a focus on preserving open space, increasing access to open space, providing greater flexibility in zoning, and intensity, and the concomitant benefits, including lower traffic generation, water consumption, wastewater generation, and reduced disturbances to the natural environment.

V. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

Adoption of the Comprehensive Plan is not anticipated to result in the irreversible or irretrievable commitment of resources.

VI. GROWTH INDUCING ASPECTS

The elements of the Plan are not expected to be growth inducing. The 2003 DGEIS considered the “full buildout” implications of the land use changes envisioned by adoption of the Comprehensive Plan. The 2009 Plan does not propose changes that would increase density or development intensity.

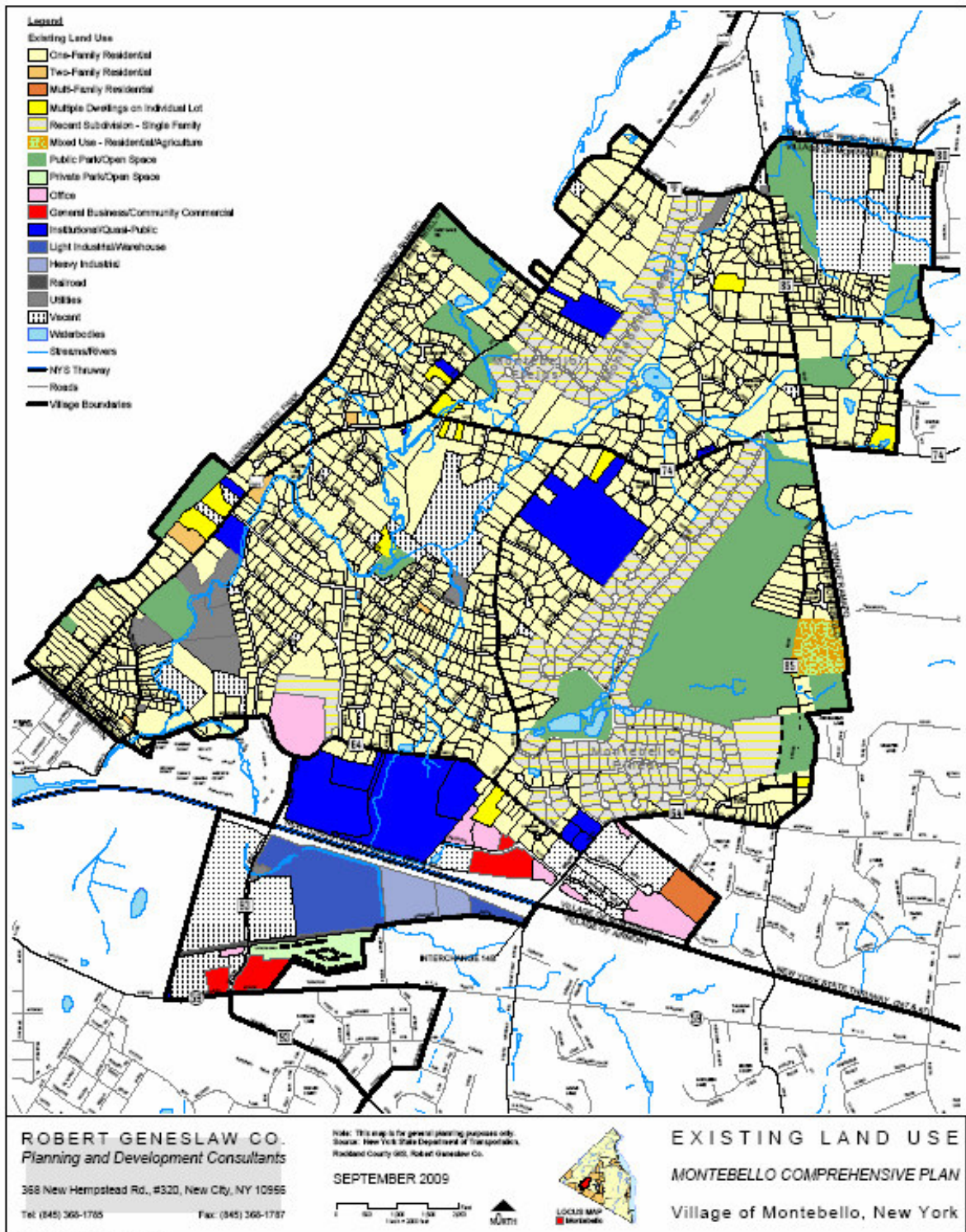
VII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY RESOURCES

Overall, the 2009 Plan should result in no increase in demand for future energy resources within the Village in comparison to what may be necessary under present development policies. As the Village considers “green” oriented changes to development regulations it will encourage reductions for energy demand.

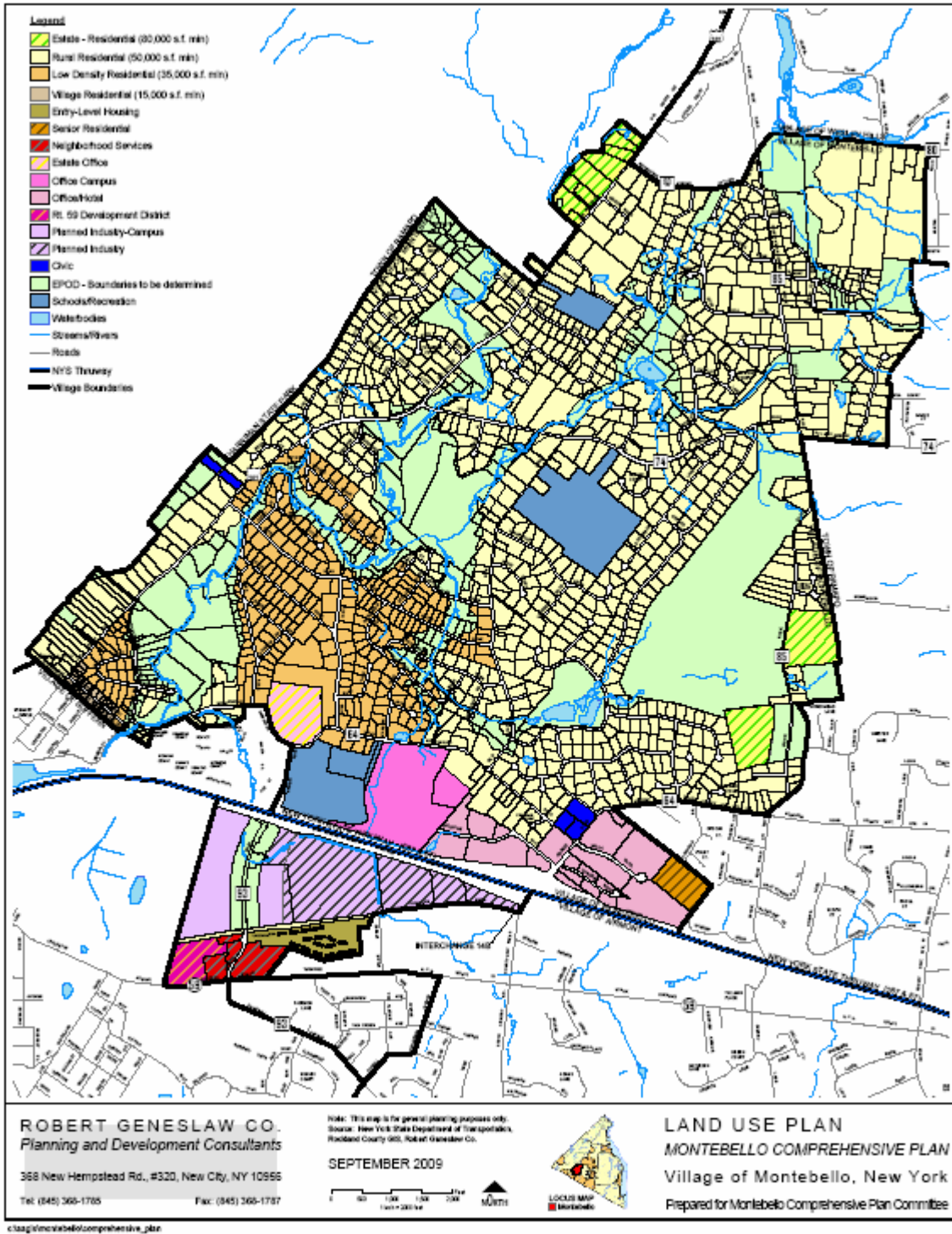
The Plan recommends:

- Reducing development in environmentally sensitive areas that typically use more energy resources to develop.
- Connecting parks and other open spaces which may take the form of bike and pedestrian paths which should result in a reduction of consumption of fossil fuels.
- Utilizing creative development and energy conservation techniques.

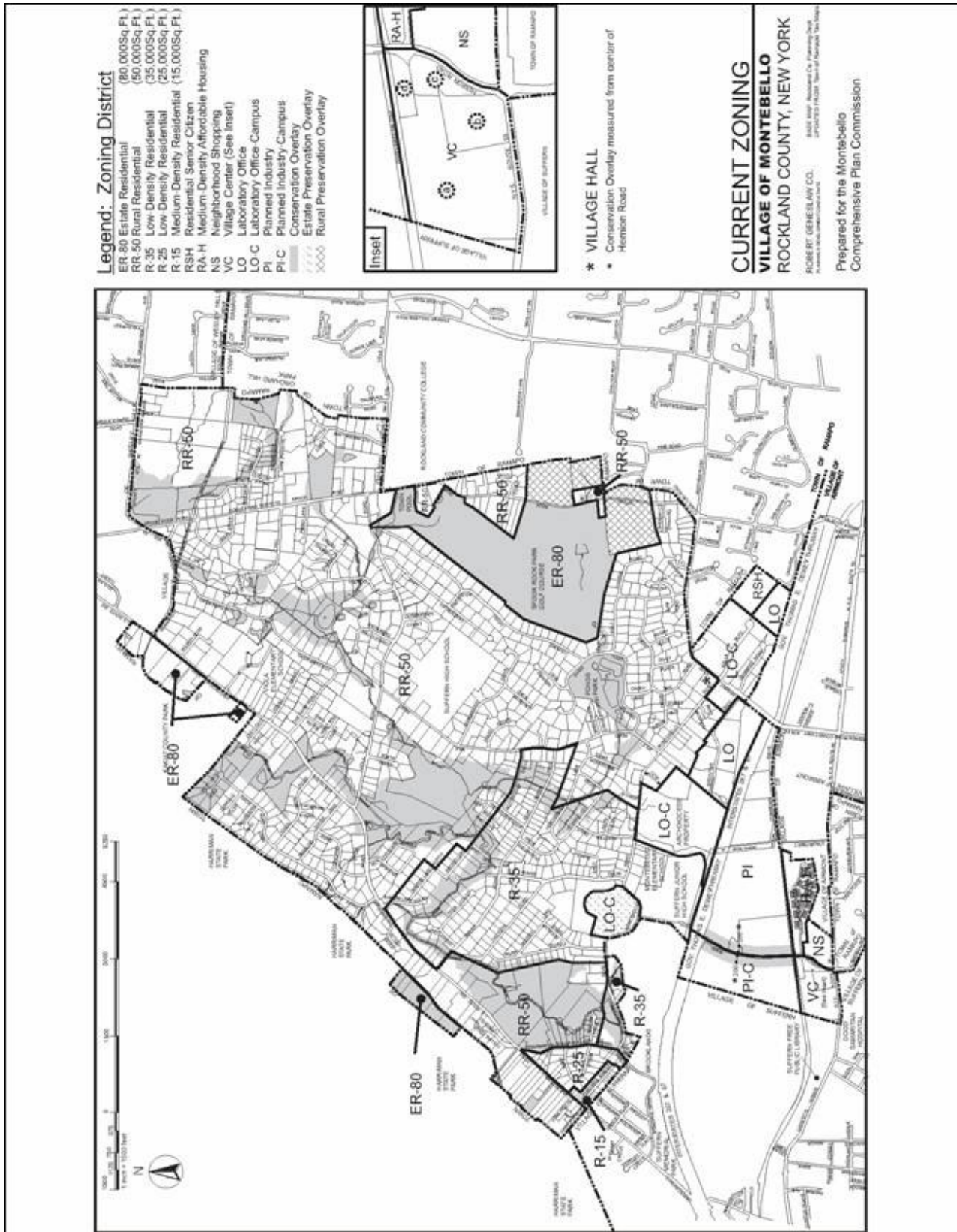
Existing Land Use for Montebello



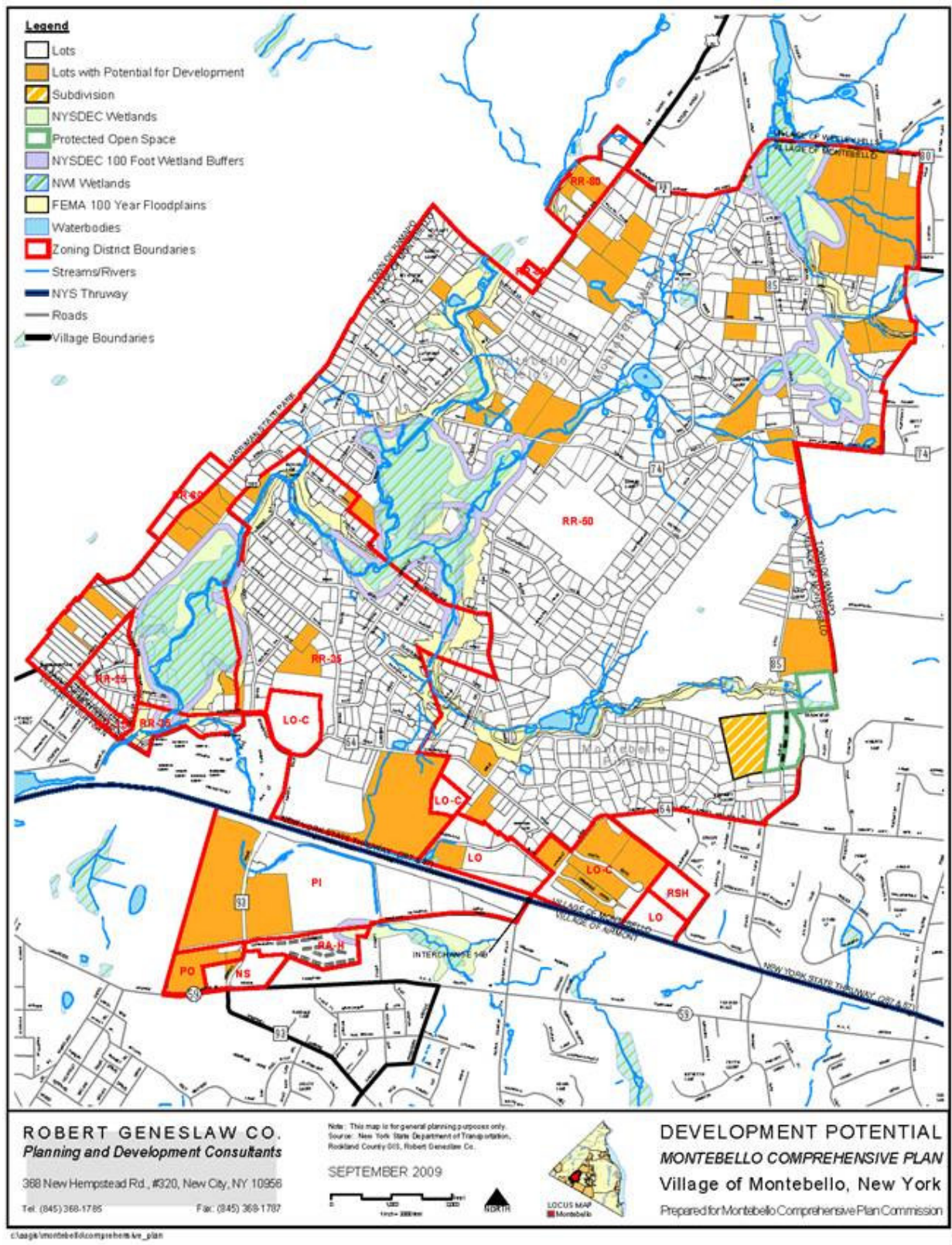
Recommended Land Use for Montebello



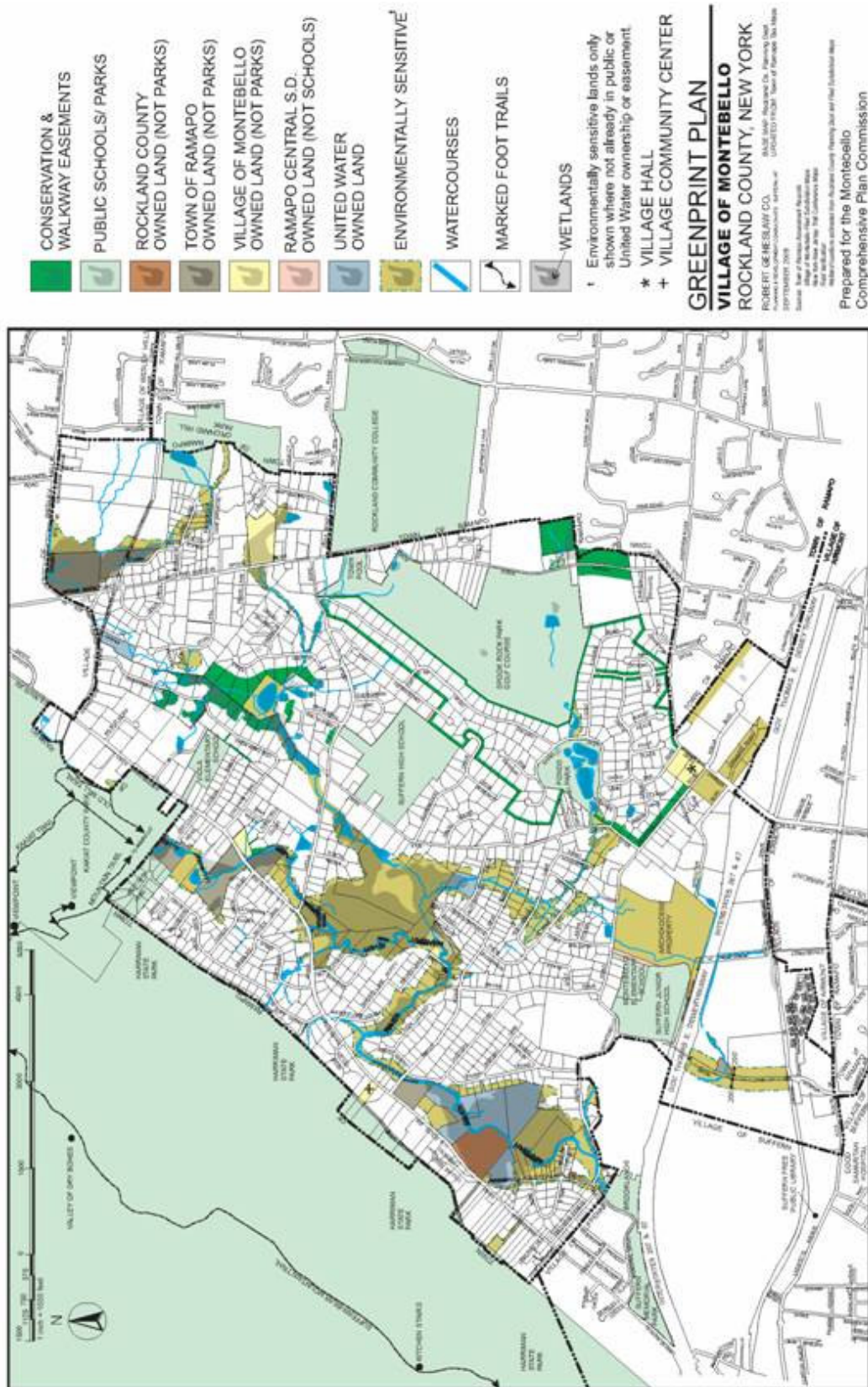
Current Montebello Zoning Map



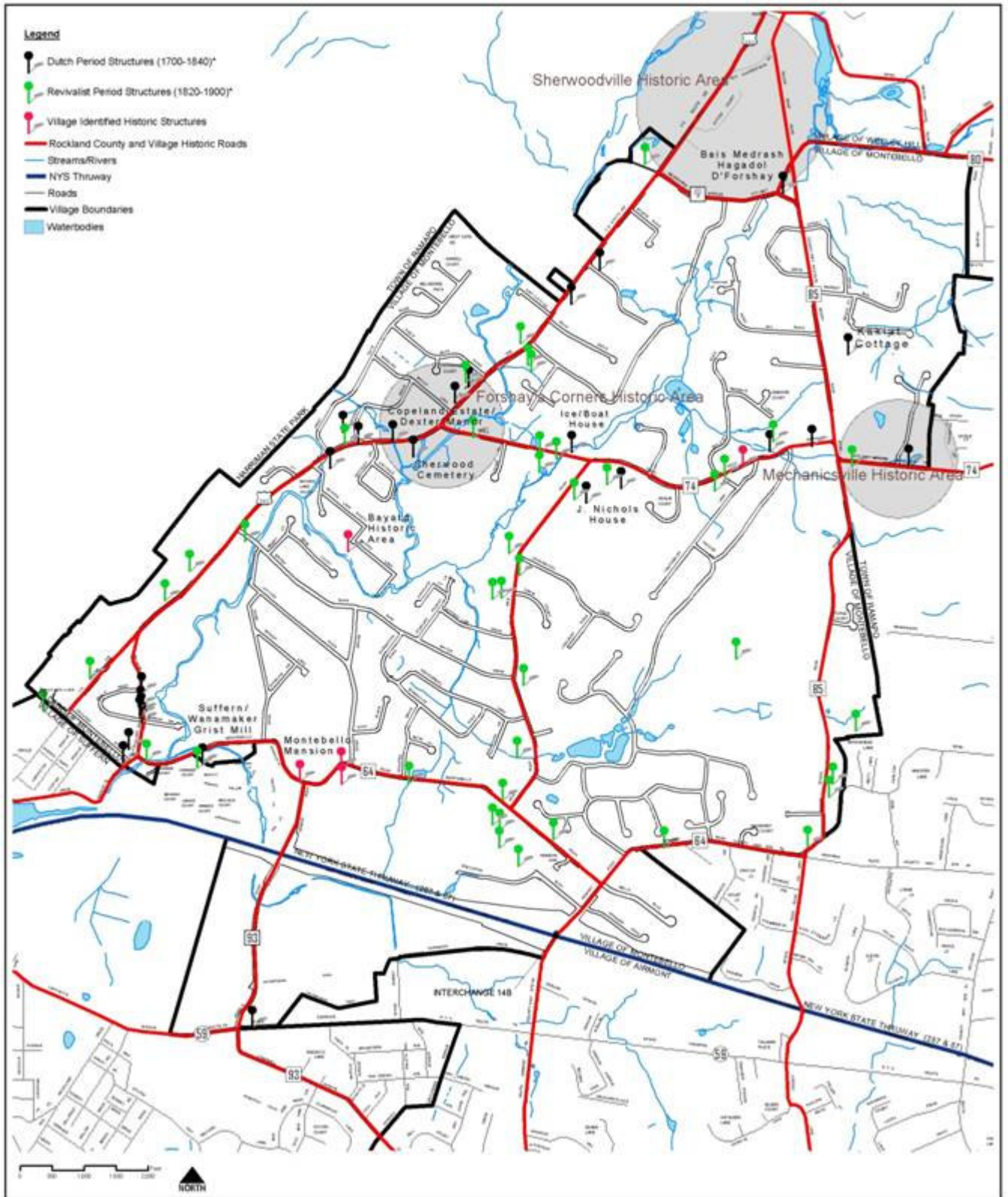
Properties with Development Potential



Montebello "Greenprint"



Historic Road, Buildings and Districts within Montebello



Commercial and Industrial Property Inventory Map

COMMERCIAL AND INDUSTRIAL PROPERTY INVENTORY

Map Key:

- Rolla Boulevard:
 - R-1 Office Center at Montebello
 - R-2 Undeveloped
 - R-3 Undeveloped
 - R-4 Undeveloped
- Airmont Road
 - A-1 Medical Offices
 - A-2 Lot/lo & Others - Undeveloped
 - A-3 Professional Offices
 - A-4 Wreg Property - Undeveloped
- Dunnigan Drive
 - D-1 Storage Post
 - D-2 Manhattan Beer
 - D-3 Manhattan Beer
 - D-4 Dress Barn, Xerox, Par Pharmaceuticals
 - D-5 Undeveloped
- Executive Boulevard
 - E-1 One Executive Boulevard - Offices
 - E-2 Two Executive Boulevard - Offices
 - E-3 Three Executive Boulevard - Holiday Inn
 - E-4 Four Executive Boulevard - Offices
 - E-5 Five Executive Boulevard - Prop. Offices
- Hemion Road at Route 59
 - H-1 Indian Rock Center - Retail
 - H-2 Ramapo Center - Retail
 - H-3 Proposed Valley National Bank
 - H-4 Medical Offices
 - H-5 Route 59 Development District
- Others
 - O-1 Archdiocese of NY - Party Developed
 - O-2 Montebello Park - Offices (Part of Property)
 - O-3 Novartis Pharmaceuticals - Undeveloped

- * VILLAGE HALL
- + VILLAGE COMMUNITY CENTER

September 2009

VILLAGE OF MONTEBELLO
 ROCKLAND COUNTY, NEW YORK

ROBERT GEORGE CLARK CO. MADE WITH RESPECT FOR THE ENVIRONMENT
 UNDATED FROM "Town of Montebello Site Maps"

Prepared for the Montebello
 Comprehensive Plan Commission



Montebello Community Facilities Map

