



Village of Montebello

One Montebello Road

Montebello, NY 10901

(845) 368-2211

Fax: 845-368-2044

www.villageofmontebello.org



Village of Montebello

One Montebello Road
Montebello, New York 10901

Mayor
LANCE N. MILLMAN

Deputy Mayor
STACY CARIDI

Trustees
BRUCE EGENHAUSER
MICHAEL HUMPHREY
DAVID ROSE

(845) 368-2211
Fax (845) 368-2044

Clerk-Treasurer
JOAN WILL

Village Attorney
WARREN E. BERBIT

Deputy Village Attorney
ALYSE TERHUNE

Dear New Montebello Resident:

Welcome to the Village of Montebello!

On behalf of myself and the Board of Trustees, I would like to welcome you to our Village. As a homeowner in Montebello, we hope that you will enjoy the beauty of our neighborhood and the benefits of the many services available to you.

Montebello is dedicated to preserving and enhancing the quality of life in our neighborhoods. Our Village government is here to help you. Information about available services, a calendar of events, forms for download, and contact information are available on our website: www.villageofmontebello.org. Montebello's laws and zoning code are also available on the web at <https://ecode360.com/MO1927>.

In this packet you will find important information about our Village, including garbage schedules, recycling schedules, dump information, Do Not Knock registry and important contact phone numbers for easy reference. For your convenience a copy of our Tree Law and our Bee Law have also been included. We are very dedicated to preserving trees in our Village and it is essential that everyone abide by this law when removing trees.

If we can be of any assistance to you, please feel free to call us or drop by Village Hall.

Sincerely,

Lance N. Millman
Mayor



VILLAGE OF MONTEBELLO

(Town of Ramapo, Rockland County, NY)

Incorporated May 7, 1986

Village Hall is located at One Montebello Road on the corner of Montebello Road and North Airmont Road.

VILLAGE BOARD OFFICIALS

(845) 368-2211

Mayor	Lance N. Millman
Deputy Mayor	Stacy Caridi
Village Trustee	Bruce Egenhauser
Village Trustee	Michael Humphrey
Village Trustee	David Rose
Village Clerk-Treasurer	Joan Will
Village Attorney	Warren Berbit
Deputy Village Clerk	Louise Renud

BUILDING DEPARTMENT

(845) 368-2491

Building Inspector	Adam Gordon
Code Enforcement Officer	Marcos Padilla
Fire Inspector	Marcos Padilla
Planning & Zoning Clerk	Regina Rivera
Building Clerk	Angela Spina

Please contact the Building Department with any Zoning or Building Permit questions.

JUSTICE DEPARTMENT

(845) 368-2837

Village Justice	Honorable Ken Gobetz
Associate Justice	Honorable Karen Riley
Court Clerk	Raquel Diaz

Members of our Planning Board, Zoning Board, and Historic Preservation & Parks Commission can be found on the Village of Montebello website.



VILLAGE OVERVIEW AND HISTORY

The Village of Montebello was incorporated May 7, 1986. Located in Rockland County, New York, the Village is approximately 4.5 square miles. It is located east of Suffern, south of the Palisades Park, north of the Thruway and west of unincorporated Ramapo. The Village is largely rural in character and is one of the prime residential areas in Rockland County.

The rolling hills and fertile soil in the Ramapo Valley provided a pastoral way of life for the early pioneering families. A small collection of farms and mills dotted the countryside and were connected by dirt paths and quiet rugged roadways. With the establishment of the Erie Railroad in Suffern, New Yorkers in search of a cool, quiet retreat to relieve the stress of their urban lifestyles came by train to the surrounding rural areas. Some came as seasonal vacationers, choosing to rent an estate, while others bought property from the abundant amount of underdeveloped land. Picturesque rolling hills and vast wooded lands guarded by the Ramapo Mountains provided a rustic setting for the development of elegant country estates.

One of these estates was that of wealthy New York financier Thomas Fortune Ryan. The former Groesbeck mansion built in the 1860's was purchased by the Ryan family in August 1897. Within three years they had the elegant frame dwelling torn down and replaced with a large brick and stone mansion. The estate had a commanding view of the Ramapo Mountains and the mansion consisted of many luxurious amenities including a bowling alley, electric elevator, private chapel, and greenhouse. The Ryan's called their estate "Montebello" meaning "beautiful mountain" in Italian, which inspired the name of the Village. The estate comprised 1,000 acres and included a working farm. The Ryan's built 5 smaller "mansions" for their sons in the area, some of which are still standing today.

Beyond Ryan Mansion (now functioning as a financial firm's headquarters and an office park), additional historic places within Montebello include Bayard Lane, Cobblestone Farm, Indian Rock, Fant Farm and Montebello Village Hall [*See Historical Resource Survey, available at the Village Hall*].



VILLAGE OVERVIEW AND HISTORY

The area now known as Bayard Lane was home to a group of self-sufficient, self-sustaining colonists who in 1936 developed a small “Utopia” homestead project. The brainchild of Ralph Borsodi, his vision was to develop a domestic lifestyle that was productive, independent, and economically practical for the New York City commuter. In 1935, Borsodi launched The Borsodi School of Living colony, a small experimental cooperative community, on a rolling unimproved tract of 40 acres at the foot of the Ramapo Mountains bounded by the Ramapo River. The land was divided into 1-to-3 acre lots containing 17 homesteads that were occupied by individual families. The homes were owned individually, the land cooperatively. Initially the community appeared successful, but as the economy shifted and society began to change, the residents began to distance themselves from the self-sufficient principles and cooperative living. In time many of the original families living in the small enclave moved away. Two historical markers were erected along Route 202 to recount the legacy left by the experimental community whose new style of country living received national attention in the 1930s and gave hope and inspiration to struggling families of the Depression.

Another notable landmark in the Village is Cobblestone Farm. Sitting on an attractive 35 acres of well-groomed land on Viola Road it consisted of an elegant country estate along with a working farm. The farm’s centerpiece was a cobblestone barn/carriage house built with the stones cleared from the fields, hence the name Cobblestone Farm. Handsome stone walls outlined the estate’s boundaries. Part of this extensive property today houses private custom homes as well as the site of Suffern High School across Viola Road.

Notable residents of historic significance include Army veteran David Smith who saw combat in Vietnam and was a 1994 Buffalo Soldier award recipient; Gia Farrell, singer; United States Senator Royal S. Copeland; Michael Mallardi, former Capital Cities/ABC senior vice president and president of Capital Cities/ABC Broadcast Group; John Phillip Sousa, who rented a summer residence on Haverstraw Road. Also, Montebello was home to actor James Daly and his daughter Tyne; actor Pat Hingle; and Gloria Hollister, American explorer, scientist, and conservationist.



VILLAGE OVERVIEW AND HISTORY

Notable events of historic significance include creation of the Historic Preservation Commission (HPC) in 2004 and the Historic Preservation Code (*article XI; section 195-60*) for the designation of local landmarks or historic districts. The HPC and Parks Commissions were combined in 2019 to form the Historic Preservation and Parks Commission (HPPC).

Montebello contains Indian Rock, a large glacial erratic boulder of granite gneiss, formed in the Proterozoic era, 1.2 billion to 800 million years ago. It is estimated to weigh approximately 17,300 tons. The source area for the boulder was nearby in the Ramapo Mountains-Hudson Highlands. Although Indian Rock may appear to be several rocks piled together, it originated as a single boulder. This landmark utilized by the Indians as an observation platform and trail marker, can be found in the Indian Rock Shopping Center at the corner of Hemion Road and Route 59. It was preserved in posterity when the shopping center was approved.

Fant Farm, located on Spook Rock Road, contains a house and barns dating back to circa 1850. Across is a 12-acre ribbon of fields and a habitat known as the “Warren E. Berbit Nature Preserve”, honoring one of our founders and the draftsman of our incorporation petition, still serving as Village Attorney, Warren Berbit.

The Stanley and Blanche Morse House was built circa 1920 and is the location of the current Montebello Village Hall. Attributed to the architect George Fowler, it is an interpretation of the Tudor or English Cottage style. The building was designated a Montebello Historic Landmark on December 17, 2008.





VILLAGE OVERVIEW AND HISTORY

The Village of Montebello was the first of the “modern” Villages to successfully incorporate within the Town of Ramapo. Two primary factors fueled the grass roots movement to form the Village. Firstly, due to its rural nature and low population density, the area had no representation on the Town of Ramapo Boards and Commissions. Secondly, the Schwartz Estate, consisting of almost 250 acres of pristine land and seven ponds, was coming to the fore, and the idea to develop same as high density housing was beginning to gain traction. That Estate is now the site of the Montebello Pines subdivision of some 175 elegant homes, and a 24-acre Village Park which incorporates the ponds, known as the “Kathryn Gorman Ponds Park”, so named after the first mayor of the Village.

Montebello is the first village in Rockland County to have a solar photovoltaic system to help power it’s Village Hall and at Dr. Jeffrey Oppenheim Community Center, (the latter named as a means to honor the second Mayor) located at 350 Haverstraw Road (Route 202). It also was the first to establish an electric vehicle charging station at the Village Hall. It is also the first “Climate Smart Community”, and the first Tree City USA in Rockland County. Montebello is also the first “Certified Local Government” for historic preservation in Rockland County.

For additional infrastructures, the following are available at the Village Hall:

Historical Resource Survey-August 2010

Early History of the Area by Craig Long, Village Historian

The Village of Montebello at a Quarter of a Century by Warren E. Berbit, Village Attorney

Montebello at 30 by Warren E. Berbit, Village Attorney

(Also peruse the Village’s website at <http://www.villageofmontebello.org/>)



IMPORTANT NUMBERS

Ramapo Police Department 237 Route 59	Non-Emergency Emergency	(845) 357-2400 911
Tallman Fire Department 289 Route 59	Non-Emergency Emergency	(845) 357-0514 911
Bon Secors/Good Samaritan Hospital 255 Lafayette Avenue		(845) 368-5000
Poison Control		1-800-336-6997
Orange & Rockland Utilities		1-877-434-4100
Veolia Water New York		1-877-452-4721
Optimum		1-866-218-1815
Verizon FIOS		1-800-Verizon

If there is an EMERGENCY of any type, please dial 9-1-1 immediately



The following forms and/or applications can be found on the Village website—
www.villageofmontebello.org under Resources —> Forms and Applications

- ♦ Building Permit Application
- ♦ Beekeeping Permit Application
- ♦ Do Not Knock Registry
- ♦ Fee Schedule
- ♦ Fence Permit Application
- ♦ Land Disturbance Application
- ♦ Temporary Sign Permit (Garage Sales)
- ♦ Tree Removal Permit

Under the “Departments” banner you can also find a link to the Village Codes



PUBLIC SCHOOLS

Montebello lies wholly within the Suffern Central School District. Suffern High School (grades 9-12), Suffern Middle School (grades 6-8) and Montebello Elementary School (grades 3-5) are within the Village's boundaries. Also within Montebello is the Lumia School at Viola, part of Rockland Boces, which covers grades K-8.

Suffern Central School District Administration Office 45 Mountain Road—Hillburn, NY 10931	(845) 357-7783
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Montebello Elementary School—50 Montebello Road	(845) 357-4466
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Suffern Middle School—80 Hemion Road	(845) 357-7400
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Suffern High School—49 Viola Road	(845) 357-3800
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The Lumia School at Viola —557 Route 202	(845) 503-2110
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RECREATION FACILITIES

Two major recreation facilities owned by the Town of Ramapo are located within our Village: The Spook Rock Golf Course and the Spook Rock Pool. During the spring season, you will receive a packet of information from the Town of Ramapo Parks and Recreation. It offers you information regarding pool facilities, summer camps, tennis facilities, classes for children, evening events and membership for golfing. The County's Kakiat Park also is within the Village and is located at 592 Haverstraw Road.

Ramapo Parks and Recreation

(845) 357-6100

Palisades Credit Union Park (Clover Stadium)
3 Palisades Credit Union Park Drive, 2nd Floor
Pomona, NY 10970

A Village Park, Kathryn Gorman Ponds Park, is a 24-acre park with six ponds, benches, walking trails and a gazebo on the water's edge. The entrance to the park is located on Senator Levy Drive. The Village Hall, at One Montebello Road, contains an "Adirondack" style pavilion, a Tot-Lot playground, a 9-11 memorial garden, a cooperative garden with plots available to our residents, a sweeping lawn area and other features.



Also note: The Village also owns and preserves 12-acres off Marion Drive, 2-acres bounded by the river in the Bayard Lane area, two parcels on Lake Road along the river which were former homesites, and the aforementioned 12-acre Warren E. Berbit Nature Preserve off Spook Rock Road.



GARBAGE PICK-UP SCHEDULE

MONDAY AND THURSDAY

(CURBSIDE PICK UP – MUST BE OUT BY 6 AM—CANS BOUGHT IN BY 8 PM)

- All Recyclables are picked up on **Wednesday**.
- Brown Biodegradable Lawn Bags are Picked up on **Tuesdays** (*from first Tuesday in April to 2nd week in December*)

Airmont Road North (even numbers)

Astri Court

Bogey Place

Brentwood Drive

Brigadoon Drive

Birdie Drive

Caddy Lane

Canterbury Lane

Champion Parkway

Charnwood Drive

Chip Circle

Cobblestone Farm Court

Diamond Court

Divot Place

Druid Court

East Place

East Mayer Drive

Emerald Lane

Evergreen Court

Fant Farm Road

Finnegan Lane

Fortune Way

Golden Road

Golf Course Drive

Graniks Way

Heatherhill Lane

Henry Court

Highgate Road

Karsten Drive

Lackawanna Trail (must bring garbage to dumpster enclosure, must bring bulk to dumpster enclosure, recycling stays at curb in front of unit)

Longbow Road

Lety Lane

Mayer Drive

McKenney Court

Mile Road

Montebello Road (Airmont to Hemion)

Nottingham Drive

Oxford Drive

Par Road

Plum Hill Drive

Robinhood Road

Sheilah Court (*private*)

Senator Levy Drive

Spook Rock Road (Airmont to Viola)

Sycamore Lane

Topaz Court

Turf Road

Victory Road

Viola Road

Vivian Place

Wedge Way

Zeck Court



GARBAGE PICK-UP SCHEDULE

TUESDAY AND FRIDAY

(CURBSIDE PICK UP – MUST BE OUT BY 6 AM—CANS BOUGHT IN BY 8 PM)

- All Recyclables are picked up on **Wednesday**.
- Brown Biodegradable Lawn Bags are Picked up on **Tuesdays** (*from first Tuesday in April to 2nd week in December*)

Babbling Brook Lane
Bayard Lane (North & South)
Belvedere Path
Bruce Court
Birchwood Drive
Brooklands
Caroll Drive
Catherine Court
Coe Farm Road
Colline Drive
Copeland Drive
Danielle Court
East Gate Road
Grandview Avenue
Grist Mill Court
Haverstraw Road
Hemlock Hill Lane
Kakiat Court
Kevin Drive
Kings Gate Road
Lake Road

Linda Drive
Margaret Ann Lane
Marion Drive
Mills Road
Montebello Road (Hemion to Lake)
Moriah Lane
Orchard Circle
Orchard Street
Penny Lane
Regis Court
River Road
Rocklyn Drive
Rose Hill Road
Route 202 (Haverstraw Road)
Sousa Lane
Spook Rock Road (Viola to Grandview)
Tanchak Court
West Gate Road
Wilbur Road



GARBAGE INFORMATION

New Rules & Regulations as of April 1, 2022

- **Garbage must be brought curbside and will continue to be picked up two (2) times per week.** Your trash collection days will remain the same. Recycling will continue to be picked up every Wednesday.
- **Only garbage containers with valid Montebello stickers will be accepted and picked up** - not to exceed 65 gallons or 60 pounds per container. Each household unit was issued (3) stickers - additional stickers may be purchased if you believe you need them at \$150 per container for the balance of 2022 from April 1st forward, and \$240 per annum starting January 1, 2023.
- As is already done, the carter and Village will not take bags or trash placed outside the containers, nor comingled recyclables with themselves or with garbage. **IT IS ESSENTIAL THAT YOU RECYCLE AND NOT COMINGLE RECYCLABLES AND GARBAGE.** Even if not apparent upon pick-up, the Solid Waste Management Authority will be checking all trash with serious consequences and fining of the Carter and the Village will result from comingled recyclables!
- Recyclables pick up services continue weekly with Wednesday pickup. Recycling bins are available at Village Hall. Each resident is permitted one (1) green and (1) blue bin at no charge. If you need additional bins, they are available at the cost of \$10.00 per bin regardless of color.
- Bulk curbside pick-up continues weekly on your 2nd pick up day.
- Lawn, leaf and bundled twig pick-up will be on Mondays from April 1st thru December 12th.



GARBAGE INFORMATION

GARBAGE: The term “GARBAGE” shall be held to mean *normal and usual kitchen and household waste*, primarily perishable or disposable items such as leftover food matter, food packaging and containers (including cartons); disposable plastic eating utensils, dishes, pots and pans, and crockery. However, notwithstanding any other provision, the term “**GARBAGE**” **SHALL NOT INCLUDE ANY DESIGNATED RECYCLABLE MATERIALS**.

GARBAGE MUST BE OUT BY 6 A.M. THE MORNING OF PICK-UP — CANS BOUGHT IN BY 8 PM

TRASH INFORMATION

TRASH: The term “TRASH” shall be held to mean *any item of solid waste not encompassed within the definition herein of garbage, that is non-toxic and is placed in a clearly fastened container or bag, which is filled at a maximum weight of sixty (60) pounds and a maximum volume capacity of thirty (30) gallons*. Said items include discardable household items of a durable nature.

The carter **WILL** take the following: (placed curbside by 6 A.M. on your 2nd garbage day)

BOX SPRINGS/MATTRESSES/BED FRAMES- WASHERS/DRYERS-LAWN MOWERS (free of gasoline & oil) - SNOW BLOWERS (free of gasoline & oil) -POOL HEATERS-HOT WATER HEATERS-BBQ GRILLS-MICROWAVES-WALL OVENS - FURNITURE-CHRISTMAS TREES-METAL SWING SETS (MUST BE BROKEN DOWN) - WINDOW UNIT AIR CONDITIONERS – WATER SOFTENERS

REFRIGERATORS & FREEZERS – doors and Freon must be removed.

GYM EQUIPMENT – broken down and manageable.

PROPANE TANKS – must be empty and expired.

LEAVES & YARD DEBRIS - placed in brown biodegradable bags and placed on curbside on Tuesdays.

BRANCHES: no larger than 3 inches in diameter and less than 3 feet in length, tied & bundled, on Tuesdays.

CARPET: cut up into 4 foot lengths, bundled and tied.

TIRES: car tires will only be picked up if you obtain a disposal sticker from Village Hall at a fee of \$5.00 per tire. When purchasing new tires, you should leave the old ones with the dealer to avoid this expense.



TRASH INFORMATION

Materials left over from home improvements and remodeling projects or refuse from demolished or newly constructed buildings **ARE NOT CONSIDERED TRASH!**

The carter **WILL NOT** take any debris from home remodeling or construction including the following:

BATHTUBS-TOILETS-CABINETS-WINDOWS-LUMBER-SINKS-CONCRETE-SHEETROCK-DECKING-PANELING-RAILROAD TIES-INSULATION PIPES-BUILT IN APPLIANCES-HEATING UNITS-HOUSEHOLD IMPROVEMENT ITEMS - CAST IRON BOILERS-ROCK-STONE-BRICK-CONSTRUCTION MATERIALS-FURNACES-OIL TANKS – TELEVISIONS – COMPUTERS OR COMPUTER EQUIPMENT (Laptops, Tablets, e-Readers) – DVD PLAYERS – VIDEO GAME CONSOLES-HUMIDIFIERS/DEHUMIDIFIERS

Please make arrangements with your contractor to remove these materials.

Note: Paint Cans are considered Hazardous and must be taken to the Hazardous Waste Facility in Pomona.

You can pick up recycling bins or lawn Bags (limit 10 per resident) at Montebello Village Hall.

HOUSEHOLD HAZARDOUS WASTE DROP OFF FACILITY

WHERE: Drop-off Facility -- Fire Training Center (845) 364-2444
35 Firemen's Memorial Drive, Pomona

SCHEDULED DROP-OFF DATES (2022) – 8:00 AM TO 1:00 PM

Every Monday Through Friday (except holidays)

Saturdays – March 5, May 14, July 9, September 17, November 12

SUNDAYS – April 10, June 12, August 14, October 23, December 4



TOWN OF RAMAPO DUMP

WHERE: **Transfer Station** **(845) 753-2200**
50 Baler Blvd.
Hillburn, NY 10931

HOURS: **Monday thru Friday 6:30 AM to 4:30 PM** *except Holidays*
Saturday 6:30 AM to 12:00 PM

Transfer Station (TS) Questions:

What materials are accepted at the Transfer Stations, and what is the cost?

This facility accepts municipal solid waste for consolidation and transport to out-of-county solid waste disposal facilities. See following sheet for Rates Chart showing costs and accepted materials.

What is the procedure for disposing of waste at the Transfer Stations?

To dispose of waste at the Transfer Station, please stop first at the Scale house. The Scale house operators will determine the total weight of your vehicle and waste. They will then direct you where to go to dump your waste. You will then return to the Scale house to determine the empty weight of your vehicle, and the total weight of waste dumped. This is the number you will be billed on. Please have a credit card ready for payment as checks or cash are not accepted for payment.

Directions: Take Route 59 west towards Suffern (on your way to Sloatsburg), just past Design Air Heating & Air Conditioning in Hillburn, make a right onto Torne Valley Road, go past the Torne Valley Sports Complex, Weigh Station is ahead on the right.



TOWN OF RAMAPO DUMP – HILLBURN LOCATION ONLY
RATES CHART

Description	Price
Transfer Station	
Garbage / Construction Debris	\$99.00 per ton
Scrap Metal	No Fee
Yard Waste	
Brush***/ wood chips	\$57.00 per ton
CO Composting Facility	
Manure	\$79.00 per ton**
Dewatered Sludge	**
Clean Chipped Wood Waste*	No Fee
Clean Wood Waste*	\$25.00 per ton
Wood Pallets*	\$10.00 per ton
Brush	\$57.00 per ton

*Clean Wood- uncoated, untreated, unpainted, and unstained wood or lumber - Contact Management 845-753-2200 x625

Please be aware of a \$20.00 minimum for garbage.

***Yard Waste brought to the facility by County residents is accepted free of charge in non-commercial plated vehicles only.

All major credit cards accepted. No cash or checks accepted.



One Montebello Road, Montebello, NY 10901
(845) 368-2211

FILL OUT, SIGN, AND RETURN THIS ORIGINAL FORM TO VILLAGE HALL

I would like my address added to the Village of Montebello's "***Do Not Knock***" Registry.

Please note if you wish to be removed from the list you must notify the Village of Montebello in writing.

Date: _____

Name: _____

Address: _____

Phone No: _____

E-Mail: _____

Faxed or Emailed Copies of this document **will not** be accepted

ORIGINAL DOCUMENT ONLY