

The 2024 Comprehensive Plan of the Village of Montebello held a meeting on Tuesday, March 4, 2025 via Zoom. Chair Golden called the meeting to order at 3:00 p.m.

PRESENT

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

OTHERS

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

ABSENT

Ezra Bryan, Committee Member

Meeting Minutes Approval

Member Moetzinger made a motion to approve the November 20, 2024 comp plan meeting minutes as discussed. Member Bryan seconded the motion and upon vote, all were in favor.

Chairperson and Planner updates

Chair Golden and Mr. Lockman propose the following Comp plan timeline:

1. J. Lockman will amalgamate all the documents and changes for review in January.
2. January 2025 meeting, committee will continue to review
3. February 26, 2025 Committee meeting to finalize the plan and to set a public hearing for March
4. March 26, 2025 Committee public hearing
5. April 23, 2025 possible Committee meeting to discuss public comments and amend accordingly, finalize, and move to approve. The document will then be presented to the Village Board of Trustees.
6. May 2025, Board of Trustees will review document and set a Village Board public hearing for a subsequent meeting.

Chair Golden noted that the public hearing(s) will be mentioned in the January Village newsletter, along with a link to the proposed comp plan.

Mr. Lockman and Chair Golden reviewed all changes in Comprehensive Plan elements previously discussed and amended where necessary. Village Engineer Martin Spence was asked for input, who felt that the Village laws regarding wetlands, drainage, streams and floodplains are sound and require no amendments.

Land Use Element

Mr. Lockman reviewed his amendments to the Land Use Element, which were mostly minor, and all recommendations from 2017 that were implemented since were noted.

The committee reviewed all village zones. Chair Golden asked if the Committee should review changes made in 2017 to the PI-C (Planned Industry Campus) zone, which includes the area abutting the former Novartis property. She asked if they should consider more tree-lined depth should anything be built. Mr. Lockman noted that it is in the Scenic & Historic Roads District and vegetative screening 250 feet from the median of the road would be required in any case.

Chair Golden also asked if the Committee should consider changing the allowable uses in the PI-C zone, citing concerns about 18-wheeler traffic, which Hemion Road cannot support.

Mr. Lockman, noting that this is an industrial zone, said that is a legal issue and that he would seek advice of counsel. The Committee will revisit the issue at the next meeting.

Community Facilities, Recreation & Open Space Element

Member Moetzing reviewed and made some amendments to the Facilities and Open Spaces passages. The Committee discussed passive vs. active recreation, noting that Spook Rock Golf Course could be given historic designation as the property is over fifty years old. There was discussion as to whether the land needs additional parkland protection but Mr. Lockman said that the 2017 Comp Plan added the Open Space Recreation District designation.

Next meeting discussions

Sustainability Element

The meeting was adjourned at 5:05 p.m.