THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, OCTOBER 18, 2017 AT THE DR. JEFFREY OPPENHEIM COMMUNITY CENTER, 350 HAVERSTRAW ROAD, MONTEBELLO, NEW YORK. THE MEETING WAS CALLED TO ORDER AT 8:00 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Lance N. Millman	Mayor
	Stacy Caridi	Deputy Mayor
	Melanie Golden	Trustee
	Steven A. Sorrillo	Trustee
	Steven H. Beldock	Trustee
Others Present:	Warren Berbit	Village Attorney
Recording Secretary:	Joan Will	Village Clerk-Treasurer

Mayor's Report:

The Mayor was pleased to announce that the Village continues to have movie productions which will bring additional capital.

Mayor Millman wishes all safe travels as Fall approaches and wet leaves tend to be very dangerous.

Mayor Millman shared that the Village Board had its workshop on the Budget and will be setting the Public Hearing for the same in the near future.

Parks Commission:

Amy Rapoport, Chairperson of the Parks Commission spoke of the donation from the Civic Association for the park. The Chairperson recommends that an 1100 lb, concrete table and a 32 gallon metal garbage can be installed in the park.

Amy Rapoport suggests that screening be put up to soften the look of the solar panels for the bubblers; and said she has spoken with Martin of Spence Engineering and he is in agreement.

Chairperson Rapoport also stated a landscaper, a landscaper, whose work she knows, R & L Landscaping, is reliable and considered for the award of the job of repairing the cemetery fence on Route 202 irrespective minor price difference.

With no one else wishing to speak, Mayor Millman closed this portion of the meeting.

Public Comment:

Officer Alexander of Ramapo Police Department appeared to discuss parking issues related to middle school events. Mayor Millman suggested that the Superintendent of Schools notify the Police Department when such events will take place. The Mayor also suggests that the school make announcements prior to the events that all illegally parked vehicles will be ticketed.

With no one wishing to speak, Mayor Millman closed this portion of the meeting.

Resolution No. 17 - 126 Village of Montebello

Title: Approval of Minutes for September 27, 2017

BE IT RESOLVED, the minutes of the Board of Trustees of September 27, 2017 be and are hereby approved.

Motion: Trustee Golden

Second: Trustee Sorrillo

Upon Vote, resolution carried unanimously.

Resolution No. 17 – 127 Village of Montebello

Title: Approval of Abstract & Schedule of Claims

BE IT RESOLVED, the Abstract and Schedule of Claims dated October 18, 2017, and totaling $190,971.66 is hereby approved, and the claims listed hereon shall be paid.

Motion: Deputy Mayor Caridi

Second: Trustee Sorrillo

Upon Vote, resolution carried unanimously.

Resolution No. 17 - 128 Village of Montebello

Title: Approval of Abstract & Schedule of Claims – Parks Fund

BE IT RESOLVED, the Abstract and Schedule of Claims dated October 18, 2017, and totaling $125.00 is hereby approved, and the claims listed hereon shall be paid.

Motion: Trustee Sorrillo

Second: Trustee Golden

Upon Vote, resolution carried unanimously.

Resolution: 17 - 129 Village of Montebello

Title: Set Public Hearing on Tentative Budget for 2018

BE IT RESOLVED, that a Public Hearing is to be held on the Tentative Proposed Budget for fiscal year 2018 on November 15, 2017 at 8:00 p.m. local time or as soon thereafter as the matter can be heard, such that a Budget for said year can be adopted.

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to notice and post same including that the meeting will be held at the Dr. Jeffrey Oppenheim Community Center.

Motion: Trustee Sorrillo

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

Resolution 17 - 130 Village of Montebello

Title: Olivera – 43 West Gate Road – Return of Permit Fees

BE IT RESOLVED, as per report of Village Engineer that the unused permit fees in the amount of $514.00 for 43 West Gate Road, S /B /L 48.06-1-49, be returned to Rebecca Olivera as the permit was denied and the applicants do not wish to pursue the project.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

Suffern High School student Aliza Gersh, 45 Riverside Drive asked if there were any means of getting additional lighting on Route 202. Mayor Millman advised that Route 202 is not a Village Road but is a State road. The Mayor will have the Village Clerk and the Engineer reach out to State Highway Department for the possibility of additional lighting.

Resolution: 17 - 131 Village of Montebello

Title: Snow Removal/Landscaping Services 2017/2018

WHEREAS, the Village Clerk/ Treasurer sent out RFP's for Snow Removal and Landscaping Services at Village Hall and the Dr. Jeffrey Oppenheim Community Center, and for Landscaping Services at the Viola Road Cemetery, around the 7 Village roadside entry signs, and along Ponds Park for the grassy margin between it and Senator Levy Drive, and Landscape

and Maintenance around the pond areas, including the pathway and parking area, and meadow, the open space at 8 & 14 Lake Road, and the community garden, for the period December 1, 2017 to November 30, 2018, all as set forth in her Request for Proposal dated September 13, 2017 to be considered as part of the contractual Agreement; and

WHEREAS, a proposal was received from Belleville Landscaping, Inc., and from no other contractor, referenced as if set forth hereinafter, a true copy of which shall be appended to the Minutes hereof, the salient details of which is as follows:

	Snowplow and Landscape Village Hall and Community Center, Mow Edge of Ponds Park (Senator Levy Dr.), Landscape Cemetery and Village Signs, Parking Areas and Pathway Ponds and maintain Open Space at 8 & 14 Lake Road	**Extra Charge Salt**	**Snow Falls over 10 Inches in a single event**
Belleville Landscaping, Inc.	$19,800	$375.00	$150.00 per inch, per day

; and

WHEREAS, Belleville has reliably performed said services over the years and has not increased its contract price; and

WHEREAS, only one proposal was received despite which such seems cost effective in light of proposals in recent years, and time is of the essence given the November 1st starting date.

THEREFORE, BE IT RESOLVED, that the Village Board upon due deliberation and for the aforesaid reasons, does hereby accept the proposal of Belleville Landscaping, Inc., for Snow Removal and Landscaping Services at Village Hall and the Montebello Community Center, and for Landscaping Services at the Viola Road Cemetery, around the 7 entry signs, and along Ponds Park for the grassy margin between it and Senator Levy Drive, maintenance around the pond areas including the pathway and parking area, and the open space at 8 & 14 Lake Road, for the period December 1, 2017 to November 30, 2018 at an all-inclusive package price of $19,800.00, plus an extra charge for snowfalls over 10 inches and for salt, as more particularly set forth in the proposal and RFP, and authorizing that said sum be expended for said purposes, contract to be in a form as approved by the Village Attorney, and subject to proof of insurance.

Motion: Deputy Mayor Caridi

Second: Trustee Golden

Upon vote, the Resolution carried unanimously.

Polling as follows:

Deputy Mayor Caridi	Yes
Trustee Sorrillo	Abstained
Trustee Golden	Yes
Trustee Beldock	Yes
Mayor Millman	Yes

Motion Carries

Resolution: 17 - 132 Village of Montebello

Title: Independent Audit Services for 2017, 2018, and 2019

WHEREAS, the Board of Trustees has authorized an independent audit of the Village's financial statements annually since 2004; and

WHEREAS, the Village Clerk/Treasurer sent out letters of interest seeking proposals from auditors for the 2017, 2018 and 2019 fiscal years, and the following proposals were received:

	2017	2018	2019
EFPR Group, LLP	$11,800	$11,900	$12,000
Tom Craven, RBT CPAs, LLP	$12,500	$12,500	$12,500

said proposals considered a part hereof; and

WHEREAS, it is prudent that such services be obtained, and EFPR Group, LLP, formally known as Toski & Co. PC, has offered such services at the lowest cost and appears to have the requisite skills and experience to perform the work, and performed such services satisfactorily for the Village in 2016.

THEREFORE, BE IT RESOLVED, that the Proposal of EFPR Group., be accepted, a copy to be appended to the Minutes hereof, said firm being retained to perform independent auditing services at $11,800, for 2017, $11,900 for 2018 and $12,000 for 2019, the Village reserving the right to terminate the arrangement in any year for the succeeding year, and the fees set forth in the Proposal authorized to be paid for same.

Motion: Trustee Sorrillo

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

Resolution No. 17 - 133 Village of Montebello

Title: MCC Parking Lot – Tree Removal

WHEREAS, the Village Engineer prepared a proposal/bid solicitation, dated September 20, 2017 to remove the tree in the parking lot at the Dr. Jeffrey Oppenheim Community Center as more particularly set forth therein leading to the following bids/proposals:

Suffern Tree Service -	$600.00
Mahwah Tree -	$600.00
Perfect Cut -	$450.00

; and

WHEREAS, Perfect Cut appears to be the lowest proposer/bidder per the recommendation of the Village Engineer at the cost of $450.00; and

WHEREAS, thanks to Congresswoman Jaffee, a legislative grant #TM61481 for the MCC parking lot project, of which tree removal is part the whole, must be expended by the end of 2017.

THEREFORE, BE IT RESOLVED that said proposal/bid is awarded to Perfect Cut at a cost of $450.00, contract to be in a form as approved by the Village Attorney, to be considered in conjunction with the parking lot paving portion of the project.

Motion: Trustee Golden

Second: Deputy Mayor Caridi

Upon vote, the Resolution carried unanimously.

Public Comment:

Amy Rapoport of the Parks Commission reported damage to a storm drain at 17 Rose Hill Road. Clerk Will advised that she would report this damage to the Village Engineer.

At 9:00 PM Deputy Mayor Caridi made a motion to re-open the public hearing seconded by Trustee Sorrillo, motion carried by all.

Resolution: 17-134 Village of Montebello

Title: Taking Certain Actions with Regard to State Environmental Quality Review ("SEQR") and Adoption of the Draft Proposed 2017 Comprehensive Plan

WHEREAS, by adoption of Resolution No. 16-053 on May 18, 2016, the Comprehensive Plan Commission ("Commission") was formed and empowered to study the Comprehensive Plan of the Village of Montebello, last updated in 2009 by Resolution 09-127 of the Village of Montebello Board of Trustees ("Village Board"), and to recommend revisions thereto; and

WHEREAS, to facilitate the work of the Commission by Adoption of Local Law No. 1 of 2016, a moratorium of land use approvals until January 1, 2017 was adopted, as later extended by the Local Law 4 of 2016 and Local Law 3 of 2017, until December 31, 2017; and

WHEREAS, the Commission met and deliberated in public on August 24, 2016, October 26, 2016, December 19, 2016, January 9, 2017, January 19, 2017, February 6, 2017, and February 27, 2017, March 7, 2017, April 3, 2017, April 27, 2017, May 15, 2017, June 5, 2017, August 7, 2017 and Sept 19, 2017 and held a public open house meeting on September 28, 2016 and a public hearing on the Steering Commission's Draft Comprehensive Plan on June 28, 2017 with a written public comment period through July 7, 2017; and

WHEREAS, in the context of the above open process the Commission drafted a Steering Committee Draft Comprehensive Plan for Public Review dated June 19, 2017; which it adopted on August 7, 2017 with Resolution No. 3 of 2017 of the Commission; and

WHEREAS, on August 16, 2017 the Village Board met in Public for a presentation of the key recommendations of the Proposed Plan by Melanie Golden, Esq., the Chairwoman of the Commission and Maximilian A. Stach of Nelson, Pope & Voorhis, LLC, consultant to the Commission, and after discussion ordered editorial changes to the Plan prior to conducting of a Public Hearing; and

WHEREAS, at the opening of this Public Hearing on September 27, 2017, the following Legal Notice was read into the record by the Village Clerk-Treasurer, who confirmed that such was posted on September 15, 2017 and published on September 17, 2017, and that the Proposed Plan and Amendments were made available to the Trustees and public on said date both at Village Hall and the Village Website:

"NOTICE OF PUBLIC HEARING

***PLEASE TAKE NOTICE**, that a Public Hearing will be held by the Board of Trustees of the Village of Montebello on Wednesday, September 27, 2017, at 8:00 p.m. local time, or as soon thereafter as the matter can be heard at the Montebello Community Center, 350 Haverstraw Road, Montebello, New York 10901, to consider adopting an Updated Comprehensive Plan for the Village of Montebello,*

Montebello, New York. The Public Hearing will also address potential impacts of the plan pursuant to 6 NYCRR 617 (State Environmental Quality Review). To highlight the chief recommendations of the Updated Comprehensive Plan, amongst other things the following are included: priority implementation of the Environmental Protection Overlay Districts (EPOD) and Aquifer Protection Overlay regulations of the 2009 Plan Revision; incorporation of the 2010 Reconnaissance Level Historic Resources Study into the Plan and establishing a Historic and Scenic Road Overlay District; recommendations for Critical Environmental Areas ("CEAs") within potential range of Timber Rattlesnakes and along Historic and Scenic Roads; enhancement of the range of permitted uses in the vicinity of Executive and Rella Boulevards as well as the Hemion Road Planned Industry Campus and Neighborhood Services areas of the Village; conversion of the Estate Preservation Overlay District to a traditional non-overlay district; creation of a new Recreation and Open Space Zoning District for significant parcels within the Greenprint that have traditionally provided recreation or open space opportunities within the Village; implementation of regulations to provide for smaller-scale "neighborhood-scale" places of worship and other public assembly uses including schools and residential uses accessory to schools; recommendations for home-based businesses, including transient overnight accommodations in private residences (such as AirBNB); recommendations for Village tax incentives for voluntary historic designation of eligible structures, as well as the creation of a prestigious "medallion" or "marker" program for historical properties; recommendation for greater protections for existing neighborhood character as defined by the size of structures, presence of stone walls, and the strengthening of the Village's rural character, including rural character design guidelines in most residential areas; recommendations to evaluate zoning weaknesses as well as review other parts of Village bulk and use table code; reaffirmation of the 2009 recommendation to set a responsible example for the surrounding communities on the issue of climate change and sustainable building practices; and revisions to and recommendations for the Montebello Trail implementation; recommendation that the Board of Trustees cause a report to be prepared reviewing status of implementation annually prior to adopting the Village budget.

All members of the public and all interested parties are invited to attend and participate. The Recommended Revisions to the Comprehensive Plan will be available for inspection and review at the Village Office during normal business hours, Monday through Friday, 9:00 a.m. to 4:00 p.m., or online at Village of Montebello.com, which should be read in their entirety by interested persons.

Joan Will
Village Clerk - Treasurer
Village of Montebello
One Montebello Road
Montebello NY 10901
(845) 368-2211
Warren E. Berbit, Village Attorney
August 16, 2017"; and

WHEREAS, as a consequence of the above and the Village Clerk's report that said notice and Proposed Plan and editorial changes previously requested were made available to all members of the Planning Board of the Village of Montebello, and referred to the Rockland County Planning Department, and abutting municipalities (Villages of Airmont, Suffern, and Wesley Hills, and the Town of Ramapo) for comment, the Village Attorney determined that adequate notice of the Public Hearing has been given; and

WHEREAS, Melanie Golden, Esq., the Chairwoman of the commission, made opening remarks explaining the Commission's mission, process and logistics, and thanking all participants by name and activity; and

WHEREAS, at 8:47 P.M. local time on September 27, Stacy Caridi moved and Steven A. Sorrillo seconded that the public hearing be opened after which the motion unanimously carried; and

WHEREAS, Maximilian A. Stach, AICP, the Village Planning Consultant, submitted a Part 1 Environmental Assessment Form dated September 26, 2017 and same was duly considered in detail and included in the record; and

WHEREAS, the following additional documents and responses were received, were duly considered and included in the record: E-mail correspondence from Rockland County Planning Department to Village Clerk Joan Will Dated September 27, 2017 at 2:39 PM advising that the Department will be unable to issue comments on the Comprehensive Plan for the Board of Trustees Meeting, and the GML is anticipated within one week; and

WHEREAS, on September 27, 2017, Melanie Golden, Esq., and Maximilian A. Stach, AICP, explained the salient points in support of the Proposed Plan, focusing particularly on the key recommendations of the Plan including in part as follows:

1. The Commission recommended priority implementation of the [Greenprint] Environmental Protection Overlay District (EPOD) previously recommended in the 2009 Plan and further recommended that separate districts and regulations be adopted for Wetlands, Waterbodies, Steep Slopes and Flood Zones. Aquifer Protection Overlay regulations were also recommended as a priority implementation. These recommendations were included in an Interim Report to the Village Board, dated March 13, 2017; and
2. The Members spent a considerable amount of time updating and incorporating the 2010 Reconnaissance Level Historic Resources Study into the Plan and figuring how best to implement protections of important identified resources. Ultimately a key recommendation is to establish Historic and Scenic Road Overlay Districts along Historic and Scenic Roads that require development in a manner that maintains the important historic character of the areas and preserves scenic vistas; and
3. The 2009 recommendation for Critical Environmental Areas ("CEAs") pursuant to the New York State Environmental Quality Review Act ("SEQRA") is refined to cover areas of the Village within potential range of Timber Rattlesnakes, as well as to designate the Historic and Scenic Road areas as CEAs subject to SEQRA; and
4. In light of the fact that there are significant remaining undeveloped commercial locations in the Village, the Commission recommends that the Village enhance its desirability for development without undermining the character of the gateway to the Village in the vicinity of Executive and Rella Boulevards in order to encourage and promote economic development, which provides a variety of public benefits, including tax ratables and additional employment opportunities in the Village; and
5. Additional uses were also added to the Planned Industry Campus and Neighborhood Services areas of the Village in hope of encouraging economic development; and
6. With completion of the residences in the vicinity of the Ryan Mansion (Montebello Park), the Commission recommends the conversion of the Estate Preservation Overlay District to a traditional non-overlay district that recognizes existing uses and allows for continuing adaptive reuse of the Mansion; and

7. The Commission acknowledges the importance of remaining publicly-owned open spaces by recommending the creation of a new Recreation and Open Space Zoning District for significant parcels within the Greenprint that have traditionally provided recreation or open space opportunities within the Village. This district is also recommended for some severely constrained privately owned parcels and could serve to allow "hobby" farms and agricultural uses where requested by an applicant; and
8. The Commission recommends the implementation of regulations to provide for smaller-scale "neighborhood-scale" places of worship and other public assembly uses. Recommendations are also made for the regulation of schools and residential uses accessory to schools; and
9. The Commission took up the evolving concerns regarding home-based businesses, including transient overnight accommodations in private residences (such as AirBNB). Expanded protections for residential neighborhoods from potential impacts of home-based businesses that include overnight accommodation are recommended while allowing streamlined review of more basic and less impactful home-based businesses; and
10. The Commission is recommending Village tax incentives for voluntary historic designation of eligible structures, as well as the creation of a prestigious "medallion" or "marker" program for historical properties; and
11. Montebello continues to be concerned with houses in older sections of the Village being enlarged beyond the existing neighborhood character or being razed and completely replaced with new larger inconsistent homes. This was a trend first identified in the 2009 update. The Commission's Members continue to recommend greater protections for existing neighborhood character as defined by the size of structures, presence of stone walls, and the strengthening of the Village's rural character, including rural character design guidelines in most residential areas; and
12. Numerous loopholes in the Village's zoning code, which were first identified in 2009, continue to remain, particularly its residential portions, allowing 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; and
13. The Commission reaffirms the 2009 recommendation to set a responsible example for the surrounding communities on the issue of climate change and sustainable building practices. The current Commission continues to recommend updating the applicable Village codes to incorporate new state and national "green" standards. Further recommendations to pursue Climate Smart Community status are added along with a range of other practical measures in the new Sustainability chapter; and
14. The 2009 Commission struggled with the issues surrounding walking and biking trails through the Village. This 2017 Commission has reviewed and revised the Montebello Trail submitted in the 2003 Plan. The Commission continues to recommend 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 consideration of feasibility to guide next steps; and
15. The Commission recommends that upon adoption of this plan a matrix of recommendations be prepared similar to that contained in the Appendix of the 2009 Comprehensive Plan but for the current recommendations contained within this plan. Such a matrix should detail the Plan recommendation, who is primarily responsible for implementing the recommendation and a time

horizon for implementation. Additionally, it is recommended that the Board of Trustees cause a report to be prepared reviewing status of implementation annually prior to adopting the Village budget; and

WHEREAS, the following people appeared on September 27, 2017 and spoke on the record:

1. Amy Rapoport – 5 Kings Gate – Montebello – was on the Commission for Parks. Spoke in favor, and was impressed by the process.
2. Richard DiFalco – 18 Lackawanna - Montebello – here to observe. Generally in favor. Later in the meeting he stated that he favored preserving the rural quality, without excess traffic control devices, vs. natural methods of control.
3. Jack Barbera – 8 Vivian Place - Montebello – was on the Commission for the ZBA. Stated concern about certain intersections and sight lines, like Mile Road and Viola Road.
4. Peter Warren – 4 Lake Road – Montebello – questioned the negotiations of purchasing the parkland. (Mayor Millman responded, saying the Village is awaiting legislation to approve purchase from Rockland County, and that County Executive, Ed Day, gave his blessing.); and

WHEREAS, on September 27, 2017 Maximilian A. Stach, AICP appeared and further testified with respect to the requirements of SEQR; and

WHEREAS, in the course of such deliberation at this meeting, as led by the Mayor, revisions were considered in three areas, to wit:
p.19, Clustering – not in favor of Village Board giving up final authority to the Planning Board, and a consensus agreed.
p.79, Recommendations – more stop signs, Mile Road – stop sign not a proper traffic control device, and attempting on Mile Road before was a problem, which led to a spirited discussion about various intersections such as both ends of Mile Road, Hemion Road, Montebello Road, Mayor Drive and Route 202, but accident data does not bear out problematic impressions. Consensus agreed to strike: ", including additional stop signs" from #.3
p.20, Personal Horticulture (Hobby Farms) – shorten permit period from 5 to 3 years, consensus agreed; and

WHEREAS, the Village Attorney led discussion on minor EAF Part I issues as follows:

1. C.1. – in answering "yes", do you skip C.2.? Answer by Planner, "no", this has been a debate, but usual approach is to complete section.
2. C.4.a. - Change school district to new name, Suffern CSD. Optional to include "formerly Ramapo CSD".
3. C.4.d. -Add: Kakiat and Clark Parks

The amendments numbers 2. and 3, accepted by consensus; and

WHEREAS on Motion of Stacy Caridi and Second of Steven A. Sorrillo, the Board unanimously resolved on September 27, 2017, that pursuant to 6 NYCRR 617 (SEQR), the following should occur:

a.) That the Village Board designates itself as Lead Agency for adoption of a proposed Comprehensive Plan and immediately assumes such status there being no other agencies involved in the Action for which such designation to be coordinated with; and
b.) That the Village Board as Lead Agency classifies the action as Type 1 for the purposes of SEQR; and

c.) That the Village Board as both project sponsor and Lead Agency accept the Part 1 Environmental Assessment Form ("EAF") as prepared by Maximilian A. Stach, AICP with amendments as discussed as adequate for distribution and find that it appropriately describes the proposed action; and

d.) The Village Clerk shall circulate the signed Part 1 EAF to Rockland County Planning to supplement the Plan referral that had been previously circulated; and

WHEREAS, no one else wishing to be heard, the Public Hearing was temporarily closed at 9:54 PM, to be continued on October 18, 2017 at 8 PM, to complete the SEQRA environmental comment and review process, and to facilitate the Trustees again deliberating in public after duly considering the entire record and all testimony recorded thus far, after a consensus was reached that the Proposed Plan with Amendments be available for further study, to be finally determined with any amendments upon completion of the SEQRA process; and

WHEREAS, the Board of Trustees continued the Public Hearing on October 18, 2017 at 8:57 PM by motion of Stacy Caridi seconded by Steven A. Sorrillo and unanimously carried; and

WHEREAS, included in the record on October 18, 2017 was the GML 239 review of the Draft Comprehensive Plan from Douglas J. Schuetz, Acting Commissioner of the Rockland County Department of Planning, recommending modifications to the Draft Master Plan as received on October 6, 2017, the salient points summarized by Maximilian A. Stach, AICP, Village Planner as follows:

a.) A DGEIS must be provided for review by the Department;

b.) The County Supports several of the recommendations of the Plan to amend zoning;

c.) Adoption of EPOD and overlay districts will be subject to GML review by the Department;

d.) Several amendments recommended for the Zoning Local Law will be subject to GML review by the Department;

e.) In drafting design guidelines and other zoning amendments intended to preserve Montebello's character including the Historic and Scenic Overlay District the Department noted that roads are suggested to be narrow and sidewalks are discouraged in some areas of the Village; the Department therefore notes that some of the roads are under the jurisdiction of the County and the Department would like to see accommodations for pedestrians and bicyclists taken into account and that traffic safety and emergency access are paramount;

f.) Any revised site design standards implemented in the Zoning Local Law should include lighting standards to prevent light spillover;

g.) Where average density is encouraged, legal constraints on the future development of preserved open space should be required and variances for density should be discouraged;

h.) The County welcomes input on the traffic concerns of Route 59 and Airmont Road;

i.) An proposed improvements to County Roads would require approaching the County Department of Highways;

j.) Pedestrian and Cyclist improvements should be a priority along roads not within the Scenic and Historic Road Overlay;

k.) Several of the Maps should be revised to more accurately portray data, protect sensitive information or more properly cite the source of map data; and

WHEREAS, a Full EAF Part 2, Full EAF Part 3, Long EAF Narrative and Negative Declaration of Environmental Significance were reviewed and considered by the Village Board at their meeting of October 18, 2017; and

WHEREAS, on October 18, 2017 at the continued public hearing the following persons were heard:

- Amy Rapoport; and

WHEREAS, no additional documents and responses were received; and

WHEREAS, after Maximilian A. Stach, AICP and Melanie Golden reviewed the Rockland County Department of Planning comments and referenced SEQR documents in depth, no one else wishing to be heard, the Public Hearing was closed at 9:58 PM by motion of Stacy Caridi and seconded by Steven A Sorrillo and by roll call vote, unanimously carried; and

NOW THEREFORE BE IT RESOLVED, that the Full EAF Part 2 be and hereby is adopted as it fully and appropriately identifies the potential impacts that are likely to occur as a result of the adoption of the Plan as fully set forth and considered in the Long EAF Narrative; and

BE IT FURTHER RESOLVED, that the Full EAF Part 3 be and hereby is adopted as it fully provides a further discussion of the significant Plan recommendations and further clarifies the scale, importance and magnitude of the impacts that may occur from the adoption of the plan, implementation of its recommendations through regulation and subsequent development under proposed regulations to the maximum extent practicable as fully set forth and considered in the Long EAF Narrative; and

BE IT FURTHER RESOLVED, that a Negative Declaration of Environmental Significance be and hereby is adopted pursuant to 6 NYCRR 617 indicating that no significant adverse impacts have been identified and that a Generic Environmental Impact Statement will not be prepared; and

BE IT FURTHER RESOLVED, that the Proposed Plan amended as described hereinbefore and hereafter be and hereby is adopted as the 2017 Comprehensive Plan of the Village of Montebello by virtue of the authority of the New York State Village Law Section 7-722, the Village Board generally finding that such improves upon and updates the already environmentally sensitive 2003 and 2009 Comprehensive Plans and, as recognized by the Rockland County Department of Planning in its GML review, with which the Village in part concurs, "The County is supportive of these goals and values, as they represent the collective perspective of Montebello residents, and are consistent with good municipal planning."; and

BE IT FURTHER RESOLVED, that the Board of Trustees agrees with all the recommendations of the Rockland County Department of Planning which will be incorporated into the Plan, except that the following clarifications are provided with regard to that Department's review and to the extent these clarifications arguably constitute a disagreement with requested modifications that requested modification is hereby overridden:

a.) The Village will refer all proposed implementing code amendments for the Department's review in accordance with GML 239;

b.) Although the adoption of the Comprehensive Plan is a Type 1 action, SEQR does not require the preparation of a Generic Environmental Impact Statement where potential large adverse environmental impacts have not been identified as being likely to occur;

c.) The Village appreciates the support and concurrence of the Rockland County Department of Planning;

d.) With regard to the balancing of pedestrian and cyclist safety with the safeguarding of the Village's character, the Board of Trustees makes the following specific findings:

i. The Comprehensive Plan balances the interests of community character and non-motorized modes of transportation. Specifically, the Village has historically found and required that Village roads reflect a rural aesthetic including narrow pavement widths, soft shoulders, enclosure of roads by stone walls trees and vegetation, minimization of curbs or use of block curbs, a winding curvilinear right-of-way where possible and the absence of street lighting wherever possible. The Comprehensive Plan recommends continuing to maintain this Village character wherever possible and makes recommendations for sidewalks only in certain areas of the Village, where this aesthetic does not currently exist (namely in commercial land use areas);

ii. While a continuation of policy by its very nature can not result in environmental impacts as nothing is changing, it is acknowledged that at first consideration the policy seems to offer less security to pedestrian and cyclist safety than a policy, for example, to provide sidewalks and bike paths on every Village Street. Upon further consideration, it is noted that the streets that adhere to the Village's rural design preferences promote slower vehicular speeds than do wider, straighter streets with sidewalks and bikepaths that must necessarily eschew the enclosure provided by adjacent walls and vegetation. These slower vehicular speeds are more compatible with shared use of the road by pedestrians and cyclists. It is also noted that the Village undertook the effort of implementing the Montebello Trail in the interest of accommodating off-road pedestrian facilities in a manner more consistent with its rural character. The Plan recommends painted on-road pedestrian and cyclist facilities wherever absolutely necessary. In addition, the Village actively administrates a resident petitioned protocol for the installation of "speed humps" to limit speeding. Lastly, it is noted that the soft curbs and natural adjacent vegetation consistent with rural preferences promotes better stormwater infiltration and better habitat for human adaptive wildlife;

iii. At the time that the Village incorporates more detailed regulations applicable to the balancing of pedestrian/cyclist safety and Village character, the Village will refer such regulations to the Rockland County Planning Department and provide further consideration of the important concerns of traffic safety and emergency access;

e.) Future site design standards will include lighting standards to prevent light spillover;

f.) The Village code already includes legal constraints on open space created as part of Average Density Subdivision, and this will not change;

g.) The Village will clarify in its Plan that Average Density Subdivisions should not allow any bulk variances applied to the Standard layout that would increase the density that could be permitted on the site prior to application of the average density provisions;

h.) The Village will continue to involve itself with County sponsored discussions of the intersection of Airmont Road and Route 59;

i.) The Village is not authorized to make improvements to County Roads without County consent;
j.) The Plan already calls for pedestrian and cyclist improvements along certain roads within the Village;
k.) The suggested map amendments will be incorporated or the maps will otherwise be amended to address the concerns expressed by the County; and

BE IT FURTHER RESOLVED, that prior to filing the following changes will be made to the Plan:

a.) That the before-described changes mentioned in the response to the Rockland County Department of Planning GML review be made with regard to recommendations for average density and mapping changes;
b.) That the paragraph on page 19 regarding Clustering be removed in total;
c.) That item #3 on page 79 of the draft plan be amended to strike: ", including additional stop signs" from item #3.
d.) That the prescribed permit period for Hobby Farms described on page 20 of the Plan be reduced from, 5 to 3 years;
e.) That the second bulleted recommendation for certain uses to be added to the Planned Industry-Campus area be struck from the Plan;

Motion: Stacy Caridi
Second: Steven A. Sorrillo

Polling as follows:

Mayor Millman	Aye	Deputy Mayor Caridi	Aye
Trustee Sorrillo	Aye	Trustee Beldock	Aye
Trustee Golden	Aye		

Motion approved

Upon roll call vote, the resolution carries.

At 9:48 PM Deputy Mayor Caridi made a motion to close the public hearing, seconded by Trustee Sorrillo, motion carried by all.

Old and New Business

Amy Rapoport of Parks Commission wanted to explore the possibility of an Ice Rink.

At 10:00 PM Deputy Mayor Caridi made a motion to enter into Executive Session to discuss highway contract negotiations, seconded by Trustee Golden, motion carried by all.

At 10:18 PM Deputy Mayor Caridi made a motion to exit executive session, seconded by Trustee Sorrillo, motion carried by all.

At 10:20 PM Trustee Sorrillo made a motion to adjourn the meeting, seconded by Trustee Golden, vote carried unanimously.