

Comprehensive Plan Commission

January 19, 2017 7:00 p.m.

Present:

Melanie Golden, Commission Chairperson
Lisa Levin, Member
Amy Rapoport, Member
Donald Wanamaker, Member
Matt Ryan, Village Planner
Regina Rivera, Planning, Zoning and Building Clerk (portion of meeting)

Absent

Jack Barbera, Member
Janet Gigante, Member
Carl Wanderman, Member
Anthony Piazza, Member

Also Present:

Craig Long, Village Historian & Member of Historic Preservation Commission (“HPC”)
Bill Ellsworth, Member HPC
Rosemary Mocio, Member HPC

Note:

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

The Agenda for the meeting is attached.

1. Minutes

The minutes of the 12/19/16 and 1/9/17 meetings were approved and adopted.

2. Review of Historic & Aesthetic Preservation Element

The Commission reviewed the Historic & Aesthetic Element of the Comprehensive Plan. Members of the Village’s HPC were present, and Lisa Levin, the Chairperson of the HPC, who is also a Comprehensive Plan Commission member, led the review of this Element. The Commission members were provided, in advance of the meeting the following materials, all of which are attached:

- The Historic & Aesthetic Element portion of the 2009 Comprehensive Plan;
- A November 30, 2016 “Update-Historic and Aesthetic Preservation Element: Recommendations Outlined in the 2009 Comprehensive Plan” prepared by the Montebello Historic Preservation Commission (the “HPC Report”);
- A matrix prepared the Village Planners that itemizes the recommendations from the 2003 and 2009 Comprehensive Plans and provides the current status of the prior recommendations, as well as some proposed future recommendations based on the HPC Report;
- A map of “Historic Roads, Buildings, and Districts within Montebello”, which was Figure HP 1 in the 2009 Comprehensive Plan;
- A map of Potential Thematic Designations and Potential Historic Districts, which was part of the Village’s 2010 Historic Resource Survey Final Report, prepared by Larson Fisher Associates (the “2010 Historic Resource Report”); and

- A “Scenic Road District” Law from the Town of Ramapo, to serve as an example of Scenic/Historic District law.

The following items from 2009 Plan were discussed, with status updates and recommendations as set forth in more detail in the attached matrix:

- Identifying the historic resources in the Village;
- Official designations under Village Code § 195-60 (designating local landmarks and historic districts);
- Encouraging the continued maintenance and preservation of historic resources located in the Village;
- Creating special character historic districts/viewsheds where planned new construction should be required to be in keeping with the character of the adjoining historic elements;
- Protecting the character of the Village’s historic roads; and
- Strengthening the legal penalties for failure to comply with the Village Code and Certificate of Appropriateness process governing historic properties.

The Commission was in favor of the recommendations contained in the HPC Report; however, there was a need for further review of the creation of a Scenic and Historic Roads District (originally discussed in both the 2003 and 2009 plans). Specifically, there is more information to further identify the possible District(s) now that the Village has the 2010 Historic Resources Report, which was prepared after the last Comprehensive Plan. By looking at the two maps in the distributed materials (the 2009 Historic Roads Map and the 2010 Potential Thematic/Historic District Map), there was a good basis to identify specific roads and areas that might be included in the District. The Commission discussed in more detail the concept of a scenic and/or historic road district law, using the Town of Ramapo’s Scenic Road District law as an example. There was general discussion of other types of districts that other municipalities have created, such as viewshed or gateway districts. The decision was made to refer this issue back to the HPC for further review and recommendations to the Commission. There was also discussion of an expansion of architectural review within the Village to include residential subdivisions of a certain size, and/or building or alterations within future designated districts. The HPC was asked to look at this issue as well. The Commission was advised that the HPC would take up these issues at its January 25th meeting and report back to the Commission for further discussion and consideration.

3. Aquifer Protection Law and Map Prepared by Planner

The 2009 Plan recommended that an Aquifer Protection Program and Overlay Zone be considered and adopted. The Commission had already agreed to include this 2009 recommendation in an interim report to the Village Board that will be forwarded to the Village Board in the near future.

In connection with this interim priority recommendation, the Commission asked the Village Planner to prepare a map identifying aquifers underlying the Village of Montebello. The Planner brought a January 2017 draft map entitled “Aquifers &

Environmental Constraints” to the meeting for review. The map showed that the entire Village overlays either a NYS designated aquifer or a federally designated Sole Source Aquifer. In fact, a substantial portion of the Village is over what appears to be a NYS designated Primary Aquifer (“highly productive aquifers presently utilized as sources of water supply by major municipal water supply systems”). The Planner is going to further identify the boundaries of the NYS aquifer, and identify, if possible, which portion of the aquifer is a NYS primary aquifer vs. principal aquifer (“aquifers known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time”). Either way, these are NYS aquifers where groundwater resources are most productive and most vulnerable to contamination, and thus should be considered for protection, with the details of such protection to be set by the Village Board. The Commission also asked that public water wellheads be identified on the map.

4. New Business

The Commission discussed following up with the New York State Thruway Authority to get an update on the new Tappan Zee Bridge and corridor, particularly information on the Bus Rapid Transit (“BRT”) element of their plans. This would include determining whether they have identified any locations in or around the Village that would possibly serve as a BRT station. Commission member Don Wanamaker agreed to reach out to the Thruway Authority’s Regional Director to schedule a meeting; Chairperson Golden agreed to attend the meeting if possible.

The next scheduled meetings for the Commission are as follows:

- February 6th
- February 27th
- March 13th (March 6th meeting cancelled)
- March 27th
- April 3rd
- April 27th

A packet of materials will be forwarded before the 2/6 meeting identifying the Comprehensive Plan Element that will be reviewed, with relevant documents.

Historic & Aesthetic Preservation Element

The Village of Montebello is dotted with older, historic homes, buildings and landscapes reminiscent of its agricultural heritage. The historic homes, outbuildings, stone walls, and other features provide the community with its own unique character and heritage. Many of these structures are recognized as contributing to the historic character of the village, town and county, and several of these structures have been formally designated "historic".

According to the results of a questionnaire administered to Village residents in 2003, **65 percent of respondents believe that certain areas or locations in Montebello should be considered for historic designation (another 20 percent stated "maybe").**

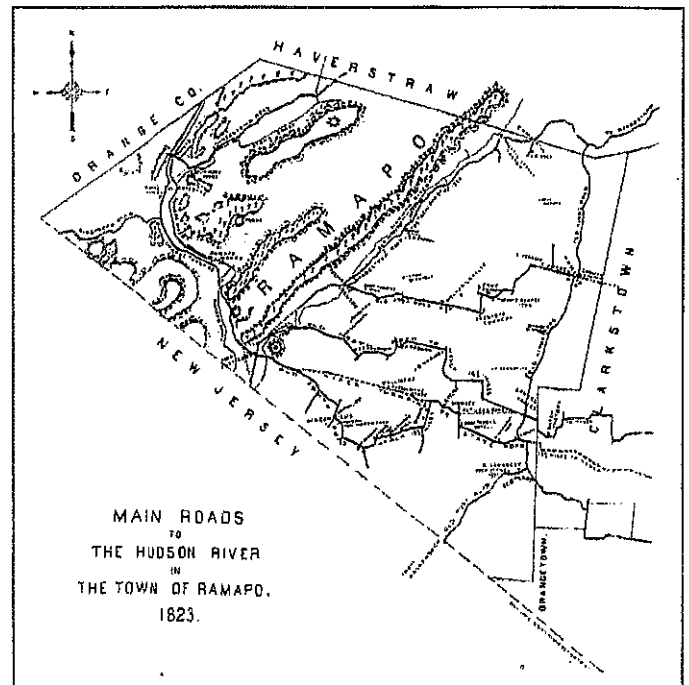
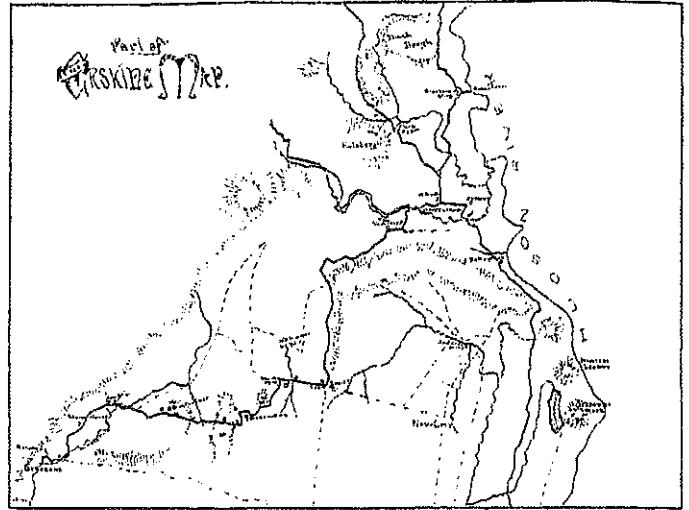
This element provides a brief narrative of the Village of Montebello's history, followed by recommendations for the preservation of the Village's historic features.

General History

The Village of Montebello is an incorporated village within the Town of Ramapo. Ramapo was known by the Native American name as "Kakiat", but was given the official name "New Hempstead" in 1791. In 1827, to avoid confusion with the town of "Hempstead" on Long Island, the Legislature decreed to rename the town "Ramapo". [1]

The area now known as Montebello began as a pre-revolutionary farming community just north of the Village of Suffern. Neighboring Suffern was the location known as the "Point of the Mountain" and was an origination point for pre-revolutionary or colonial roads destined to regions throughout the original thirteen colonies. Early inland settlements depended on this road network to transport goods to ports along the Hudson River. The combination of fertile land and road network encouraged early inhabitants to choose this area as a place to settle. Pre-revolutionary settlements thrived in this area before and after the war. Some of the early inhabitants played prominent roles in the founding of our country and in the civil war, including Aaron Burr, who had property in Montebello at one time where he built a cabin. (The cabin no longer exists.)

An early map of the County prepared by Robert Erskine, a Surveyor General for the Continental Congress, illustrated a pre-revolutionary road following the alignment of lower Route 202 (Haverstraw Road) and Viola Road. Viola Road is one of the oldest roads in the County.



[1] General History excerpted from the Town of Ramapo Plan Report, dated 1930, prepared by Earnest P. Goodrich and Wayne D. Heydecker, page 16.

As early as 1794, the importance of these roads were recognized and the state legislature enacted laws to straighten and extend several routes in the area. Haverstraw Road (State Route 202) was a regionally important route for transporting bricks from Haverstraw to Suffern and cordwood from the Haverstraw Mountains (present day Harriman State Park) to Haverstraw. The road was built upon sections of pre-revolutionary roads and was originally chartered in 1814. However, the road was built piecemeal over the next few years. Obstacles, such as swamps and bypasses, made the road difficult to complete.

Other locally important roads follow the same path as their pre-Revolutionary alignment. Present day Viola Road was known as Old Kings Road and was a main east-west alternative until Nyack Turnpike was constructed (which follows the approximate route of present day Route 59).

The intersection of Viola Road (Old Kings Road) and Route 202 (Haverstraw Road) was known as "Forshay's Corners", the location of an early polling place in Ramapo, and home to a distillery and several homes owned by the Forshay and Conklin families in 1823. Just east of the intersection on the north side of Viola Road was the grist and saw mill of Abbot Copper, built in 1808. The Sherwood, Hopper and Coe families would also have a presence here.

Viola Road was a main thoroughfare of the farming community located in and around the Montebello area, which traded goods and services in the former hamlet of Mechanicsville, which was renamed Viola in 1882. Mechanicsville, or Viola, was centered in and around the intersection of present day Viola Road and Maple Avenue, with homes and business extending west and east along the road. The Viola hamlet was still active in 1930, but described in the Town of Ramapo Plan Report as a "place of no great significance except that it is the area of the County Poor Farm and a center for the community of farmers surrounding it."

Farther north of Forshay's Corner was an early settlement known as "Sherwoodville" which was centered in present day Wesley Hills, but which extended southward to include the northernmost points of present day Montebello. Immediately west of the Route 202 intersection with Grandview Avenue, a foundry and mills were situated along the Mahwah River.

Present day Montebello Road was known as Old North Road during the Pre-revolutionary era, and was renamed after the Ryan summer home and grounds, which Mr. Ryan referred to as "Montebello Park." Portions of the former Old North Road include present day Memorial Road, which turned south toward Suffern.

Present day Lake Road was the only road that connected Suffern to the Haverstraw Road and Kings Highway (present day Viola Road). Although some of these roads may not today have great historic significance because of the changes that have occurred, these roads are more likely to have older homes that would be historically or architecturally significant. The significance of the homes in this area would be linked to their association with early prominent homesteaders, or because the building represents an excellent example of a particular type of dwelling for its era.

[1] *A copy of the survey can be obtained at the Rockland County Planning Department or the Rockland County Historical Society*

Structures in Montebello associated with the Village's history of settlement were identified by the Rockland County Historical Society as part of a countywide volunteer effort to catalog historic resources in Rockland County. The survey was completed in 1999 with the assistance of the Rockland County Planning Department. Within Montebello, the survey identifies 50 historic properties: 19 of these properties are associated with the "Dutch Period" and constructed between 1700 and 1840; the balance were constructed during the "Revivalist Period" between 1820-1900. Properties in the Rockland County database include homesteads, former gristmills that have been converted to housing, barns, cemeteries, and Indian Rock. The properties are identified according to their early family associations and include the Coe family, Damon family (Kakiat Farm), the Conklin family, the Johnson family, the Blauvelt family, the Wannamaker family, the Nichols family, Dan Sherwood, Royal S. Copeland, and Otis Cutler.[1]

A prominent summer home was "Montebello Park, built by the Ryan family in 1902.[1] The Ryan family eventually moved to the community and lived in the house on a year-round basis. The Ryans were significant benefactors of several public or quasi-public institutions, including the hospital, schools, and churches located in Suffern. Another prominent residence is the home of Stanley Morse, which is now Montebello Village Hall.

Indian Rock is regarded by local historians and history buffs as having originally been a pre-historic Native American worship alter. Recent excavations around the site failed to provide physical evidence of its use by the Native Americans, however, the site has been a landmark for over a century, and may have long been a target for artifact hunters. This rock became a prominent feature of the Cutler Estate, which was known as "Boulder Farm".

[1] *Archaeological Investigation of the U.S. Realty of Montebello, Inc. Property.* By Edward J. Lenik and Ronald J. Dupont, Jr. of Sheffield Archeological Consultants, June 1989.

[2] *History of the Borsodi "Bayard Lane Utopia" excerpted from Bayard Lane: The Borsodi Experiment* by Craig Long, Village Historian, article published in the *Montebello Review*, edited by Helen Airo, Spring 2002 issue.

Another noteworthy area in Montebello is the Bayard Lane community located on the east side of Route 202 containing homes built in the 1930's. The community was based on the "utopia" vision of Ralph Borsodi, a nationally-recognized author, economist, and philosopher. His vision was to create a self-sustaining cooperative community based on an agrarian lifestyle to benefit struggling families in the inner city. In order to create this community, he acquired land through a non-profit cooperative he helped establish, called the Independence Foundation, and invited modest income families from New York City to take part in his community-style of living. The area retains its historic charm and character and is one of the many architectural treasures of Montebello. Many of the original homes are still located on Bayard Lane.[2]

Post-World War II development has established the current rural-suburban setting that exists today. Many of the original farmhouses that remind one of the early settlers still exist, intermingled between the newer residential subdivisions and neighborhoods within the Village.

Historic Eligibility

A property may achieve historic designation at the national, state or local level if it meets the criteria established for inclusion in such programs.

The National Park Service maintains a list of properties that are eligible for listing on the National Register of Historic Places. The standards for inclusion are set by the U.S. Secretary of the Department of the Interior and are as follows:

"...districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a. are associated with events that have made a significant contribution to the broad patterns of our history; or*
- b. are associated with the lives of persons significant in our past; or*
- c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components may lack individual distinction; or*
- d. that have yielded, or may likely to yield, information important in prehistory or history. (applies mostly to archeological sites)*

Ordinary cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions, or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years are not generally eligible for

the National Register of Historic Places unless they fall within the following categories:

- a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- a building or structure removed from its original location but which is significant primarily for architectural values, or which is the surviving structure most importantly associated with a historic person or event; or
- a birthplace or grave of a historic figure of outstanding importance if there is not other appropriate site or building directly associated with his productive life; or
- a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- a property primarily commemorative in intent of design, age, tradition, or symbolic value has invested it with its own historical significance; or a property achieving significance within the past 50 years if it is of exceptional importance."

The properties listed on the National Register of Historic Places have been determined to meet a minimum standard of significance as described above. This significance can be at the national, state or local level of importance. A building where George Washington may have headquartered a campaign (national level of significance) and a building of a prominent local citizen such as Montebello Park (local level of significance) are equally eligible for listing on the National Register.

The New York State Historic Register includes New York properties only, and is maintained by the State Historic Preservation Office (referred to herein as SHPO), a division of the New York State Office of Parks, Recreation and Historic Preservation. The criteria for listing are identical. Properties in New York that are placed on the National Register are automatically placed on the State Register.

Although several properties may be eligible for the National or State Historic Registers, none are listed.

Section 195-60 of the Montebello Village Code establishes a Historic Preservation Commission, the duties of which include recommending that the Village Board designate certain properties for local landmark and local historic district designation. Four properties have received such designation:

- The Ryan estate on Montebello Road
- Village Hall on Montebello Road
- The Fant farm on Spook Rock Road
- The Johnson farm on Viola Road

In addition, when presented with the opportunity to do so, the Planning Board has recognized the aesthetic value of historic properties and required developers to preserve a historic home's setting and to integrate elements of that setting, e.g., stone walls, into the overall design of new development.

Recommendations

Throughout its history, Montebello has maintained a rural atmosphere that should be maintained. Preserving this atmosphere is crucial to the continued setting and context of the historic homes and farms in Montebello. The context of this landscape includes the tree-lined winding roads with narrow carriageways, stone walls, older wooden fences, openness and undeveloped setting, as well as the homes and farms that were constructed during various settlement periods in Montebello's history.

The Plan makes the following recommendations for protecting historic resources in the Village:

1. Identify the historic resources in the Village.

The Historic Preservation Commission must undertake a formal survey of the historic structures and resources in Montebello, utilizing the services of an architectural historian to update and expand upon the survey conducted by the Rockland County Historic Society. The results of this survey will form the basis for subsequent review of potential inclusion in the designation of local landmarks, historic districts, etc.

2. Official designation under Section 195-60.

Based upon the survey results, any properties noted as having particular significance should be considered for designation by the Historic Preservation Commission and Village Board. Structural changes to such properties would require a Certificate of Appropriateness from the Historic Preservation Commission.

Historic districts should be created as appropriate (e.g. Bayard Lane) to insure that infill development is constructed in a manner visually consistent with adjacent historic structures.

3. Encourage the continued maintenance and preservation of historic resources located in the Village.

- a. Educate the citizens of Montebello on the history of the village and the merit of preserving historic resources through the village website, programs at village events, providing information for use in any appropriate school programs, etc.

- b. Designate a public area within the Montebello Community Center for the display of historic information and artifacts.
- c. Develop a program of proactive outreach by the Historic Preservation Commission to the owners of historic properties including consultation and education on preservation, and referral to resources which could assist them in preserving and enhancing the historic nature of their property.
- d. Provide financial and recognition incentives to historic property owners in support of the goal of preservation.

4. Create special character historic districts/view sheds where planned new construction should be required to be in keeping with the character of adjoining historic elements.

Development adjacent to designated local landmarks should be required to include complementary architectural style, landscaping, stone walls, etc.

5. Protect the character of the Village's historic roads.

Roads that are identified as "historic" in Montebello include: Grandview Avenue; Viola Road, Montebello Road, North Airmont Road, Hemion Road, Spook Rock Road, State Route 202 (Haverstraw Road), Lake Road, and Mile Road, and Bayard Lane. To protect the scenic and historic characteristics of these roads, the following should be required of any plans for development and/or maintenance:

- a. Maintain the tree cover and general width of the road.
- b. Avoid unnecessary alteration to existing pavement widths.
- c. Preserve all existing stone walls and rural wood fences along these roads, and replace missing stone walls and fences as properties are modified. All new or rebuilt stone walls must be of natural and native stone, not be engineered or synthetic and be consistent with the historic and rural characteristics of its neighborhood. Seek out ways for the Village to restore or encourage the restoration of existing stone walls.
- d. Create educational materials for property owners explaining the historic significance, styles, and construction of stone walls, encouraging wall owners to pick up their walls as stones fall out, and identifying destructive vegetation (such as vines and bayberry) that should be removed from walls.
- e. Erect new street signs or other freestanding signs that visually identify the roads as distinct

and different from other roads in the community. This could be accomplished by using a different street sign color, an old-world font, or different post or pole to identify the historic roads in the Village.

- f. Petition the County for historic designation and/or recognition signage for the roads falling within their jurisdiction.
- g. Minimize the use of concrete sidewalks along historic roads. If a walkway is necessary, slate or brick should be used as construction material, and the sidewalk should be planned to avoid loss of tree canopy.
- h. Minimize the impact of new road openings, particularly on the setting of any historic homes in the vicinity.
- i. Adopt design policies that preserve the character of an historic road. For example, homes on historic roads should be oriented with their front façade to the road; open garage bays should not be the visible element. If a home must be oriented with its front façade not facing the street, appropriate screening should be provided.
- j. Where a new structure will not be substantially in keeping with the historic character of the road or adjoining historic buildings, it should be screened and set back to minimize its visual impact.
- k. Add "Village of Montebello" signs to the entrances to the Village which do not presently have them, and insure that the signs are structurally maintained and landscaped.
- l. Take any opportunity to encourage the underground burial of all existing and future utility lines, and require such burial if a road is being significantly rebuilt. The Village Engineer and Planner will identify potential opportunities, and with the support of the Mayor, aggressively pursue the utility companies to bury all lines.

6. Strengthen the legal penalties for failure to comply with the Village Code and Certificate of Appropriateness process governing historic properties.

The current penalties established in the Village Code are insufficient to prevent a developer or homeowner planning significant construction from demolishing a historic structure. The Plan proposes notifying all homeowners and developers of the Code's requirements, and then strengthening the penalty for unauthorized demolition to a percentage (i.e. 20%) of the property's full market value as listed on the Town assessment roll, as equalized.

2003 Comprehensive Plan: Historic and Aesthetic Resources Element (Land Use Page 52)

Recommendation from 2003	2009 Status
Historic and Scenic Roads - Maintain the tree cover and general width of the road.	DONE
Historic and Scenic Roads - Avoid unnecessary alteration to existing pavement widths.	DONE
Historic and Scenic Roads - Preserve stone walls and rural wood fences along these roads	DONE
Historic and Scenic Roads - Erect new street signs that visually identify the roads as distinct.	DONE
Historic and Scenic Roads - Minimize the use of concrete sidewalks along historic roads.	DONE
Historic and Scenic Roads - Minimize the impact of new road openings, particularly on the setting of any historic homes in the vicinity.	DONE
Historic and Scenic Roads - Adopt design policies that preserve the character of an historic road.	DONE
Historic and Scenic Roads - Where a new structure will not be substantially in keeping with the historic character of the road or adjoining historic buildings, it should be screened and set back to minimize its visual impact.	DONE
Identify the historic resources in the Village. The resources identified in this element should be reviewed and updated.	DONE
<p>* Adopt a local historic preservation law.</p> <p>The Village should consider adopting a local law that would allow the Village to review applications that propose to demolish, alter, or change a structure that is identified as "historic".</p>	DONE
List Village Hall on the National Register of Historic Places.	TRIED BUT NOT POSSIBLE
Create a Historic Landmark Program within the Village of Montebello	DONE
Encourage property owners to list their eligible properties on the National Register of Historic Places and the Stat Historic Register.	Requires liaison info; referred to HPC

**2009 Comprehensive Plan Update:
Historic & Aesthetic Preservation Element (page 40)**

Recommendation from 2009	2017 Status and Implementation
<p>Identify the historic resources in the Village.</p> <p>The Historic Preservation Commission must undertake a formal survey of the historic structures and resources in Montebello, utilizing the services of an architectural historian to update and expand upon the survey conducted by the Rockland County Historic Society. The results of this survey will form the basis for subsequent review of potential inclusion in the designation of local landmarks, historic districts, etc.</p>	<p>Status: Completed</p> <ul style="list-style-type: none"> • "Village of Montebello Reconnaissance Historic Resource Survey" Larson Fisher Associates, dated August 2010. • New recommendations on creating Historic Districts based on report • Update what we have lost/demolished since Historic Resource Survey was completed and list what is threatened to date <p>Recommend: Update of Historic Resources Survey in 2020 or 2025</p>
<p>Official designation under Section 195-60.</p> <p>Based upon the survey results, any properties noted as having particular significance should be considered for designation by the Historic Preservation Commission and Village Board. Structural changes to such properties would require a Certificate of Appropriateness from the Historic Preservation Commission. Historic districts should be created as appropriate (e.g. Bayard Lane) to insure that infill development is constructed in a manner visually consistent with adjacent historic structures.</p>	<p>Status: No new designations since 2009</p> <p>HPC has adopted a "don't force but rather try to encourage residents" policy since 2009 Comprehensive Plan, which has not been fruitful in residents proactively designating their properties. Quarterly reminders of Designation applications at the end of each newsletter have not resulted in any interest in designation. Moving forward, Village might provide incentives (beyond potential tax credits) to encourage designation of historic properties.</p> <p>Maintain "encourage designation" message and list recommended properties and districts to be nominated for designation:</p> <ul style="list-style-type: none"> • HPC continues to recommend "encourage" rather than "mandate" designations <p>Recommend: Bayard Lane/Borsodi School of Living as a Historic District suggestion</p> <p>Recommend: Initiate Historic "Medallion" or "Marker" program, which would list historic Montebello properties without requirement of designation.</p> <p>Recommend: Any future historic designations should include a component to protect not only the historic resource but also the viewshed associated with the resource.</p>
<p>Encourage the continued maintenance and preservation of historic resources located in the Village.</p> <p>a. Educate the citizens of Montebello on the history of the village and the merit of preserving historic resources through the village website, programs at village events, providing information for use in any appropriate school programs, etc.</p>	<p>Status: (a) Public outreach and education:</p> <ul style="list-style-type: none"> • Annual presence at Montebello Day with HP information, historic home designation request for evaluation applications, artifacts & historic photos, etc. • 2010 Montebello Historic Resource Survey • Montebello quarterly newsletter article with

b. Designate a public area within the Montebello Community Center for the display of historic information and artifacts.

c. Develop a program of proactive outreach by the Historic Preservation Commission to the owners of historic properties including consultation and education on preservation, and referral to resources which could assist them in preserving and enhancing the historic nature of their property.

d. Provide financial and recognition incentives to historic property owners in support of the goal of preservation.

information on historic properties and the importance of HP in our village. Also ongoing appeal for designation of historic properties

- National Alliance of Preservation Commissions (NAPC) "CAMP" (Commission Assistance and Mentoring Program) Workshop
- HPC to have visible presence on redesigned village website
- Showcase markers/historic properties/historic photos on website

(b) Designate public area within the Montebello Community Center for display of historic information and artifacts

- Village Hall currently has historic photos displayed on walls
- Have discussed using the Community Center lobby for display, however, there is very little foot traffic in that location which would effectively raise resident awareness or interest.

Recommend: Expansion of Village Hall historic photo collection; utilize Village Hall outdoor glass display for rotating historic information/interest

Recommend: Use redesigned/updated Village of Montebello website to act as HP "display" presence. Add links to HPC materials on website

Recommend: Use of social media, including Twitter and Facebook accounts dedicated to Montebello HP

(c) Develop a program of proactive outreach by the HPC to the owners of historic properties...

- Montebello quarterly newsletter article with information on historic properties and the importance of HP in our village. Also ongoing for designation of historic properties
- Annual presence at Montebello Day with HP information, historic home designation request for evaluation applications, artifacts and historic photos, etc.
- 2010 Montebello Historic Resource Survey
- Targeted mail to historic homeowners with information regarding designation of historic property

Recommend: Compile a list of HP resources to educate and motivate historic property owners

Recommend: Collect oral histories on local historic house (possibly use "Story Corps" website for self-recording - <https://storycorps.org>).

Recommend: Create architectural guide to raise awareness of specific properties with an interactive map

Recommend: Rework wording of standards for

	<p>designation and benefits of designation so that it is clear to property owners Recommend: Link Montebello website to digitized photos on a variety of sites (HVRH; New City Library, etc) Recommend: Create Historic "Medallion" or "Marker" program for historic Montebello properties (which meet historic criteria) to showcase/list Montebello historic resources without a requirement of designation. Recommend: Investigate development of an app that maps the local historic resources within the village</p> <p>(d) Provide financial and recognition incentives to historic property owners in support of the goal of preservation Status: Have described prestigious preservation "medallion" or "listing" program for properties that are designated driven by prestige of knowing that homeowner is doing something to protect resources for future generations: have received no response from property owners. Recommend: Create Historic "Medallion" or "Marker" program for historic Montebello properties (which meet historic criteria) to showcase/list Montebello historic resources without a requirement of designation. Medallion program and prestige of being on a listing of historic property owners would hopefully create increased pride in the resource, which might eventually lead to designation.</p>
<p><i>Create special character historic districts/viewsheds where planned new construction should be required to be in keeping with the character of adjoining historic elements.</i></p> <p>Development adjacent to designated local landmarks should be required to include complementary architectural style, landscaping, stone walls, etc.</p>	<p>Status: No historic districts have been recommended to date due to respect given to individual property owners' desire not to designate...don't want to be "pushy".</p> <p>Recommendation: Propose "non-designated" historic districts where any proposed alterations to properties within the district would require an additional review process without the need for designating individual resources. These districts would cover areas that include historic roads, vistas, viewsheds, scenic/historic corridors, etc. These districts would not impose any involuntary historic designation of private property, nor would it impose any limitations on property owners per se – would simply trigger an additional layer of review in the event of any proposed alterations to the historic character of resources within the district.</p>

<p>Protect the character of the Village's historic roads.</p> <p>Roads that are identified as "historic" in Montebello include: Grandview Avenue; Viola Road, Montebello Road, North Airmont Road, Hemion Road, Spook Rock Road, State Route 202 (Haverstraw Road), Lake Road, and Mile Road, and Bayard Lane. To protect the scenic and historic characteristics of these roads, the following should be required of any plans for development and/or maintenance:</p> <p><i>(see below design, development & maintenance guidelines for protecting the character of the Village's historic roads: ** these were provided as guidelines and not recommendations, thus were not updated for 2017)</i></p>	<p>Status: CLG grants were submitted in both 2015 and 2016 for "Scenic and Historic Roads" survey. In 2015, due to issues with missing paperwork (which had to be submitted twice), grant request was denied. In 2016, all required paperwork was submitted on time, however, grant request was denied due to missing updated annual reports from Village and lack of available HPC minutes on the Village website.</p> <p>Recommendation: After further discussion with the HPC, might be difficult for Village to designate our historic roads since majority of them are either County or State roads – only small portions are actually under Village jurisdiction.</p> <ul style="list-style-type: none"> • Proceed with Scenic and Historic Roads survey to inventory what is extant within the Village borders <p>Recommend: Create "Historic Road Districts" to add a layer of review for any proposed alterations to undesignated historic properties within said district.</p>
<p>Maintain the tree cover and general width of the road.</p>	<p>**</p>
<p>Avoid unnecessary alteration to existing pavement widths.</p>	<p>**</p>
<p>Preserve all existing stone walls and rural wood fences along these roads, and replace missing stone walls and fences as properties are modified. All new or rebuilt stone walls must be of natural and native stone, not be engineered or synthetic and be consistent with the historic and rural characteristics of its neighborhood. Seek out ways for the Village to restore or encourage the restoration of existing stone walls.</p>	<p>**</p>
<p>Create educational materials for property owners explaining the historic significance, styles, and construction of stone walls, encouraging wall owners to pick up their walls as stones fall out, and identifying destructive vegetation (such as vines and bayberry) that should be removed from walls.</p>	<p>**</p>
<p>Erect new street signs or other freestanding signs that visually identify the roads as distinct and different from other roads in the community. This could be accomplished by using a different street sign color, an old-world font, or different post or pole to identify the historic roads in the Village.</p>	<p>**</p>
<p>Petition the County for historic designation and/or recognition signage for the roads falling within their jurisdiction.</p>	<p>**</p>
<p>Minimize the use of concrete sidewalks along historic roads. If a walkway is necessary, slate or brick should be used as construction material, and the sidewalk should be planned to avoid loss of tree canopy.</p>	<p>**</p>
<p>Minimize the impact of new road openings, particularly on the setting of any historic homes in the vicinity.</p>	<p>**</p>

<p>Adopt design policies that preserve the character of an historic road. For example, homes on historic roads should be oriented with their front façade to the road; open garage bays should not be the visible element. If a home must be oriented with its front façade not facing the street, appropriate screening should be provided.</p>	<p style="text-align: center;">**</p>
<p>Where a new structure will not be substantially in keeping with the historic character of the road or adjoining historic buildings, it should be screened and set back to minimize its visual impact.</p>	<p style="text-align: center;">**</p>
<p>Add "Village of Montebello" signs to the entrances to the Village which do not presently have them, and insure that the signs are structurally maintained and landscaped.</p>	<p style="text-align: center;">**</p>
<p>Take any opportunity to encourage the underground burial of all existing and future utility lines, and require such burial if a road is being significantly rebuilt. The Village Engineer and Planner will identify potential opportunities, and with the support of the Mayor, aggressively pursue the utility companies to bury all lines.</p>	<p style="text-align: center;">**</p>
<p><i>Strengthen the legal penalties for failure to comply with the Village Code and Certificate of Appropriateness process governing historic properties.</i></p> <p>The current penalties established in the Village Code are insufficient to prevent a developer or homeowner planning significant construction from demolishing a historic structure. The Plan proposes notifying all homeowners and developers of the Code's requirements, and then strengthening the penalty for unauthorized demolition to a percentage (i.e. 20%) of the property's full market value as listed on the Town assessment roll, as equalized.</p>	<p>Status: Currently, legal penalties are not strongly enforced when violations are flagged (mostly repeated warnings and withholding of C/O until remediation is performed). E.G.: Fant Farm Barns; Ryan Mansion irrigation shed/window grilles.</p> <p>Recommendation:</p> <ul style="list-style-type: none"> • Strict deadlines and fines should be established for non-compliance with Village Code and Certificate of Appropriateness for historic properties • Would like to add some sort of language to address historic "zombie" properties in the Village. The HPC understands that there is verbiage in Village code to address properties that are vacant and/or neglected, however, additional incentives/penalties need to be included to "motivate" owners of non-designated/non-landmarked historic properties to address this issue (e.g., Blind Players Club on Montebello Road, etc).

**UPDATE - HISTORIC AND AESTHETIC PRESERVATION ELEMENT:
RECOMMENDATIONS OUTLINED IN THE 2009 COMPREHENSIVE PLAN**

*prepared by:
The Montebello Historic Preservation Commission
November 30, 2016*

1. *"Identify the historic resources in the Village"*

Status: Completed

- "Village of Montebello Reconnaissance Historic Resource Survey"
Larson Fisher Associates, dated August 2010.
- New recommendations on creating Historic Districts based on report
- Update what we have lost/demolished since Historic Resource Survey was completed and list what is threatened to date
- **Recommend:** Update of Historic Resources Survey in 2020 or 2025

2. *"Official designation under Section 195-60"*

Status: No new designations since 2009

- HPC has adopted a "don't force but rather try to encourage residents" policy since 2009 Comprehensive Plan, which has not been fruitful in residents proactively designating their properties. Quarterly reminders of Designation applications at the end of each newsletter has not resulted in any interest in designation. Moving forward, Village might provide incentives (beyond potential tax credits) to encourage designation of historic properties.

Maintain "encourage designation" message and list recommended properties and districts to be nominated for designation:

- HPC continues to recommend "encourage" rather than "mandate" designations
- **Recommend:** Bayard Lane/Borsodi School of Living as a Historic District suggestion
- **Recommend:** Initiate Historic "Medallion" or "Marker" program, which would list historic Montebello properties without requirement of designation.
- **Recommend:** Any future historic designations should include a component to protect not only the historic resource but also the viewshed associated with the resource.

3. *"Encourage the continued maintenance and preservation of historic resources in the Village"*

Status: (a) Public outreach and education:

- Annual presence at Montebello Day with HP information, historic home designation request for evaluation applications, artifacts and historic photos, etc.
- 2010 Montebello Historic Resource Survey

- Montebello quarterly newsletter article with information on historic properties and the importance of HP in our village. Also ongoing appeal for designation of historic properties
 - National Alliance of Preservation Commissions (NAPC) "CAMP" (Commission Assistance and Mentoring Program) Workshop
 - HPC to have visible presence on redesigned village website
 - Showcase markers/historic properties/historic photos on website
- (b) Designate public area within the Montebello Community Center for display of historic information and artifacts**
- Village Hall currently has historic photos displayed on walls
 - Have discussed using the Community Center lobby for display, however, there is very little foot traffic in that location which would effectively raise resident awareness or interest.
 - **Recommend:** Expansion of Village Hall historic photo collection; utilize Village Hall outdoor glass display for rotating historic information/interest
 - **Recommend:** Use redesigned/updated Village of Montebello website to act as HP "display" presence. Add links to HPC materials on website
 - **Recommend:** Use of social media, including Twitter and Facebook accounts dedicated to Montebello HP
- (c) Develop a program of proactive outreach by the HPC to the owners of historic properties...**
- Montebello quarterly newsletter article with information on historic properties and the importance of HP in our village. Also ongoing appeal for designation of historic properties
 - Annual presence at Montebello Day with HP information, historic home designation request for evaluation applications, artifacts and historic photos, etc.
 - 2010 Montebello Historic Resource Survey
 - Targeted mail to historic homeowners with information regarding designation of historic property
 - **Recommend:** Compile a list of HP resources to educate and motivate historic property owners
 - **Recommend:** Collect oral histories on local historic house (possibly use "Story Corps" website for self-recording - <https://storycorps.org>).
 - **Recommend:** Create architectural guide to raise awareness of specific properties with an interactive map

- **Recommend:** Rework wording of standards for designation and benefits of designation so that it is clear to property owners
- **Recommend:** Link Montebello website to digitized photos on a variety of sites (HVRH; New City Library, etc)
- **Recommend:** Create Historic “Medallion” or “Marker” program for historic Montebello properties (which meet historic criteria) to showcase/list Montebello historic resources without a requirement of designation.
- **Recommend:** Investigate development of an app that maps the local historic resources within the village

(d) Provide financial and recognition incentives to historic property owners in support of the goal of preservation

Status: Have described prestigious preservation “medallion” or “listing” program for properties that are designated driven by prestige of knowing that homeowner is doing something to protect resources for future generations: have received no response from property owners.

- **Recommend:** Create Historic “Medallion” or “Marker” program for historic Montebello properties (which meet historic criteria) to showcase/list Montebello historic resources without a requirement of designation. Medallion program and prestige of being on a listing of historic property owners would hopefully create increased pride in the resource, which might eventually lead to designation.

4. *“Create special character historic districts/view sheds where planned new construction should be required to be in keeping with the character of adjoining historic elements.”*

Status: No historic districts have been recommended to date due to respect given to individual property owners’ desire not to designate...don’t want to be “pushy”.

Recommendation: Propose “non-designated” historic districts where any proposed alterations to properties within the district would require an additional review process without the need for designating individual resources. These districts would cover areas that include historic roads, vistas, viewsheds, scenic/historic corridors, etc. These districts would not impose any involuntary historic designation of private property, nor would it impose any limitations on property owners per se – would simply trigger an additional layer of review in the event of any proposed alterations to the historic character of resources within the district.

5. *"Protect the character of the Village's historic roads."*

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Recommendation:

After further discussion with the HPC, might be difficult for Village to designate our historic roads since majority of them are either County or State roads - only small portions are actually under Village jurisdiction.

- Proceed with Scenic and Historic Roads survey to inventory what is extant within the Village borders
- **Recommend:** Create "Historic Road Districts" to add a layer of review for any proposed alterations to undesignated historic properties within said district.

6. *"Strengthen the legal penalties for failure to comply with the Village Code and Certificate of Appropriateness process governing historic properties."*

Status: Currently, legal penalties are not strongly enforced when violations are flagged (mostly repeated warnings and withholding of C/O until remediation is performed).

- E.G.: Fant Farm Barns; Ryan Mansion irrigation shed/window grilles.

Recommendation:

- Strict deadlines and fines should be established for non-compliance with Village Code and Certificate of Appropriateness for historic properties
- Would like to add some sort of language to address historic "zombie" properties in the Village. The HPC understands that there is verbiage in Village code to address properties that are vacant and/or neglected, however, additional incentives/penalties need to be included to "motivate" owners of non-designated/non-landmarked historic properties to address this issue (e.g., Blind Players Club on Montebello Road, etc).

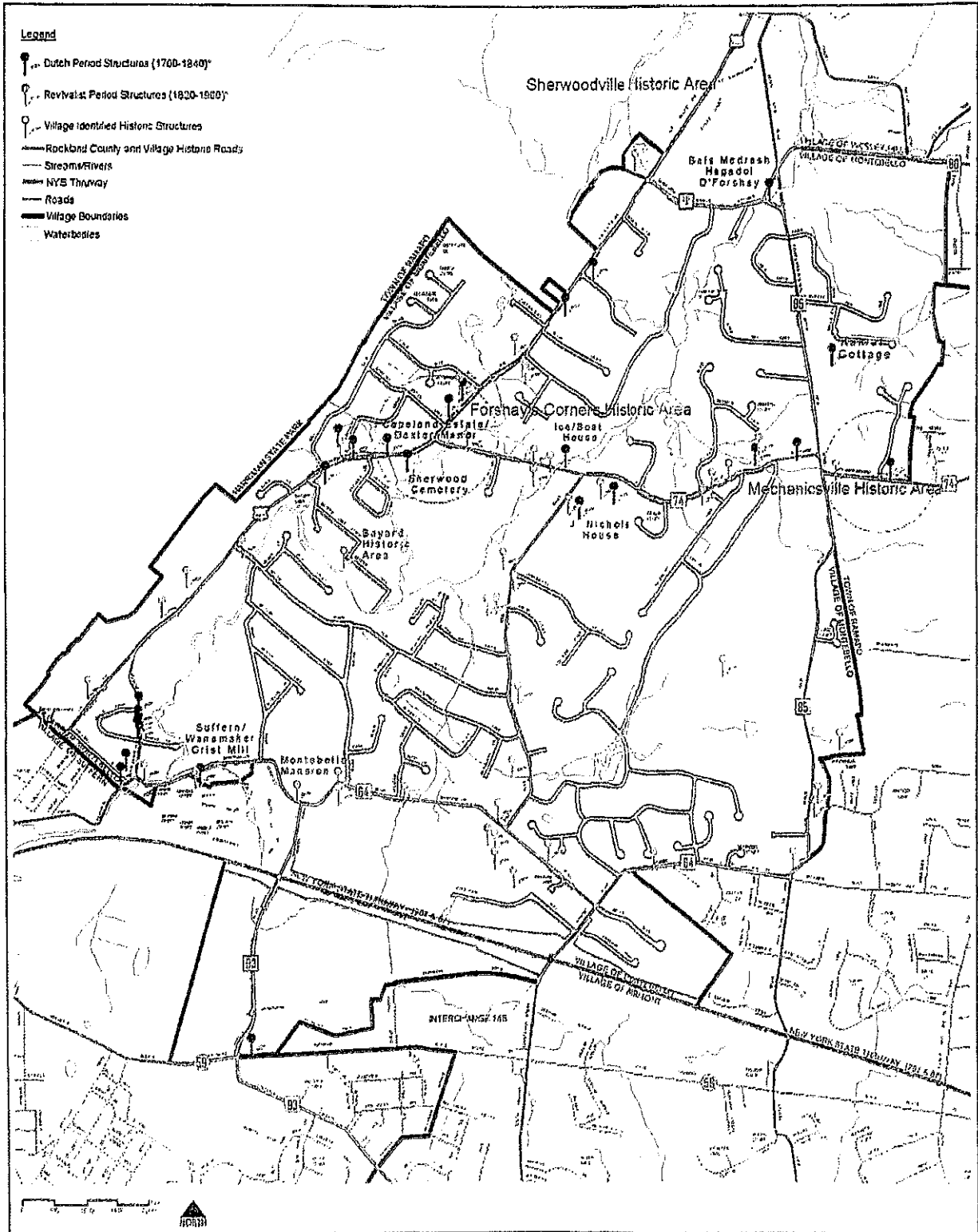


Figure HP 1 – Historic Roads, Buildings, and Districts within Montebello

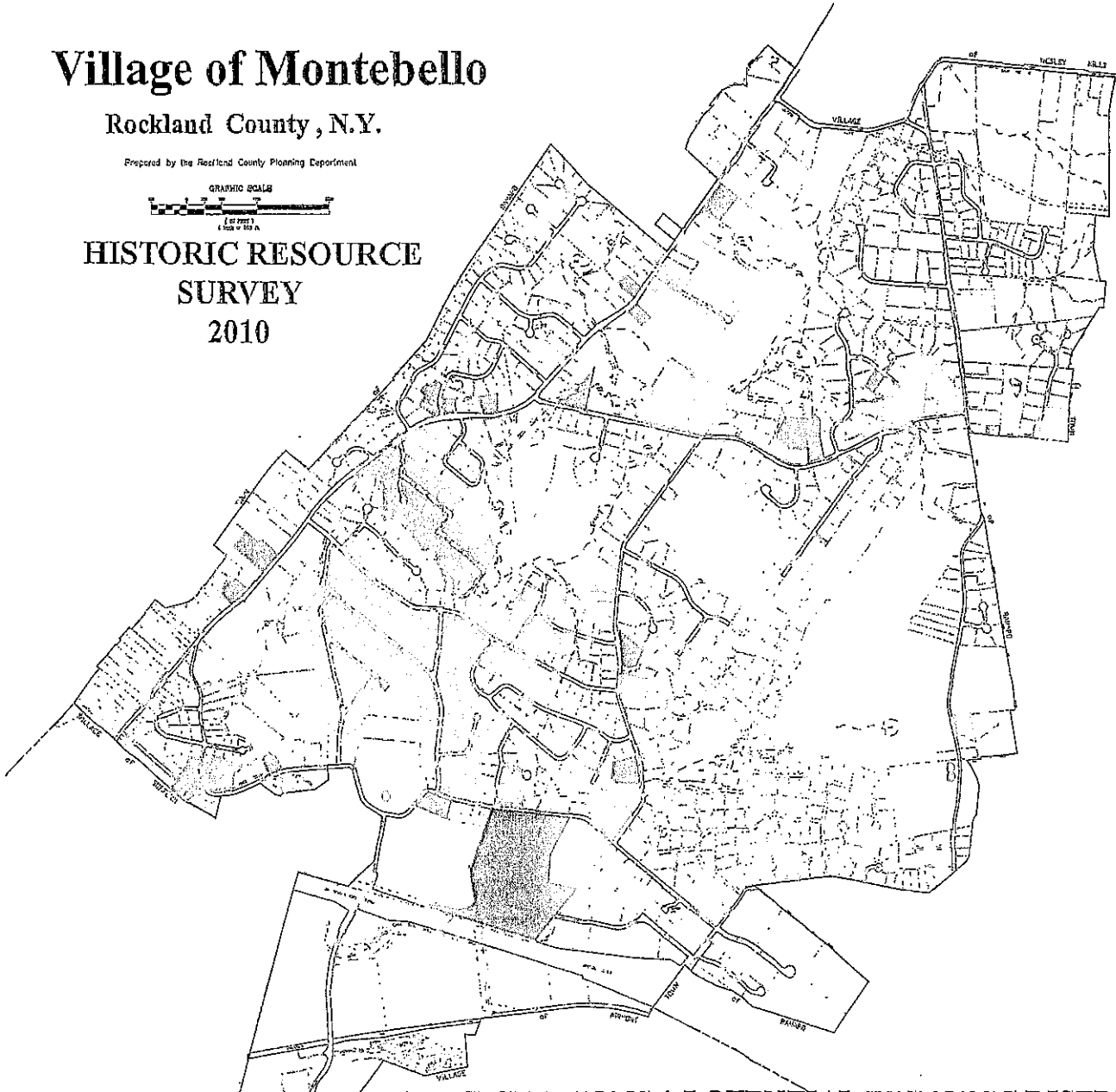
Village of Montebello

Rockland County, N.Y.

Prepared by the Rockland County Planning Department



HISTORIC RESOURCE SURVEY 2010



POTENTIAL THEMATIC DESIGNATIONS * POTENTIAL HISTORIC DISTRICTS

- Early Farmhouses
- Antiquarian Country Retreats
- Gilded Age Country Retreats

- Bosordi School of Living
- Montebello Rd. - Lake Rd. Area
- Mid-20th Century Developments

Town of Ramapo, NY
Thursday, January 19, 2017

Chapter 215. Scenic Road District

[HISTORY: Adopted by the Town Board of the Town of Ramapo 6-4-2004 by L.L. No. 7-2004.
Amendments noted where applicable.]

GENERAL REFERENCES

Zoning — See Ch. 376.

§ 215-1. Short title.

This chapter shall be known and may be cited as the "Scenic Road District Law for the Town of Ramapo."

§ 215-2. Intent and legislative findings.

The Town Board of the Town of Ramapo wishes to preserve its historic resources, stone walls, other natural features, and scenic views from its roadways and other public areas by channeling new development away from those areas and onto lands which are not as scenic and historically significant. The view experienced from these areas contributes significantly to the overall character of the Town, an attribute the community seeks to preserve and enhance while accommodating growth and change. Where development occurs in sensitive scenic areas, the Town wishes to assure that such development is consistent with the objective of maintaining the existing scenic character of such areas to the greatest extent practicable. Specifically, the Town finds:

- A. That the natural, open character of the Ramapo Scenic Road District is a critical feature of the unique heritage of the Town of Ramapo whose preservation enriches and benefits both residents and visitors;
- B. That the Ramapo Scenic Road District is characterized by historic homes and buildings, mature trees, thick virgin woodlands or fields which contribute to the overall scenic, historic and quality character of the Town;
- C. That it is desirable to protect panoramic views as well as sensitive natural habitats on the Ramapo Scenic Road District; and
- D. That preservation of these features while providing for appropriate development can only be achieved by encouraging flexibility in the design of land use and development projects.

§ 215-3. Establishment of district.

- A. In furtherance of the above legislative findings, a Scenic Road District is hereby established which shall include all property in unincorporated areas of the Town of Ramapo within 1,000 feet from the center line of the following public roads:
[Amended 6-29-2005 by L.L. No. 4-2005]

- (1) Route 202.
- (2) Sterling Mine Road.
- (3) Route 17, north of the intersection with the New York State Thruway.
- (4) The entire length of the Palisades Parkway.
- (5) South Mountain Road.
- (6) Spook Rock Road.
- (7) Johnstontown Road
- (8) Camp Hill Road.
- (9) Route 306 north of Grandview.
- (10) Seven Lakes Drive.

- B. The Scenic Road District is shown on the Town's Scenic Road District Map.^[1]
[1] *Editor's Note: Said map is on file in the office of Building, Planning and Zoning.*

§ 215-4. Plan review and approval.

- A. No construction or material alteration of any principal or accessory use within the Scenic Road District is permitted unless said use shall have obtained approval as set forth below.
- (1) If it is determined that the use is subject to site development plan approval, such use shall receive plan approval from the Planning Board together with the site development plan approval in conformity with the regulations set forth below in Subsection **A(3)** and **(4)**.
 - (2) All other uses shall be subject to review and approval by the Building Inspector. The Building Inspector shall issue a building permit upon a determination of compliance with the regulation set forth below in Subsection **A(3)** and **(4)**, and other applicable zoning and building code requirements.
 - (3) Review standards. In order to grant approval, the Building Inspector or Planning Board, whichever is applicable, must find that the important scenic and natural features of the site will be substantially preserved and, except for structures subject to Architectural Review pursuant to Article X of the Town's Zoning Law, that such structure or alteration is architecturally compatible with surrounding structures. To the extent practicable, all structures to be built on land within the Ramapo Scenic Road District shall be sited and clustered on the tract in such a way as to avoid or minimize the obstructing of scenic views in this district.
[Amended 2-11-2015 by L.L. No. 1-2015]
 - (4) Additional standards of review. The additional regulations set forth below supplement, but do not replace, the use and bulk regulations otherwise applicable to the underlying zoning districts.
 - (a) The minimum front setback requirement, as set forth for the applicable underlying zoning district, may be doubled for all structures and parking areas located within the Ramapo Scenic Road District. The side and rear yard setbacks may also be doubled by the Planning Board if there are historic or scenic resources which are to be protected.

§ 215-5. Enforcement.

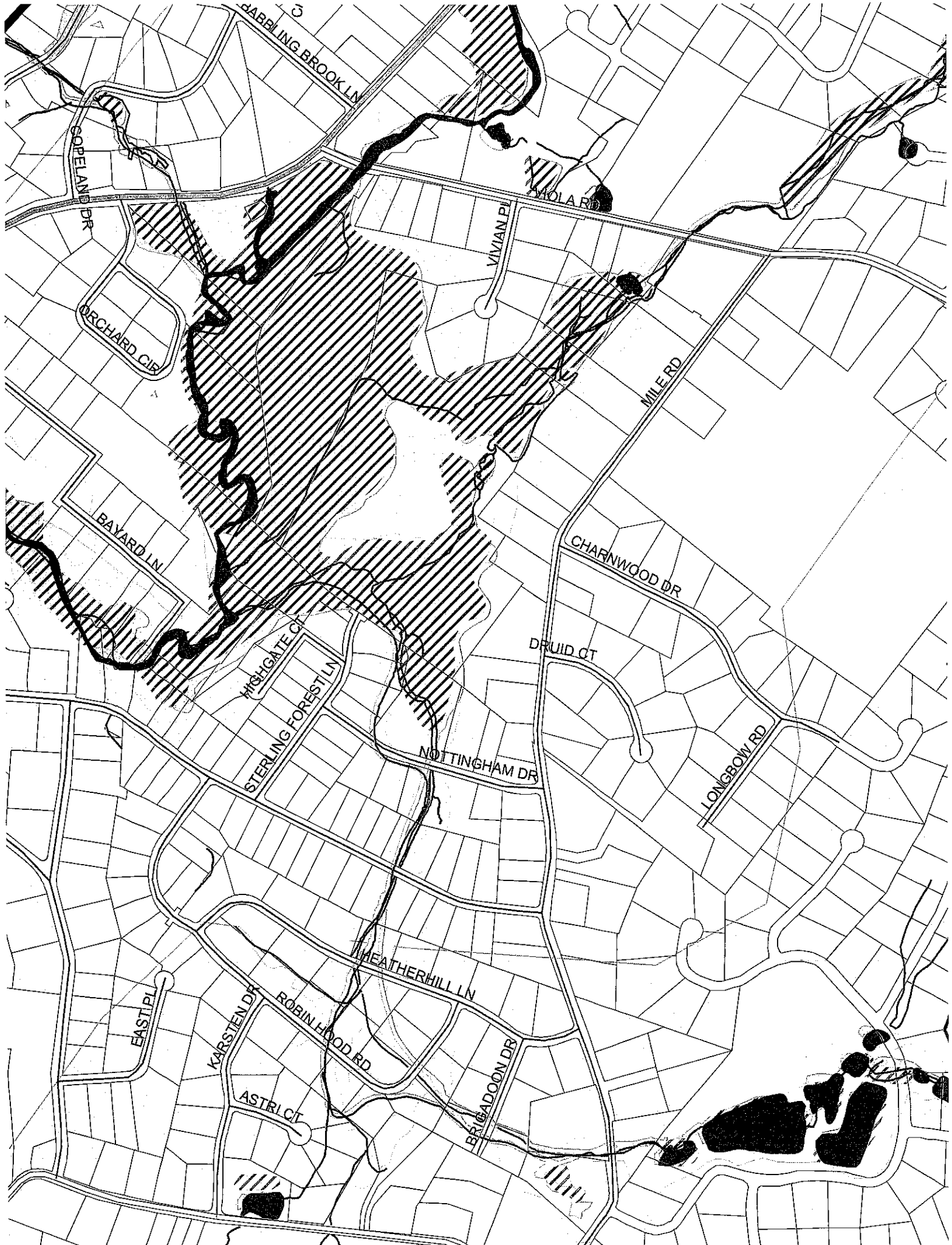
The enforcement official as designated in § 376-140 of Chapter 376, Zoning, of the Code of the Town of Ramapo, as may be amended, shall have the power, right and authority to issue an appearance ticket, as the same is defined in Article 150 of the Criminal Procedure Law of the State of New York, for the violation of any section of this chapter. In addition, the Town of Ramapo may institute an appropriate action or proceeding in any court of competent jurisdiction pursuant to § 268 of the Town Law of the State of New York.

§ 215-6. Penalties for offenses.

Any person violating any section or provision of this chapter shall be guilty of a Class 3 violation as defined in Chapter 1, General Provisions, Article II, Penalties, of the Code of the Town of Ramapo, and shall be punished according to the provisions thereunder.

§ 215-7. Review of decision.

Whenever the Building Inspector shall approve or disapprove a building permit pursuant to this chapter, such decision shall be reviewable by appeal to the Board of Appeals from the Building Inspector's decision. The appeal shall be taken not more than 30 days after the filing of the decision of the Building Inspector in the office of the Building Inspector.



BABBLING BROOK LN

SOPE LAND DR

ORCHARD CIR

VIVIAN PL

MAOLA RD

MILE RD

BAYARD LN

CHARNWOOD DR

HIGHGATE CT

DRUID CT

STERLING FOREST LN

NOTTINGHAM DR

LONGBOW RD

EAST PL

KARSTEN DR

ROBIN HOOD RD

WEATHERHILL LN

ASTRIC CT

BRIGADOON DR

UNION