

The 2025 Comprehensive Plan of the Village of Montebello held a meeting on Wednesday, February 25, 2025 at Village Hall, One Montebello Road, Montebello, NY. Chair Golden called the meeting to order at 3:00 p.m.

PRESENT

Melanie Golden, Chairperson
Ariel Aufgang, Committee Member
Matthew Moetzinger, Committee Member

OTHERS

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

ABSENT

Deborah Munitz, Committee Member
Ezra Bryan, Committee Member

Chairperson and Planner updates

J. Lockman posted the redline pdf and the un-redlined Word document to a shared folder for Committee Member review.

1. All committee members will carefully review the draft in its entirety, making changes as needed.
2. March 4, 2025, the committee will meet via Zoom will review all edits proposed by Committee members and fine-tune the draft.
3. Deputy Clerk Louise Renud will incorporate all changes and format the document.
4. March 12, 2025, the draft comp plan will be posted to the Village website for public review.
5. March 26, 2025: The Committee will hold a public hearing. Any relative public comments will subsequently be discussed by the Committee either in person or via Zoom.
6. The draft plan having been fine-tuned, will be handed to the Village Board in April 2025 for their review, public hearing and adoption.

Chair Golden explained that the March 4th meeting will give the committee one last chance to discuss the draft and to be sure everyone is comfortable with it before it is posted for public review. Both the red line and clean draft will be posted.

Discussion:

Executive Summary

Chair Golden will revise.

Traffic Element

The Committee read over the new material regarding Hemion Road on Pages 111 – 112. “Add high speed electric charger to Village Hall and the Community Center” will be added to the draft.

Land Use Element

Home Occupation: J. Lockman and A. Terhune will re-write/amend the section to be more succinct and to add three (3) classification tiers of home occupations and cite examples of each.

PI zone: No changes, but there will be a reference to “see Traffic Element for recommendations to Hemion Road.”

Tree Law: The committee agreed the standards by which a tree is defined should be relaxed “in consultation with the Village Engineer.”

Historic Resources Element

Architectural guidelines: Discussion yielded importance of such guidelines for the HPPC and should be added to the plan for new residential structures. Member Moetzinger work on guidelines.

Community Facilities, Recreation & Open Space

Member Moetzinger has some additional information that will be inserted in connection with the Montebello Trail map.

SEQR

The Village Planner Max Stach and Alyse Terhune, Assistant Village Attorney assigned to the Committee, will recommend to the Village Board how the 2025 Comp Plan should be classified under SEQR. All changes are minor, no new land use zones

The next meeting will take place on Tuesday, March 4, 2025 at 3:00 p.m. on Zoom.