

Village of montebello review

Jeff Oppenheim, Mayor, Lance Millman, Deputy Mayor, Marc Citrin, Stacy Caridi, Steven A. Sorrillo, Trustees



Greetings from the Mayor



DEAR RESIDENTS:

The spring season this year was marred by a terrible motor vehicle accident in Montebello that claimed the lives of two young men. Our community grieves for their families and their friends.

Such an accident reminds everyone how dangerous automobiles can be, even when used responsibly. As Mayor of our Village I am committed to making our streets as safe as possible. While we can't prevent every accident, I believe that we can make a difference.

As you may know, our Village adopted a traffic-calming program several years ago. This program allows residents to petition the Village Board to have speed humps installed on their streets. Speed humps effectively slow traffic on residential streets, thereby preventing accidents and saving lives. In Montebello, the first street that sought and received speed humps was Mayer Drive.

The Village recently received petitions requesting speed humps on 2 streets in the Pines Community. The Board will be holding a public hearing on June 16th at 8PM to decide how to proceed. Everyone is invited to join us and participate in this process. Information about the traffic-calming program is posted on our website: villageofmontebello.com. Also, I would recommend a visit to Mayer Drive.

The presence of the Suffern High School in the middle of our Village is one reason that traffic is a particular concern for many citizens. The residents of Canterbury Lane have been particularly affected by school traffic. A long-standing commitment of our Village has been to close Canterbury at Viola Road once the roads in Montebello Pines were dedicated. This dedication occurred recently and we will honor our commitment this summer in an effort to further improve traffic safety for the residents of Canterbury Lane.

Our Village was recently awarded a significant grant to help pay for the development of a parking lot and walking trails in the Gorman Ponds Park (please see the article inside). Our Parks Commission believes that locating a small parking lot in the interior of the park would be safer than allowing cars to park on the surrounding streets. Again, safety is our top priority as we look to make this park available for all residents to enjoy.

Frank Corbo, a longtime resident and devoted citizen, recently passed away. Frank was a dedicated scoutmaster and an enthusiastic member of our Parks Commission. In recognition of his service to our Village the Board of Trustees has named the annual camp-out in Frank's memory. This year's camp-out will be held on June 19th.

Our Village requested a relic of the World Trade Center steel to place in the 9/11 Memorial Garden at Village Hall. We recently received initial approval, though the process has been slowed by a backlog at the dispensary. We hope to have this project completed before the end of this year.

Next year Montebello will celebrate its 25th anniversary as an incorporated Village in the State of New York. This occasion should remind us of our place in history as we honor the accomplishments of those who have come before us while seeking to protect the safety of those who will succeed us. Please feel free to contact me with your thoughts, ideas, and complaints.

CONGRATULATIONS!

Congratulations to the Suffern High School Seniors from Montebello who scored in the Top 10% of their class:

Jordan Adelson, Mikael Austin, Jesse Checkla,
Arelle Clynes, Nicole Hansell, Milicent Dranoff,
Lauren Fleischer, Rachel Lipstein, Susan Li.

FROM THE DESK OF THE FIRE INSPECTOR, *Frank Wilson III*



With the arrival of the summer season BBQ grilling will begin to increase. Grilling can be dangerous if safety guidelines are not followed, resulting in injuries and fires that cause millions of dollars in damages to houses. Here are some statistics from the National Fire Protection Association about home fires involving grills:



In 2003-2006, U.S. fire departments responded to an average of 7,900 home¹ fires involving grills, hibachis or barbecues per year, including an average of 2,900 structure fires and 5,000 outside fires. These 7,900 fires caused annual average of 10 civilian deaths (to the nearest ten), 120 reported injuries and \$80 million in direct property damage.

- Almost all the losses occurred in structure fires.
- June and July are peak months for grills fires but these incidents occur throughout the year.

GAS VS. SOLID-FUELED GRILLS

Four-fifths (81%) of the grills were fueled by gas and 16% used charcoal or other solid fuel.

Gas grills *were* involved in 6,400 home fires, including 2,100 structure fires and 4,300 outdoor fires.

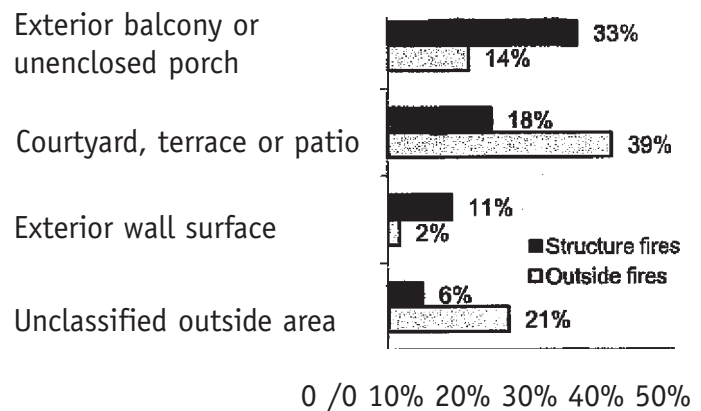
- Leak or break was the leading factor contributing to gas grill fires.

Charcoal or other solid-fueled grills were involved in 1,300 home fires, including 600 structure fires and 600 outside fires.

- The leading cause was something that could burn being too close to the grill.

Although gas grills are used roughly 1.5 times as often as charcoal grills, they were involved in five times as many fires.

HOME GRILL FIRES BY LEADING AREAS OF ORIGIN 2003-2006



One-third (33%) of the home structure fires² involving grills started on an exterior balcony or unenclosed porch, 18% started on a courtyard, terrace or patio, and 11% started on an exterior wall surface.

EMERGENCY ROOM VISITS DUE TO GRILLS

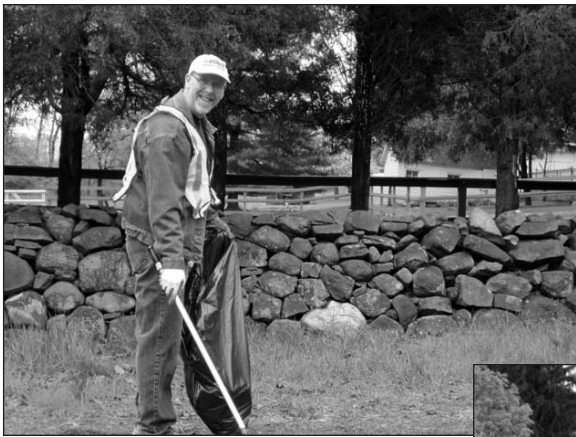
In 2007, 18,600 patients went to emergency rooms because of injuries involving grills.³ Roughly half (9,600) of the injuries were thermal burns.

- Children under five accounted for roughly one-quarter, of the thermal grill burns. These were typically contact burns rather than flame burns.
- Roughly one-third of the gas grill injuries *were* burns incurred while lighting the grill.
- Gasoline or lighter fluid was a factor in roughly one-quarter of the charcoal or wood burning grill burns.

1. Homes include one- and two-family dwellings, apartments, town houses, row houses, and manufactured housing.

2. Little causal detail is required about certain categories of minor fires, identified by incident type and collectively called confined fires, by the U.S. Fire Administration's National Fire Incident Reporting System (NFIRS). Causes and area of origin omitted these fires.

3. U.S. Consumer Product Safety Commission's National Electronic Injury Surveillance System.



MONTEBELLO HOLDS SUCCESSFUL CLEAN-UP DAY

Clean up Day 2010 was a great success. On April 16th dozens of community members pitched in to help pick up litter throughout the Village. Thanks to all those who contributed their time and effort. Montebello is much cleaner as a result of your efforts.



FROM THE DESK OF THE BUILDING INSPECTOR

Lawrence Picarello



Thanks to the good recordkeeping of my predecessors, and the excellent support staff at Village Hall, my transition into the Building Department has been rather smooth and uneventful. We have instituted a program of reminding residents who have open building permits well before the permits are due to expire. It should be mentioned that in Montebello, the permits run for two years, while in other municipalities I have covered they run for only one year. Even with this being the case, our Office spends more time than I would like following up on expired building permits. When a building permit expires, we may not conduct any further inspections, the subject property is placed in violation, and if not renewed or closed out, an appearance ticket

answerable in Justice Court is issued. We ask your help in avoiding this situation. Please, do not hesitate to call if you have any questions or concerns before your permit expires!

Building Department FAQ's:

Do I need a permit for a fence?

The answer is yes, unless you are repairing an existing fence, a fence permit is required. There are setback requirements and height restrictions as set forth in the Village Zoning Code. Our office will review the permitted placement and size with you. A permit now avoids disputes later, as neighbors may change but property lines do not.

Do I need a permit for an above ground pool?

The answer is yes, if the above ground pool is 24" deep or greater. Those pools (including the self-supporting pools sold at the discount stores) are also subject to full N.Y. State pool barrier requirements, and require a third-

party electrical inspection. Currently, the N.Y. State requirement is for a 48" fence with pool self-latching hardware a minimum of 54" high. There are specific guidelines regarding fence type, mesh size, access door alarms and pool surface alarms. Please contact this Office with any questions of for a copy of the barrier requirements. Where a traditional 48" or 52" above ground pool can satisfy the barrier requirement by simply removing the ladder, a self-supporting pool of less than 48" requires full compliance with pool barrier (fence and gate) requirements, which may cost more than the pool itself!

MONTEBELLO HAS WON ANOTHER GRANT!

Montebello has been awarded \$50,000 from the Community Development Block Grant Program. We applied for, and received, money that will help pay for the development of the Gorman Ponds Park on Senator Levy Drive. Phase 1 of this project will see the creation of a small parking lot and an environmentally friendly and handicapped accessible pathway. County Executive C. Scott Vanderhoef announced the grant on April 13th at the Bowline Park in Haverstraw. The project is being overseen by the Village of Montebello Parks Commission. We hope to begin work in July.

FROM THE DESK OF THE VILLAGE ATTORNEY

Warren E. Berbit

On March 25th, five days before the tragic loss of two fine young men in a traffic accident in our Village as discussed by the Mayor, I had my own encounter with what can befall a driver when operating a motor vehicle, no matter how innocently or attentively. I was traveling westerly on Route 59 near Good Samaritan Hospital when a 19 year old young lady, proceeding briskly the other way, fell asleep at the wheel (at 10:15 AM), swerved across the road, and hit me head on. Her explanation, more or less: "I pulled an all-nighter".

My goal is not to single out young people as drivers, nor to lick my wounds. Rather, I hope to raise awareness that balancing against use of an automobile as essential to our way of life, is the awesome potential for harm that a moving vehicle represents. How many times has each of us seen drivers in traffic shaving, putting on lipstick, checking their make-up, talking on the phone non-hands free, gesticulating while talking, texting (I can't even do it sitting at my desk), drinking and eating, with a dog or child in their lap, reading the newspaper, driving while drowsy, driving under the influence, lighting up or smoking a cigarette/cigar/pipe – worse, dropping lit

ashes, or paying entirely too much attention to spirited discussion with passengers, to name but a few of the many distractions I have witnessed? How about disciplining acting-out children? How many of us have engaged in such behavior? Better question, has any of us not done so, at one time or another? The odds were in our favor, so fate did not intervene, but, that will not always be the case.

Do we need any more graphic examples? Please, at the least, when you get into the driver's seat take a moment to clear your mind and focus upon the task at hand.

Reacting to another topic mentioned by the Mayor, it is difficult to fully comprehend that the Village is almost a quarter of a century old! This experiment in self-determination still feels young, exciting, and evolving. As one of the artisans who molded the clay, I can state that my involvement never gets stale (to me). Primarily, I think, because of the constant influx of new ideas and creative thinking, both in our evolving populace at large, and on our boards and commissions which reflect that populace. (Yes, Mr. Mayor, I will have the modern history of the Village ready for distribution at our 25th anniversary celebration!!)

The Legal Kitchen has been kept busy cooking, as always, given the Village's especially pro-active orientation. Our recent menu offerings include the following: The bid has been awarded for the construction of Phase I of the Kathryn Gorman Ponds Park. Work on the main path and parking area, and related aspects, is to begin on or about July 1st (with the assistance of a \$50,000 block grant). The Parks Commission is in the process of creating an RFP ("Request For Proposals") for landscape architects/engineers for Phase II of the Park.

Bids are currently being sought to add photo voltaic power (a solar cell system) to the Montebello Community Center, our Village Hall already benefiting from such a system.

We are converting into Village Code amendments the most time sensitive changes wrought by the Comprehensive Plan Revisions. I anticipate holding the associated public hearing in July or August. While on the subject, best wishes with gratitude to Tom Campbell and his family, upon their move to Pennsylvania. Tom did a yeoman's job as Chairperson of the Revision Commission, (and as an influential member of the Planning Board).

Some time ago the HPC ("Historic Preservation Commission), in conjunction with the Village Board, and funded in part by grant money and in part by developer contribution, retained the services of an historical architectural firm after engaging in full search process. The architects began work in the fall, physically inventorying the Village, researching all records, and categorizing and cataloging our historically and architectural significant properties, and features. The draft report will have been presented to the HPC on May 26th, shortly before distribution of this newsletter. This work will serve as a guide for the future work of the Commission, as well as an important historic resource. The HPC also engaged in an in-depth Public Hearing process leading to the issuance of Certificates of Appropriateness with respect to changes to finishes, appearances, garage door openings, window placements, and other aspects of the Rio Vista (now called: Ryan Mansion Vistas at Montebello) 55 and older (second resident can be 45 or older) town house project located on Montebello Road, across from the Middle School. When you get a chance, drive in and take a look at the appearance of the town houses relative to the site, and the Mansion. Also, look west to the hills to experience the breath-taking vista as it must have appeared to the Ryans when they built their Mansion.

Like all of us, I am saddened by the untimely passing of Frank Corbo, dedicated member of the Parks Commission and noted Boy Scout leader. Frank loved the outdoors and young people, and we will forever be reminded of this by the renaming of the Camp-Out, to be hereinafter known as the "Frank Corbo Montebello Family Camp-Out" Please come and enjoy the Camp-Out, and note that it will be dedicated to Frank's memory by the presentation of a Proclamation to his family on June 19th, at 6 PM, on Village Hall grounds, at the 911 Memorial Garden. Indeed, if you have never done so, come to the Village Hall and walk around the grounds, including the sweeping lawn, pavilion, tot lot, Memorial Garden and dedicated oak tree. You might even find the solar panel array worthy of inspection.

Given the automotive sad tidings, perhaps it is more poignant than usual that I end my pre-summer message by wishing you all a healthy, happy, joyous **and safe** summer.

PARKS COMMISSION NEWS

By Nick Altebrando, Chairman

The 2010 season for the Parks Commission has a busy schedule ahead of us. In April we participated in the Keep Rockland Beautiful Montebello Clean-up Day. We appreciate all the help of all those volunteers who walked the streets and did their best to collect trash and garbage throughout the Village.

The Montebello Family Camp Out is scheduled for Father's Day Weekend June 19th and 20th. The Camp Out is one of our more popular events and we look forward to this year being a big success. There will be games, entertainment and hopefully dry weather this year. The registration mailer has already been sent out. Please return this to us as soon as you can so we can plan for the event as economically as possible. There is a planned rain date for the weekend of June 26th.

This year we are going to schedule the Montebello Concert Night for Wednesday, July 28th, from 7 to 9 p.m. at the Village Hall gazebo. The rain out date will be the following night July 29th. The band for this event is "The Fabulous 60's Rock Show".

The initial construction on the Kathryn Gorman Ponds Park will be starting in the next few months and as we have noted this work will include a small parking area and establish the primary trail which will serve as the basis for development of all the other trails and amenities. We continue to also develop the professional services requirements for the completion of the park and that document will most likely be ready by the end of summer this year. The Village was the beneficiary of grant money to support this project, saving us a considerable amount of resources we can now spend on other aspects of the park.

MONTEBELLO WINS THE LARGEST NYSEDA GRANT IN ROCKLAND COUNTY

Montebello has won a \$57,000 grant from the New York State Energy Research and Development Authority (NYSEDA). This was the largest grant awarded to any municipality in Rockland County. This grant money was directed through the State from the U.S. Department of Energy and represents part of last year's stimulus funding. Montebello will use the money to pay for a solar electric (photovoltaic) power system for the Montebello Community Center. We hope to initiate work this summer. Montebello's Village Hall is already supported by a 6,000 Watt photovoltaic energy system - the first such system installed for a municipal headquarters in Rockland County.

As we noted previously the Commission is looking for a Village resident with an expertise in landscape architecture or who is an arborist/botanist to volunteer to become involved in our efforts. Please contact Village Hall if you have any interest.

TO LINE OR NOT TO LINE - IS THAT THE QUESTION?

By Lance N. Millman, Deputy Mayor



With summer upon us many things happen throughout our Village and our County. All levels of government agencies have prepared and made their list of the worst roads that need immediate attention and those to be paved. Once paved, then the decision of painting or not painting white or yellow lines down the middle of the road has to be determined.

That is today's dilemma. To add fire to this matter, it has come out in the news that there is a shortage of the chemical in the yellow paint that makes the lines visible and stick to our roads.

Various studies have shown that with lines and even without lines certain driver habits occur. There is no doubt that a double yellow line is needed wherever our engineers have determined their placements. These lines keep us on our side of the road and tell us not to pass under any circumstance.

But what happens with a single line – whether white or yellow? Some studies show that the line is absolutely necessary while others say that without the line people will drive more cautious. The other side of the argument says that if you put no line, drivers will drive in the middle of the street and drive as fast as they want because of no restrictions. The opposing view says with the line down, it tells the driver you can go fast if you stay in the lane.

Within Montebello, we have had this discussion and dilemma. One street has asked our Village Board to not replace the old lines that were there because they found after the street was paved, drivers were more cautious and drove slower. Another street was just the opposite, telephone calls were coming in asking when the lines were going to be replaced because people were driving

all over the road. In one narrow road, drivers were driving in the middle of the road and an accident occurred.

Either way, we will continue to do our best to determine and listen to our engineers and to our residents.

I think the overall question here is not about the lines, it's about how we drive on our streets and in our surrounding communities.

We must be aware of our driving and our speed. We have a wonderful community with many children, runners and bike riders and each one deserve the right to be safe on our streets.

So please be careful and drive safely whether there are lines or no lines surrounding your driving destination.

Have a safe and wonderful summer!

CAPITAL IMPROVEMENT AND MAINTENANCE PROJECTS

By Stacy Caridi, Trustee



Wear and tear on our infrastructure requires that we continuously look to maintain and improve Montebello. Our roads are always in need of care, but so are other aspects of the Village that are owned by other entities. As a representative government, the Village strives to speak out for a variety of issues that concern our citizens. Those efforts produce practical results and serve as evidence of the value of our existence.

Our highway maintenance contract is provided through a contract with the Town of Ramapo. This year a unique arrangement has locked the cost at no more than last year's rate. Holding this price steady helped us avoid a tax increase this year. The Town is responsible for the filling of cracks and potholes, the repair of storm basins, and many other infrastructure maintenance requirements. The Village is responsible for repaving roads that we own. Among these roads is Dunnigan Drive. Dunnigan provides access for our industrial district, which includes Dress Barn and the Manhattan Beer Distributors. This road faces a large volume of heavy traffic and is in poor condition. The Village is looking forward to working with the Town of Ramapo to help us pay for a part of this substantial cost. These are positive steps in our relationship with the Town of Ramapo.

Rockland County owns a number of major thoroughfares which run through Montebello. For example, the County owns Spook Rock Road and Airmont Road. They are responsible for the maintenance, repairs and even repaving on their road. Interestingly, even though Mayer Drive is a Village road, the Bridge on Mayer Drive belongs to the County. This means that the county must fix the problem. Currently, they are assessing the problem and hope to have a specific plan shortly. One question that is likely to be asked in the near future is how will we pay for these repairs. This question needs to be answered by our County legislators- and soon. We will keep their feet to the fire on this important topic.

Orange and Rockland provides our electricity. Though they may serve only to transport electricity to your home, it is this critical segment of the process that is most prone to failures. O & R recently studied a series of blackouts that were experienced on Coe Farm Road. They found that the source were fallen trees from the Goldberg property. They recommend that it would be best to feed all of Coe Farm Road from Route 202, thereby reducing the number of outages. The cost of this project is \$10-15,000. We hope to see results this summer.

The water crises, which periodically affects our lower lying neighborhoods, cause severe damage. Steve Sorrillo recently represented the Board at a meeting that brought together representatives from a number of governmental agencies to see what can be done (Please see Trustee Sorrillo's article inside). Working with other agencies may enable us to produce results.

The Village is working to develop a number of new projects including, a solar electric system at the community center, a parking lot and walking paths at the Gorman Ponds Park and a new open space field that we hope to have dedicated this year. Each of these projects shows that our Village is moving in the right direction. We are growing more ecological, and more economical.

MAYER DRIVE BRIDGE CLOSING

Due to structural deficiencies found in a recent NYSDOT bridge inspection, the Mayer Drive Bridge over the Mahwah River will be closed to traffic until repairs are made. The county, which owns the bridge, said it could take until the end of the year to reopen the tiny span, just off Route 202. A detour route using Mayer Drive, East Mayer Drive, Mile Road and Viola Road was posted to assist motorists around this closure.

We thank you for your cooperation and we are working with County officials to try to expedite the process of instituting these repairs. Questions can be addressed to the Rockland County Highway Department at 845-638-5060.

FLOODING ALONG THE MAHWAH RIVER

By Steven A. Sorrillo, Trustee



On May 20th a County wide meeting was held to discuss flooding along the Mahwah River. The meeting was headed up by Alden Wolfe, County Legislator, and included representatives from the County of Rockland, Town of Ramapo and the Villages of Suffern and

Montebello. At issue was the repeated flooding in areas adjacent to the Mahwah River. This often occurs after heavy rains or rainy seasons where rainfall is continuous over a period of time. The ground becomes saturated and can no longer sop up the additional water. The excess water flows into the river. The river is not very deep or wide in this area and therefore cannot contain the inflow. The river then overflows its banks and the water seeps into the surrounding areas. Exacerbating the matter is the fact that this part of the river lies in a floodplain which extends through Ramapo into the Villages of Montebello and Suffern and further south into Northern New Jersey. Much of Western Montebello lies in these wetlands. Indeed, these wetlands extend all along the Mahwah River from New York and into New Jersey. Even in the drier summer months these areas can remain swampy.

Over the years a significant amount of home construction has occurred in these areas. These homes are subject to flooding when the river overflows its banks. This event seems to be occurring more and more frequently. Water damage to one's home is a devastating tragedy. It destroys basements causing mold and mildew problems. Furniture is ruined, pictures and memorabilia are lost and people are forced to leave their homes creating great disruption in their lives.

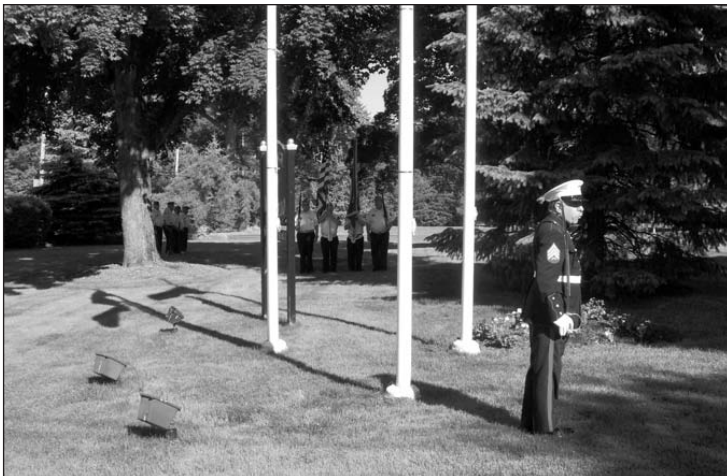
In the early 1980's the Army Corp of Engineers began a study of the problem. It was never completed or acted on. Once again we have asked them to revisit the issue. Their response was not very encouraging. Money and time seem to be the main stumbling blocks. They will perform the work but due to changes in technology and changes in the areas affected, a "Re-evaluation Study" must be made.

The cost of a new study is 5.3 million dollars. Of this amount the Federal Government will pick up 3.9 million dollars. The remaining 1.4 million will be split between New York and New Jersey. Each state is responsible for

700,000 dollars. The State of New York is to pay 350,000 dollars leaving the remaining 350,000 to be split between the county and the villages. No one seems to be able to come up with the money, not the states, not the county and not the villages. There are many entities involved and all must come up with money. Money no one has (see New York State budget crisis). Keep in mind this money is required just to perform the study. Implementation of the findings of that study may cost in the tens of millions of dollars. We won't know that until the study is complete and recommendations are made.

Timing is just as critical an issue. Everyone wants the problem to be fixed now and this is most understandable. We have been informed by the Army Corp of Engineers that it will take four to five years from the time the study is begun until final review is complete. Once the study is complete it will take four years to begin the project and then several more years to complete any construction, whatever that may be. The total time span may be up to twelve years or possibly more.

These are all complicated issues with many parties involved and many decisions to be made. We are dealing with the Federal Government, the States of New York and New Jersey, Rockland and Bergen Counties, the Town of Ramapo and the Villages of Suffern and Montebello as well as unnamed Towns and Villages in New Jersey. I can only tell you that the project is being looked at and we are pressing to get it done. Alden Wolfe is spearheading this and he has our support. We will try to keep you informed of our progress.



MONTEBELLO OBSERVES MEMORIAL DAY

On May 30, 2010, Montebello observed Memorial Day with the Marine Corps League at Village Hall.

Kyra Greenbaum , a fifth grader at the Montebello Elementary School, read the Gettysburg Address.

Our guest speaker was Brigadier General John Cornelius of the Army Reserves. A wreath was placed at the flag pole in honor of those who lost their lives in service of our country.

HISTORIC MONTEBELLO



The saw mill on the Johnson Farm, Viola Road.

PLANNING AND ZONING BOARD UPDATES:

PLANNING BOARD

Weinberger Subdivision – Final Subdivision

Application of George Weinberger, 1757 East 23rd Street, Brooklyn, NY 11229 for an approval of a Final Plat for a subdivision entitled “Weinberger Subdivision” consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone. The Applicant had previously received preliminary subdivision approval for 48 building lots, plus one lot for open space. Since that time, the plan has been revised to eliminate two of those lots, leaving 46 proposed building lots, plus one lot for open space.

The applicant has received a permit from New York State

Environmental Conservation and the application was approved at the July 14, 2009 Planning Board meeting. The Applicant received the first 90 day Final Filing Extension that expired April 10, 2010. The Applicant received the 2nd 90day Final Filing Extension that will expire July 9, 2010.

9 Bayard Lane – Public Hearing – Continued Wetlands Permit

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, NY 10960 for approval of a Wetlands Permit entitled “9 Bayard Lane” consisting of .76 +/- acres located on the south side of Bayard Lane approximately 389 feet from the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.

The application is currently before the Zoning Board of Appeals (ZBA) and will return to the Planning Board.

6 River Road – Public Hearing Wetlands Permit

Application of Carole A. Van Hook, 5 East Gate Road, Montebello, New York 10901, for Approval of a Wetlands Permit entitled “6 River Road” to allow disturbance and construction within 100 feet of a freshwater wetland. The proposed construction is approximately 5 square feet of a 3,200 square foot dwelling. The proposed disturbance is on approximately 2000 square feet with 167 cubic yards of fill. A NYSDEC permit has been obtained. The subject property is located on the westerly side of River Road approximately 300 feet south of Victory Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.14, Block 1, Lot 19 in an R-35 Zone.

The applicant has requested an adjournment from the Planning Board until the June 8, 2010 meeting.

ZONING BOARD

Richard S. Cutney Public Hearing

Application of Richard S. Cutney, Jr., 6 Lake Road, Montebello New York 10901 for variance from the requirement of Article IV, Sections 195-13, Use Group x-1, Column 8 (Side Yard) and Article VI, Section 195.24B (spacing between principal and accessory structures) of the Zoning Local Law of the Village of Montebello to permit construction, maintenance and use of an existing shed to existing single family house. The subject prop-

erty is located on the east side of Lake Road and 500 feet from the intersection of Montebello Road in the Village of Montebello which is known and designated on the Ramapo Tax Map as Section 48.13 Block 2, Lot 9 in a RR-50 Zone.

The application was approved by the Zoning Board of Appeals at the May 20, 2010 meeting.

Barry Kraushaar Public Hearing

Application of Barry Kraushaar, 3 Divot Place, Montebello, New York 10901 for Variance from the requirement of Article IV, Section 195-13, Use Group h, Column 10 (Side Yard), [Required: 25 feet; Proposed: 21.4 feet] of the Zoning Local Law of the Village of Montebello to permit construction, maintenance, and use of an existing swimming pool cabana to existing single family dwelling. The premises which are the subject of this application are located on the east side of Divot Place approximately 0 feet from the intersection of Par Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.20, Block 1, Lot 24 in a RR-50 Zone.

The application was approved by the Zoning Board of Appeals at the May 20, 2010 meeting.

MONTEBELLO LEADS ROCKLAND COUNTY IN U.S. CENSUS

As of the end of April, the U.S. Census Bureau is reporting that the Village of Montebello has the highest response rate for the 2010 census in Rockland County with 81% of citizens responding. The national participation rate is 72%. The Census Bureau now plans to pursue a door-to-door effort to increase the percentage of responses. The rates of participation are important as they are used to determine legislative representation. The Census Bureau will post the final participation rates in the fall.

MOODY'S RAISES MONTEBELLO'S BOND RATING

Moody's Investors Service, the credit rating agency, has raised the credit rating of the Village of Montebello from A1 to Aa2. This increase in our rating (essentially from 'low credit risk' to 'very low credit risk') reflects the stability of our financial status as well as the reliability of our tax base. A higher credit rating reduces the cost that the Village would need to pay in the event that we were to issue municipal bonds. The Village of Montebello holds relatively little long-term debt, also supporting our credit-worthy status. There are currently no plans to issue bonds.

The Frank Corbo

★ **MONTEBELLO FAMILY** ★

.....
**CAMP
OUT** 

.....
SATURDAY & SUNDAY JUNE 19-20

Campsite Set-Up 4:00 pm Activities Begin 6:00 pm Rain Date: June 26-27

.....
On the Village Hall Grounds : 1 Montebello Road

**LIVE MUSIC . CAMP FIRE . SING ALONG . SMORES . JUMP ROPE MAKING . TIE DYE
BOY SCOUTS' ORDER OF THE ARROW . CHALLENGER CENTER ROCKET LAUNCH
SUNDAY MORNING BREAKFAST FOR OVERNIGHT CAMPERS**

.....
CAMPING OUT OVERNIGHT? We'll provide space for your tent and camp chairs. Simply submitted the enclosed registration form.

NOT CAMPING OUT OVERNIGHT? No problem. Just join us for all the fun activities. They start at 6 pm and continue till 10:30.

*Parent or guardian must accompany children. Sorry no open fires or trailers allowed.
No alcohol or tobacco use permitted. Please bring your own eco-friendly water bottle.*



July 2010	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 <i>Parks Commission</i> 7:30 P.M.	2	3
	4	5 <i>Closed</i>	6 <i>Planning Board Workshop</i> 7:00 P.M.	7	8	9	10
	11	12	13 <i>Planning Board</i> 7:15 P.M.	14	15 <i>Zoning Board of Appeals</i> 7:45 P.M.	16	17
	18	19	20	21 <i>Board of Trustees</i> 8:00 P.M.	22	23	24
25	26	27 <i>CDRC 9:30 A.M.</i>	28 <i>Historic Preservation Commission 7:00 P.M.</i> <i>Summer Concert 7:00 - 9:00 pm</i>	29 <i>Summer Concert Raindate</i>	30	31	

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	August 2010
1	2	3 <i>Planning Board Workshop</i> 7:00 P.M.	4	5 <i>Parks Commission</i> 7:30 P.M.	6	7	
8	9	10 <i>Planning Board</i> 7:15 P.M.	11	12	13	14	
15	16	17	18 <i>Board of Trustees</i> 8:00 P.M.	19 <i>Zoning Board of Appeals</i> 7:45 P.M.	20	21	
22	23	24	25 <i>Historic Preservation Comm.</i> 7:00 P.M.	26	27	28	
29	30	31 <i>CDRC 9:30 A.M.</i>					

September 2010	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2 <i>Parks Commission</i> 7:30 P.M.	3	4
	5	6 <i>Closed for Labor Day</i>	7 <i>Planning Board Workshop</i> 7:00 P.M.	8	9	10	11
	12	13	14 <i>Planning Board</i> 7:15 P.M.	15 <i>Board of Trustees</i> 8:00 P.M.	16 <i>Zoning Board of Appeals</i> 7:45 P.M.	17	18
	19	20	21	22 <i>Historic Preservation Comm.</i> 7:00 P.M.	23	24	25
26	27	28 <i>CDRC 9:30 A.M.</i>	29	30			

SAVE THE DATES!

CAMP OUT

SATURDAY, JUNE 19 & 20, 2010

Rain Date - June 26 & 27, 2010

SUMMER CONCERT

JULY 28, 2010

7:00 PM - 9:00 PM

Rain Date - July 29, 2010

EVENTS ARE HELD ON THE VILLAGE HALL GROUNDS

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Montebello, NY 10901*

