

The 2024 Comprehensive Plan of the Village of Montebello held a meeting on Wednesday May 22, 2024 at Village Hall, One Montebello Road, Montebello, NY. Chair Golden called the meeting to order at **3:30 p.m.**

PRESENT

Melanie Golden, Chairwoman
Ariel Aufgang, Committee Member
Ezra Bryan, Committee Member
Debra Munitz, Committee Member
Matthew Moetzinger, Committee Member

OTHERS

Alyse Terhune, Asst. Village Attorney
Jonathan Lockman, Village Planner
Regina Rivera, Planning/Zoning Clerk

ABSENT

The committee members and consultants introduced themselves, and attorney Ms. Terhune gave an overview of the comp plan process. The current 2017 Comprehensive Plan was robust and exhaustively researched and mapped out. . To accomplish our review of that plan, this committee is comprised of representatives from the public and from each land use Board in the Village.

Committee Chair Golden explained that the 2017 plan was a major overhaul of the previous 2009 plan, and took 18 months to complete. Instead of a major overhaul, our committee will provide a limited scope review to determine if changes during the last seven years require any modifications to the current plan. She suggested that moving forward, each committee meeting should focus on a particular element of the plan, e.g. land use, natural resources, with the ultimate goal of identifying what needs to be updated in each element.

Some accomplishments of the 2017 Comp Plan included identifying and designating critical environmental areas, creating the Scenic & Historic Road District, and updating and expanding allowable uses on vacant commercial properties to promote economic development.

A discussion regarding the following topics ensued:

- New historical designations
- Open/recreational elements for open spaces
- FAR and Development Coverage requirements
- Home Occupation

The committee discussed sources and types of information to be gathered, such as census data, but Mr. Lockman noted that the numbers garnered from 2020, during COVID, are not to be trusted. Further, the Census Bureau pooled together the results of the five previous survey years, whose results are “estimates.” The latest shows that Montebello population is rising 7% per year. Other methods for gathering data were discussed, and Chair Golden noted the importance of identifying what data we wish/need to gather.

Ms. Terhune recommended looking building department data, such as the number of permits and violations and COs issued, to give the committee a sense of what is actually going on in the village.

After further discussion, the Committee agreed on the following:

1. Mr. Lockman will update matrix—i.e., status with respect to what was or needs to be done based on recommendations in last update.
2. There is little left in the Village for development. An inventory of vacant/undeveloped land in both residential and commercial zones should be prepared to determine if any changes should be recommended in connection with future development. The Building Department will compile and submit data on:
 - a. Vacant and developable commercial and residential properties
 - b. Building permit data and ZBA issues that may require more recommendations.
 - c. Most common code enforcement issues
3. A. Aufgang (Planning Board) and E. Bryan (ZBA) will ask their Board to review the Land Use and Natural Resource elements of the 2017 comp plan for comments.
4. M. Moetzing (HPPC) will ask his commission review Historic and Aesthetic Preservation element and Community Facilities, Recreation and Open Space element.
5. Chair Golden will review Economic Development element and Natural Resources element for possible additional recommendations, e.g. re-delineations of NYS DEC or ACOE wetlands.
6. D. Munitz will focus on Traffic and Circulation element for comments and recommendations.
7. Chair Golden and D. Munitz will review the Sustainability element jointly for comments.
8. Data from the Town of Ramapo Assessor's office will be extrapolated to determine population/demographic changes in the Village. (R. Rivera)

Subsequent meetings will likely be held the fourth Wednesday of each month at 3:30 p.m.