

Comprehensive Plan Commission

February 27, 2017 - 7:00 p.m.

Present:

Melanie Golden, Commission Chairperson
Anthony Piazza
Amy Rapoport, Member
Carl Wanderman, Member
Don Wanamaker, Member
Regina Rivera, Planning, Zoning and Building Clerk

Absent:

Lisa Levin, Member
Jack Barbera, Member
Janet Gigante, Member

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 2/6/17 were approved and adopted. Member Rapoport suggested the Commission expand the ARB guidelines under the HPC element to include:

- Rock walls, fences and roof lines
- Trees that are at least 24 inches in circumference lining roads and / or in the Scenic & Historic Road District.

The Commission agreed to this expansion reasoning that the guidelines should be very specific, providing examples whenever possible.

Chair Golden announced that our Village Planner could not attend the meeting and that the Interim Report to the Village Board will likely be voted upon by the Comp Plan Commission at the March 13th meeting, and forwarded to the Village Board shortly thereafter.

Further, she announced there will be another opportunity for public comment on March 27, 2017 before the final drafting of the Comprehensive Plan.

Chair Golden also stated that there would likely be a request for another extension of the moratorium to allow time for the Village Board to consider the Plan, hold a public hearing and for implementation. As it stands, the Comp Plan Commission will try to complete all work by the end of May, 2017.

2. Historic & Aesthetic Preservation Element (continued)

Commission reviewed the Scenic & Historic Road Districts map illustrating the three suggested buffer widths of 250 ft., 300 ft. and 500 ft. prepared by the Village Planner. Commission adopted the draft map with a 250 ft. off center buffer throughout the Scenic Road District. It was noted that the map will be in the final report and that Member Rapoport will write up suggested guidelines for the district.

3. Aquifer and Wellhead Protection Law

The draft Aquifer and Wellhead map was presented. (One minor correction was noted, that “United Water” should be changed to “Suez” on the map.) The 2009 Comprehensive Plan recommended an Aquifer Protection area but it was never implemented. It was noted that the Town of Ramapo has an aquifer protection law and zone.

Both Federal and New York State Aquifer designations are included on the aquifer map, as well as public wellheads. The Federal sole source aquifer includes the NYS primary and principal aquifers as well as recharge areas. The Commission will not decide what precisely the law should entail, but will recommend the map to the Village Board and ask them to implement an aquifer protection law. Member Piazza suggested that the Commission recommend to the Village Board that they review the Town of Ramapo’s comprehensive Aquifer Protection law to guide them in language and implementation, and the Commission agreed. Chair Golden said that this will be included in the Interim Report, and she will discuss finalizing the language for this recommendation with Member Wanamaker who will help draft the recommendation.

4. Greenprint

Drafts of the Greenprint map were presented. Commission discussed Greenprint, which includes the following environmental features:

- Wetlands,
- FEMA 100 year Floodplains,
- Streams/Rivers
- Waterbodies
- Steep Slopes
- State and County Parks
- Local Parkland (Town & Village)
- Village parcels
- Town parcels
- Public schools & RCC

Commission noted that the Hemion Road conservation easement is the wrong color in the legend. It should be orange, not green. Further there is a corner of the map just northeast of Danielle Court that looks like a subdivision (West Gate Road) but is colored in as county park land. Chair Golden will raise those two issues with the Village Planner.

Local open spaces, where no development is allowed, need to be designated and labeled on the map. They are:

- Berbit Park (Spook Rock Road)
- Montebello Fields (Haverstraw Road at Coe Farm Road)
- 2 empty parcels on Lake Road.

In wrapping up the Natural Resources Element, Chair Golden noted the following:

- Tree Preservation: Village Engineer Martin Spence will have two recommendations regarding tree protection, as discussed at the last meeting and the Commission is awaiting those written recommendations.
- Clustering: The Commission discussed recommending that the Planning Board, and not the Village Board as per Village code, should have the authority to determine whether or not to allow all clustering requests. The Commission agreed to recommend this change.
- EPODS: Village Planner will provide a separate map for four EPODs (wetlands, steep slopes, floodplains and watercourses) which will accompany the Interim Report.
- Other: The 2009 Comp Plan Design Guidelines recommended reducing development coverage for non-residential uses (commercial). Our Village Planners do not agree with this recommendation and we will discuss this issue at our next meeting.

5. Community Facilities Development

Commission reviewed the 2009 Comp Plan recommendations for the Community Facilities Development Element:

1. **The Village should continue, initiate and/or expand relationships with other service providers to share the burden of providing services and community facilities where economically appropriate**

Commission agreed to leave this as is.

2. **The Village should strive to preserve more undeveloped land as open space and additional passive recreational opportunities should be pursued by the Village whenever possible. The Village Parks Commission should evaluate on a periodic basis whether additional active recreational facilities (i.e. ball fields and tot parks) are needed based on changing population and available facilities**

Ultimately, the Commission agreed to leave this in as the spirit and tone of the recommendation are still very much applicable, even though there is not much undeveloped land left

Further, Member Piazza updated the list of Village Open Spaces to include Berbit Park on Spook Rock Road, Montebello Fields on Haverstraw Road by Coe Farm Road, and the two empty parcels on Lake Road. Members Rapoport and Piazza confirmed that the county and town parks listed are accurate and up to date.

Member Piazza noted that he did not add cemeteries in his open spaces report and does not feel they apply to the district since no one can develop the areas anyway. There are two such cemeteries, one on Viola Road at Haverstraw Road, and one on Viola Road just past the High School.

The Commission discussed the element in which the cemeteries should appear, Community Facilities or Historic & Aesthetic. It was decided that HPC should write something about these two cemeteries to be included in the Historic & Aesthetic Preservation Element.

- 3. The Village should pursue the establishment of the biking and walking trail network known as the Montebello Trail (originally presented in the 2003 Plan), which links neighborhoods and facilities within the Village. The ownership of this project should be assigned to the Montebello Parks Commission. Paths through publically owned areas (schools, parks, etc.) should be pursued initially followed by a re-examination of the network to determine feasible next steps or redesign. The Parks Commission should pursue state and other public or private funding sources to begin establishing the network.**

Member Rapoport presented the proposed trail, which begins at Village Hall, winds through Montebello Pines and to the High School, along a path leading to Montebello Fields, over Haverstraw Road and ending in Kakiat Park. Commission discussed various ways of marking the trail, i.e. red blazes, and changes to the trail.

Member Rapoport mentioned that students from the Middle School should be able to walk safely to the Library, and it was noted that this issue has been raised at past Village Board meetings. The Commission agreed that since sidewalks are not consistent on Hemion Road or Rte. 59, they could recommend having some type of path extending from the Middle School on Hemion Road to Rte. 59, perhaps incorporating a trail through the proposed Montebello Crossing development. An appeal to Montebello Crossing, LLC to work with the Village in developing this part of the trail network to the Library, or at least up to Tagaste Monastery, could be feasible.

The Commission also discussed variations of the trail that would avoid traversing Viola Road and Mile Road, which are very dangerous for pedestrians, as well as the fact that some portions of the recommended trail traverse private property. The Parks Commission agreed to study the trails further, noting that all the trails do not have to interconnect. There could be separate trail loops in particular Village locations. Chair Golden asked the Parks Commission for an updated recommended trail map.

Member Wanamaker highlighted the 2009 recommendation for a trail from Montebello's Community Center and suggested incorporating a trail on the gas pipeline, which would require no construction.

6. New meeting dates

In addition to 3/13, 3/27, 4/3, 4/27, the following meeting dates have been added:

Monday, May 8

Monday, May 22

Monday June 5 (hopefully not needed)

7. Next Meeting

3/13-Economic Development, which Chair Golden will complete with Member Gigante; Members Wanderman and Wanamaker will review 2009 Comp Plan Traffic and Circulations Element to aid in updating recommendations and Interim Report Adoption.