

Comprehensive Plan Commission

January 9, 2017 7:00 p.m.

Present:

Melanie Golden, Commission Chairperson
Janet Gigante, Member
Tony Piazza, Member
Donald Wanamaker, Member
Carl Wanderman, Member
Matt Ryan, Village Planner
Regina Rivera, Planning, Zoning and Building Clerk

Absent

Jack Barbera, Member
Amy Rapoport, Member
Lisa Levin, Member

Also Present:

Larry Picarello, Village Building Inspector

Note:

Ira Emanuel, Assistant Village Attorney, was advised that it was not necessary that he attend this meeting.

- L. Picarello, the Village Building Inspector, presented an inventory of all undeveloped parcels in the Village. He also identified some recently developed parcels and parcels in the process of being developed. Using a large map, he identified:

Residential

- Weinberger Subdivision off Grandview Avenue near Spook Rock Road- Total acreage is 98.91, 46 lots proposed, Subdivision is approved but there has been no activity. RR-50 Zone
- Ware Subdivision, 10 Wilbur Road- 3-lot subdivision on about 5 acres is being developed presently. The existing house on the property will be preserved. RR-50 Zone
- 84-86 Viola, The Johnson Farmhouse- consists of 10.13 acres, but acreage is compromised by some environmental constraints such as watercourses and steep slopes. An applicant came to the CDRC in July 2016 with a proposal to build a synagogue with a community center on the site. RR-50 Zone
- 96 Viola Road- approved two-lot subdivision on 2.25 acres. Land is vacant and developer has not applied for a building permit. RR-50 Zone
- 280 Spook Rock Road, Stonehedge Farms Subdivision (formerly Minetto Horse Farm)- proposed 11 lots. Went to Planning Board process several times until 2008. Never received any preliminary approvals and project halted when the market turned. Developer would like to begin activity again but is subject to the Moratorium. ER-80 Zone
- 19 Sterling Forest Lane- a nearly 5-acre parcel entirely in the Conservation Overlay district. Current owner has researched building a residence but anything to be done would require planning board approval, and wetlands and stream protection permits. RR-50 Zone

- 101 - 103 Montebello Road: Combined lots are 10.4 acres; parcels consists of the old “Montebello Camp” buildings and an abandoned boarded up fire-damaged house. There has been no activity. RR-50 Zone

Commercial

- 50 and 60 Dunnigan Drive- Raymour & Flanigan just completed two new buildings, one is a materials processing facility, the other a truck depot. PI Zone
 - 2 Dunnigan Drive-Storage Post is currently constructing a second storage building. PI Zone
 - 19 Hemion Road-36 acres of the Novartis property within Village boundaries on the west side of Hemion Road. No activity. PI-C Zone
 - Rella Boulevard, vacant lots – on north side of Rella, 19.33 acres; on south side of Rella, 6.36 acres, and several small 1+ acre lots, variously owned. No activity. LO-C zone
 - 34 Airmont Road-4.45 acres. Parcel is vacant after a fire destroyed the home. No activity apart from property maintenance issues. LO-C Zone
 - 250 Lafayette Avenue-Montebello Crossing, just began site plan review. Parcel will include a 14,000 sf CVS, 10,000 sq. office building and an Assisted Living Residence. Project also consists of an amended site plan for the existing strip mall east of the property. Rte. 59DD
- Discussed the construction equipment storage and milling activity in the parking lot of Spook Rock Pool--milling is strictly prohibited within the Village; Chair Golden will advise Village to follow up and address the issue; and Commission will look into use of Town property within Village and make appropriate recommendations regarding such use.
 - Commission had preliminary discussions regarding Rella Boulevard and possible uses. Concept plan that developer of largest parcel brought to Commission(i.e., one-story warehouse presented to the Commission at the December meeting) and other alternatives were discussed generally, including assisted living residence, active senior townhouse development and a park & ride for upcoming Rapid Bus Transit. The Commission will discuss Rella Boulevard at length during a future meeting and will make recommendations regarding this property in the revised Comprehensive Plan.
 - L. Picarello wanted the Commission to be aware that a better-defined Conservation Overlay map be developed; Chair Golden stated that one of the interim recommendations to the Village Board will be to implement the 2009 recommendation to update the Conservation Overlay District map into a precise Environmental Overlay Protection District(s) (“EPOD”).

- Commission agreed to send letter to Village Board requesting the implementation of the following three recommendations from the 2009 Comprehensive Plan on a priority basis:
 - Prepare recommended formal “Greenprint” map, identifying physical and environmental resources of Village. Resources have already been identified and will be forwarded to Village Board again as well.
 - Implement EPOD(s), which can be one large EPOD or can consist of several smaller EPODS that directly relate to a particular environmental resource such as Wetlands EPOD, Steep Slopes EPOD, Flood Hazard EPOD, etc. Commission will advise Board that additional EPODS or environmental protection districts, such as Scenic Road and/or Viewshed District, may be recommended later as part of the Commission’s final recommendations. However, Commission thinks it is appropriate and efficient for the Village to begin the process of implementing the 2009 recommended EPOD(s) now.
 - Consider/Implement Aquifer Protection Law, which was also recommended in 2009 Plan. Commission requested map showing location of NYS Primary Aquifers, the Federal Sole Source Aquifer and bedrock aquifers located within Montebello for background purposes to be reviewed at the next meeting and forwarded with this recommendation.

- Chair Golden advised the Commission that most of the information gathering has now been completed and that further meetings will focus on one or two elements of the prior plans, with information packets distributed prior to the meeting.

- Established additional meetings to discuss each Element for updating:
 - January 19th
 - February 6th
 - February 27th
 - March 13th (March 6th meeting cancelled)
 - March 27th
 - April 3rd
 - April 27th

- The January 19 meeting will focus on the Historic and Aesthetic Element and the February 6 meeting will focus on the Land Use Element.