



# Village of Montebello

Lance N. Millman, Mayor

Stacy Caridi, Deputy Mayor

David Liebergall, Trustee

Melanie Golden, Trustee

Bruce Egenhauser, Trustee

## Fall 2023 Edition

### Greetings from Mayor Lance N. Millman



Hopefully by the time you get this newsletter you have had a moment to enjoy the gorgeous Fall surroundings around you and that the weekend rains have slowed down.

I am pleased to report that once again our Village is in excellent financial shape. Our 2022 Audit has been completed and we remain in good financial standing. We will continue to complete Audits every year to ensure that the Village remains financially secure and makes good financial decisions for the health of the Village.

I submitted the Mayor's budget for 2024 Budget Year at our last Board meeting and have reviewed all numbers in a workshop with our Village Board and internal accountant. We once again reviewed all expenses and revenues that come into the village and are pleased to report that we have again stayed within the rate cap allowed by New York State and projected a 2% increase.

The Board and I believe that we should continue with the minimum tax increase each year in order to not be surprised by a one-time large increase in the future. We have been notified by the Town of Ramapo Assessor's office that our overall Taxable Assessed Value for 2023-2024 had a very small decrease by less than 1%, which is smaller than previous year's decreases. As a result, the tax rate per household has increased by 2.18%. What this translates to is a home that pays approximately \$1,000 in Montebello real estate taxes will go up \$21.80 for 2024.

Two of the largest expenditures in our Budget represent over 30% of our total expenditure. Every year we analyze our roadways within our Village and assess them for possible repaving. We keep this analysis and rank all the roadways based on wear and tear. With grant money and cost sharing efforts, we are hopeful to be adding a few extra roads to the 2024 Budget. We have also just re-signed our Highway Maintenance contract with the Town of Ramapo at a cost of \$395,273 and we are pleased to report that this portion of our expenses has increased by only 2.5%. This Highway Contract covers all snow plowing within the Village as well as other road maintenance. Our other large expense within the Village is the Recycling and Trash Collection expense. With our current contract, it will remain at \$694,110.

We will continue to apply for grants that will help our community and building infrastructures. We recently used grant money to replace the roof and garage door at our historic Village Hall.

We are in the process of moving forward with an LED Streetlight program to replace all lights within the Village of Montebello. These new lights will be owned by Montebello and will have modern LED lights that will be more efficient and cost effective.

We are looking into expanding the charging stations at Village Hall through possible grant money as well as adding additional stations to our Community Center. As the first government body in Rockland County to offer electric car charging stations, we want to make sure we are upgrading to the current technology. Our current station is being utilized daily by EV cars.

Other items that occurred during the past few months are:

- Welcoming Braemar 1<sup>st</sup> Floor Raising celebration for our second new Assisted Living complex in Montebello.
- Discussions to put a Tower Cell in the wooded section behind our Community Center with Homeland Tower – this will bring extra revenue into our village, and we are making sure that we protect our environment and trees and minimize the view of the Tower.
- We have passed four new Local Laws: Local Law 2 Open Fire Pits; Local Law 3 Tenant Registration; Local Law 4 Accessory Buildings and Local Law 5 Printing and Publishing Zone Changes.

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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](http://www.villageofmontebello.org)

Montebello's laws and zoning code are available at <https://ecode360.com/MO1927>

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*Mayor's article continued..*

We are very lucky to continue to have dedicated long-term knowledgeable residents on our Planning, Zoning and HPPC boards. We have some openings for Ad-hoc positions on these boards and welcome the opportunity to meet and interview any potential candidates. Please contact the Village Clerk if you have an interest in one of the boards. Expertise in any of these fields is not required; however, your interest and ability to actively attend in these areas are. Training is available.

I thank all residents in the village who continue to abide by Village laws. If you are unsure about the Village Zoning or Building Codes, please contact Village Hall before you start your project. This will ensure ease of your project and less headaches. Our staff is always available to discuss your project with you. You do not want to end up with violation notices or similar.

Many residents have praised us for not ignoring problems or violations. It is nice to hear that you appreciate that we stay on top of those residents who continue to ignore or break our laws. Our Building Inspectors would rather discuss your projects before you start rather than having to stop your project.

We are currently in discussion with our State and County representatives to consider a traffic study for traffic lights at the intersection of Montebello Road & Mile Road and at the intersection of Mayer Drive & Route 202. With the increasing amount of traffic and accidents we feel it would be prudent to get traffic lights at these intersections.

With the evenings getting darker earlier, please drive carefully. All walkers, runners, and bikers should wear reflective gear at night. Village Hall still has some reflective gear to give out that we received last year from the Town of Ramapo.

All of us on the Village Board send our deepest concern and hope to those who have been affected by the current conditions in the world around us.

Stay Safe and Aware of your surroundings.  
Mayor Lance Millman

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An Open Letter to the Mayor of Montebello, the Village Board, and the Residents:



Having resided in the Village of Montebello for nearly four decades, I have actively engaged in business and charitable endeavors within Rockland County for at least half of that time. Our locality is truly exceptional, boasting picturesque views with the Hudson River as our border, and the added advantage of Harriman State Park, Bear Mountain, and the various hiking trails on our north side. Situated only 45 minutes away from Manhattan, this place is truly distinctive, offering the opportunity to work in towering skyscrapers during the week and revel in the beauty of nature by camping along the Appalachian Trail or in one of Harriman's many shelters over the weekend. Within this county and community we enjoy the luxuries of cycling, canoeing, kayaking, fishing, hiking and golfing.

Numerous organizations, such as BSA Scouting, Head Start of Rockland, Helen Hayes Hospital, JCC-Y of Rockland and more than 200 other nonprofits operating in the area, are all dedicated to enhancing and nurturing our community to the best of their abilities and I am proud to have been a board member and volunteer to many.

The Village of Montebello stands as one of the most beautiful villages, a genuine Tree City. We owe this distinction to a Mayor and Board that diligently upholds the principles of community preservation while demonstrating acceptance and respect for all residents. This is a place where businesses are valued, smart growth and development are embraced, and our tree-lined streets and natural boundaries are maintained in all their splendor.

Serving alongside an exceptional board for numerous years has been an incredible honor. Mayor Millman, in my personal view, has been an exemplary leader in matters of fiscal responsibility, ensuring a bright future for our village. Melanie Golden and Stacy Caridi consistently contribute intelligence and a genuine love for our community to every discussion. Although it is disheartening to witness the departure of someone like Steve Beldock after relocating, we were fortunate in the election of David Liebergall. With these individuals and their unwavering commitment, the Village will continue to thrive. Furthermore, we are blessed to have Joan Will as the Village Clerk Treasurer and Warren Berbit providing guidance as both a founding father and Village Attorney.

Regrettably, I have resigned, as the time has come for me to embark on a new career and pursue a different path in a different region of the country. I will forever remain dedicated to organizations and communities, and fostering thoughtful and informed discussions and decision-making processes. I ask each and every one of you to get involved and actively participate in order to ensure the continued strength of our community.

Serving proudly for the community,  
Evan Kuperman



Since 1961, the Conference of Mayors has annually honored public officials who have served a single community for twenty-five years or more by awarding them a "Certificate of Public Service." The Nominees for the Village of Montebello who have served **thirty-five years** of service are: Warren E. Berbit (Village Attorney), Deborah Miceli, Craig Long, and Marvin Nyman. Please join us in congratulating these individuals who have dedicated themselves to public service for Montebello.





### ***Tree Removals in the Village - By Deputy Mayor Stacy Caridi***

If you wish to remove any trees in the Village of Montebello, per Montebello's Tree Preservation Law, Chapter 176 of the Village Code, you are required to complete a Tree Removal Application and use a licensed Tree Contractor approved by the Village.

- Trees are defined as main trunks with a caliper (diameter) of 4" or greater as measured four feet from the ground.
- **Permits are required for all tree removals** - alive or dead trees.
- The Tree Removal Permit Application can be picked up at Village Hall or found on the Village website
- A Village licensed Tree Contractor must be used. If you are unsure, call Village Hall and they will provide you a list.
- Along with the application, the following documents are required:
  - Copy of your property survey showing the location of the trees to be removed. (Village Hall can assist you)
  - Any tree to be removed needs to be marked - ribbons or paint are acceptable.
  - Individual photos of the tree(s) to be removed. The photo must show the marked tree.
  - The estimate from a Village licensed Tree Removal Contractor indicating species, location, and condition of the tree. The information must mirror your application.
  - Fees - there is a \$10.00 fee per application for any dead, imminently dead, or endangering trees.

Residents cannot remove any trees in a conservation easement, whether they are dead or alive. If a tree has fallen within a conservation easement it must remain there in its natural state. If a tree has fallen from the conservation easement into a backyard, the portion that fell across the backyard may be removed.

If you have any questions on Tree Removal or Village approved Tree Contractors, call Village Hall.



### ***"You can't get too much winter in the winter"-Robert Frost - By Trustee Melanie Golden***

I love being outdoors except when it is hot, humid, and buggy! I love hiking and biking in the fall with the beauty of autumn leaves, and in the spring when the flowers are in full bloom. But my favorite time to be outdoors is the winter! When it is hot & humid, there is nothing I can do to stay comfortable outside. But in the winter, I bundle up, apply my sunscreen (yes, you can get sunburned in the winter), step outside and feel so alive.

Did you know that exercising in winter is twice as efficient at burning calories than in the summer, increases cardiovascular endurance and even improves your mood and energy while boosting immunity? You will find incredible winter landscapes, fewer people, and NO bugs! So, whether or not you get the winter blues, here are some local places to enjoy the outdoors this winter:

Hike or snowshoe at Montebello's own scenic Kathryn Gorman Ponds Park on Senator Levy Drive. Enjoy the natural wonders of the 376-acre Kakiat County Park, with an entry on Haverstraw Road/Route 202. (Fun fact-Kakiat is part of the original land patents from the King of England and, for over 200 years, had apple, peach and cherry orchards!)

Explore our unspoiled 44,000-acre backyard--Harriman State Park. The park becomes a winter paradise with hiking, cross-country skiing, snowshoeing, and ice fishing and skating (**only when green flags are flying**) at lakes like Askoti, Skannatati, Kanawauke, Sebago, Silvermine, Welch and others. Access is minutes away on Seven Lakes Drive in Sloatsburg.

Visit Bear Mountain State Park for the outdoor skating rink and cross-country skiing and snowshoeing. You can even walk its Trailside Museums and Zoo in the winter.

For a true adventure, you can fat tire mountain bike at Sterling Forest State Park, with trail access at the Caretaker's Cottage off Long Meadow Road.

Finally, when you are ready to curl up and read a book after your activity, consider reading **Palisades 100,000 Acres in 100 Years** by Robert O. Binnewies to learn how our most scenic and historic areas were preserved and **Hidden Treasures of the Hudson Valley** by Anthony Musso (the original and Volume 2 that was just released).





### ***Lions and Tigers and Bears, Oh MY! - By Trustee David Liebergall***

Last week as I headed down Mile Road I suddenly noticed a black blur in my peripheral vision. Being an ophthalmologist I thought maybe I had a new floater, but the image kept moving closer and as I slowed down the blur transformed into an adult black bear that calmly crossed the road and headed into the woods. As I recovered from my initial shock I drove past the High School and saw a family of 7 deer grazing on the softball field. It was right out of National Geographic. As I pulled into my driveway, a small fox jumped up on my stone column before darting back into the brush. What a morning!! This reminded me very quickly that our charming village is not only a picturesque haven but also a thriving habitat for a variety of wildlife. As fall settles lets celebrate the diverse creatures that share our home:

- Deer are probably the most common sight in our village, gracefully navigating the woods and open fields. As herbivores, they contribute to the balance of our ecosystem by controlling plant populations. (Unfortunately some of our landscaping as well!) Keep an eye out for them, especially during dawn and dusk when they are most active and the risk of roadside accidents is highest.
- Yes, bears! Our village is fortunate to host these magnificent creatures. While they may seem intimidating, bears are typically shy and tend to avoid human contact. Proper waste management is essential to discourage them from venturing too close to residential areas. Secure covers on your trash cans, and keep your pet food indoors. Always keep a safe distance to appreciate these wild animals.
- Foxes are clever and adaptable residents of our village. With their beautiful red fur and bushy tails, they are a delight to spot. Foxes play a vital role in controlling small mammal populations, helping maintain the ecological balance in our community. Foxes have an extremely strong sense of smell so to keep them away from your garden use scents like peppermint oil, garlic and chili powder.
- While rare in Montebello, coyotes are skilled hunters and can adapt to various environments. They primarily prey on small mammals and birds, playing an essential role in keeping the local ecosystem in check. Like most wildlife, they prefer to avoid humans, but it's essential to secure pet food and garbage to minimize interactions. If you encounter a coyote shout or throw something in its direction rather than running away
- With Thanksgiving around the corner we must pay homage to the wild turkeys that roam our village, adding a touch of rustic charm. They're distinctive calls and impressive plumage make them a favorite among bird enthusiasts. Turkeys are omnivores, feasting on insects, fruits, and seeds, making them a vital part of our natural landscape.

As we coexist with these creatures, it's crucial to respect their space and natural behaviors. Avoid feeding them and secure trash bins to discourage foraging. By appreciating the wildlife that surrounds us, we can continue to enjoy the unique beauty of our village while preserving the delicate balance of nature.

Warm regards,  
David Liebergall



### ***Fall Reminders- By Trustee Bruce Egenhauser***

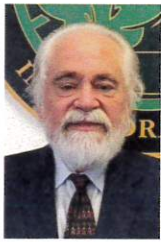
Hello neighbors! Fall is upon us again. Seems like summer just came and went in the blink of an eye. I hope everyone had a nice summer and I hope you are enjoying the cooler temperatures and the changing colors of the leaves. Try to get outside in the fresh air and enjoy the beauty of our village, it has so much to offer.

Some reminders for fall, the days are getting shorter, it's darker in the mornings and gets darker earlier in the evenings. Please slow down and use caution when driving, kids may be running to catch their bus in the morning, deer are out having their breakfast; and in the early evenings kids may be outside playing. Bikers, walkers and runners are on our roads, and deer are crossing; so please be mindful of this.

Please keep in mind critters such as raccoons, skunks, mice etc. will be or already have found places to live to keep warm in the upcoming winter. Please make sure you do not have places for them to make these future homes for themselves, by cleaning up overgrown weeds, lumber or wood piles or any type of debris where they can settle. This is the time of year to check outside first, before letting your pet into the yard when it is dark to avoid being sprayed by a skunk or have an altercation with a raccoon who are the biggest carriers of rabies. Please also do not leave any garbage outside of your garbage cans, and clean areas that may draw these critters and other animals such as bears.

I hope everyone has a wonderful, safe fall season!





***From the Desk of...***  
***Village Attorney Warren E. Berbit***

So, I recently received a thirty-five-year Certificate of Public Service from the New York State Conference of Mayors (I guess these are granted in 5-year increments as it has actually been 37 plus years since we formed the Village, effective May 7, 1986, when I began service as your Village Attorney.) Congratulations also to Craig Long, Village Historian and Marvin Nyman, Village Accountant on their certificates. So many years ... so many changes all around us, and in my own life, too.

We are Montebellians first for purposes of this newsletter. Thus, on these pages we should avoid dabbling in world affairs. On the other hand, we are all human beings, and the vast majority of us are American citizens. Beyond that, our orientations are quite mixed and complex. My apologies but given the horror unfolding in Israel and surrounding areas, it is quite, quite difficult maintaining a Montebello only orientation. Perhaps all of the Middle East is in peril, perhaps more. Thus, the "whatever elses" we might tend to be can rise up and subsume a Montebello orientation altogether at a time like this.

My fervent wish – even prayer – is that some good can come of this evil. Despite any possible sense of estrangement you might feel, locally or otherwise, please reach into your hearts and reach across - BOTH WAYS - ALL WAYS – and comfort those with relatives and friends, loved ones, and with spiritual and ancestral connections to Israel and the surrounding lands and countries. Perhaps from sincere caring will come understanding and healing.

Turning from the external towards the internal, one of Montebello's most enduring qualities is its original rock walls which line its roads and form boundaries between properties. We are launching a community-wide effort to preserve and enhance the aesthetic of these walls. Please look to any such walls on your property to trim and remove weeds and shrub growth shrouding them, to remove trash, and reinstall stones that may have become displaced or dislodged. Please contact Village Hall if you wish to participate on a larger scale.

**REMINDERS**

- Recent complaints compel me to remind our residents that you may avoid door-to-door solicitations by getting on the DO NOT KNOCK REGISTRY and/or posting such a sign. Please ask Village Hall how to sign up under Section 129-11 of the Village Code.
- Please note that absentee owners, LLC owners, and owners of rented property must register their properties, supplying information which can prove vital to protect those who might be in residence and first responders in the event of an emergency, such as a fire, flood or storm damage or a break-in, and also assist with saving property and forestalling further deterioration. Please ask Village Hall about mandatory compliance with Section 135, the Property Registration Law.

As to proposed, pending, or in-construction projects, of course we oversee development within the Village, as well as try to help better shape projects near its boundaries for environmental reasons and to protect our residents. Starting with the latter, first, we often submit carefully drawn position statements by our Mayor or Planner, one of whom might even appear in person when justified. In this latter category worthy of note is a proposed, mammoth, cold storage facility on Route 59 in Airmont (Brookside Storage). Our Mayor appeared to present a position statement in opposition due to the massive scale and close proximity to the road and property lines. We are also looking at a proposed huge mikvah (with 48 changing rooms) near our border, located on Pioneer Avenue in the unincorporated Town of Ramapo. While we have no objection to a religiously observant ritual bath, the scale and variances are daunting. Finally, as reported before, we remain vigilant regarding progress and traffic issues surrounding the former Novartis site becoming a warehousing distribution center. (Note: original structures have now been removed and I believe the applicant has been able to purchase Old Mill Road from the Thruway Authority)

Regarding projects wholly within Montebello, I note that the Braemer Assisted Living Facility across from Good Samaritan Hospital is under construction and almost to full height. However, Montebello Crossing, which contains Braemer, has made application to amend its site plan to drop from 3 lots to 2, proposing to combine the 2 front lots and eliminate 2 structures, proposing instead a larger, single building. Also, on Executive Boulevard across from Village Hall, currently under construction is the Montebello Gateway office building of about 36,500 square feet, the skeleton for the entire building now fully in place. Lastly, also worthy of note is the complex Manhattan Beer project on Dunnigan Drive, connecting and modifying the existing buildings. That impressive project is well under way and quite visible on the southern side of the Thruway.

May the world heal over the winter season, rebirthing for the better in the Spring. Until then, please stay warm and safe.

Sincerely,

Warren E. Berbit



***From the Desk of the Village Justice, Judge Karen Riley***

In this last of a series of three articles about criminal cases in the Justice Courts, we'll discuss how the jury trial process functions.

Although most criminal cases are resolved by plea bargain, occasionally this does not happen, and the defendant (person charged with the crime) requests a trial. Sometimes the defendant requests a bench trial, where there is no jury, and the judge listens to all of the facts, applies the law, and decides whether the defendant is guilty or not guilty. However, a defendant charged with a misdemeanor always has the right to a trial by jury. The following is the procedure and process that we file for a jury trial.

First, the Court Clerk will send out a group of jury summonses for members of the community to appear in the Justice Court on a certain date. The prosecutor and the defense attorney each have a chance to ask questions of the potential jurors so that each side can select a jury that they believe will be fair and impartial "fact finders" for the trial. Each side gets a certain number of challenges, and in the end, the goal is to have six impartial jurors, plus an alternate juror or two in case one of the six jurors must leave the jury for some reason. This assures that if we "lose" a juror, we don't have to start the trial over.

Once a jury is selected, they pick a fore person and they are sworn. From this point forward, the jurors may not discuss any aspects of the case with any outsiders, including friends, family members, or media. In fact, the jury is not to deliberate or discuss the case until after they have heard the entire case and been instructed on the applicable law by the judge.

Next, the judge gives some preliminary instructions, then each side has the opportunity to give an opening statement to the jury to give them some information about their version of the facts of the case. The defense attorney does not have to give an opening statement, but they often choose to do so.

Now it is time for the prosecutor or "the People" as they are often referred to, to present its case. They must call witnesses and present any other type of evidence (such as documents, photos or scientific evidence) to prove their case beyond a reasonable doubt. The law of the state of New York defines reasonable doubt as follows:

A reasonable doubt is an honest doubt of the defendant's guilt for which a reason exists based upon the nature and quality of the evidence. It is an actual doubt, not an imaginary doubt. It is a doubt that a reasonable person, acting in a matter of this importance, would be likely to entertain because of the evidence that was presented or because of the lack of convincing evidence.

Proof of guilt beyond a reasonable doubt is proof that leaves you so firmly convinced of the defendant's guilt that you have no reasonable doubt of the existence of any element of the crime or of the defendant's identity as the person who committed the crime.  
- From NYS Pattern Jury Instructions

It is a basic tenet of the criminal justice system that the defendant is considered innocent until proven guilty. The prosecutor has the full and complete burden of proving the defendant's guilt, and the defendant need not prove or refute anything. They do not have to testify or present any witnesses or testimony.

Each witness is subject to direct examination by the party calling them, and cross examination by the opposing party. Attorneys will make objections and the judge will rule on them.

Once the jury has heard all of the testimony and seen all of the evidence, the prosecutor will make a closing statement, and then the defense may make a closing statement. Afterward, the judge will instruct the jury on the law and they will begin their deliberations in secret in the jury room.

Sometimes jurors will ask for a "read back" of certain testimony during their deliberations, or, ask to see and review certain evidence. Generally the judge allows this to happen. The jurors must reach a unanimous verdict as to whether the defendant is guilty or not guilty on each charge the defendant faces. Once the jury has reached a verdict, they notify the court and are released from the jury room into the courtroom, where the foreperson of the jury reads the verdict. If the defendant is found not guilty on all counts, they are free to go. If the defendant is guilty, they will have to appear on a later date for sentencing by the court.

I hope you have found this series of articles interesting and informative.

Judge Karen Riley





### *From the Desk of the Building Inspector, Adam Gordon*

Hello to all property owners, residents, and business owners. Please take the time to check to see if you have any open building permits that have not been closed out. Since the Village of Montebello grants all new permits a two-year expiration date, many permit holders forget to have the final inspection conducted and Certificate of Completion issued. This may result in a violation being issued, an unpleasant situation I would rather avoid. More importantly, if the permit is for a swimming pool, please make sure that the required temporary barrier remains in place until the permanent pool barrier fence is installed and functioning. This code was enacted to protect against drownings. Please take this very seriously.

Do not hesitate to call us and ask before undertaking any home improvement projects both in and outside your homes or businesses. Our entire staff is always super helpful and I prefer to deal with someone amicably beforehand than having to chase them later or issue violations etc. Aside from the NYS Uniform Building & Fire Prevention Code, we have local zoning codes which regulate and require permits for fences, tree removal, sheds, etc.

If you have a question or concern, call us.



### *From the Desk of the Assistant Building Inspector, Marcos Padilla*

#### **Landscaping Maintenance**

Fall is here and the leaves will be falling and covering yards. The Village does not provide leaf vacuuming services and all leaves are to be bagged. Unbagged leaves are not permitted in the roadway or across property lines as it may lead to unsafe conditions. If your landscaping company piles leaves within the roadway, you could be issued a violation. See §132-13 Landscaping Maintenance of the Village Code if you have any questions.

#### **Carbon Monoxide (CO) Poisoning Prevention**

Carbon Monoxide (CO) also known as the "Silent Killer" is invisible, odorless and colorless. According to the Center for Disease Control (CDC), CO is the leading cause of accidental poisoning deaths in America with over 430 deaths and 50,000 emergency department visits annually.

- Despite many state and local laws, only 27% of homes in America have CO alarms.
- CO poisoning deaths from portable generators have doubled for the past two years, and many of these deaths occurred in the winter months and during power outages.
- The dangers of CO exposure depend on a variety of instances, including the victims overall health and activity level. Infants, pregnant women and people with physical conditions that limit their body's ability to use oxygen can be more severely affected by lower concentrations of CO than healthy adults would be.

According to the CDC, CO is usually found in combustion fumes, such as those produced by cars and trucks, small gasoline engines, stoves, lanterns, burning charcoal and wood, gas ranges and heating systems. From those sources, CO can build up in enclosed or semi-enclosed spaces, such as a closed garage door or various areas in the home. Here's how to prevent CO poisoning:

- Install at least on UL-Listed battery-powered CO alarm or AC-powered unit with battery backup on each level of your home and near sleeping areas.
- Test CO alarms at least once a month and replace CO alarms every five to 10 years (depending on manufacturer).



**Just a reminder...all outdoor lighting shall be shielded in a manner to direct lighting away from adjacent properties and the public street. Exterior lighting shall be limited to the minimum requirements by code for safety and shall comply with the site development plan specifications. See Section 195.58 (10) of the Code of the Village of Montebello.**

**If you have any questions, please contact our Building Department.**



## Montebello's Historic Stone Walls -

Lisa K. Levin, Chairperson, Historic Preservation and Parks Commission

"The arterial roads of the Village, which are historic routes, provide the most salient evidence of its rural past, being lined almost continuously with stone walls...These structures visually define property boundaries and, despite their disparate construction methods and dates, imbue the roads with a sense of the community's rural past." (Village of Montebello 2010 Reconnaissance-Level Historic Resource Survey)

It should come as no surprise to any Rockland County resident that early county settlers encountered an abundance of stones when clearing and plowing fields. Commonly known as "two-handers," most of the stones were typically a size light enough to lift with two hands. Stacking the stones to create walls to line the fields was the easiest method of disposal, although they were also used for other practical purposes on the farms, such as property boundaries and animal pens. The walls were typically dry-laid, meaning no mortar was used, where the structural strength and integrity relied entirely on the careful arrangement of stones. This method allowed for flexibility, enabling the walls to withstand New York winters.



Stone wall on north side of Montebello Road.

Unfortunately for these farmers, stone removal didn't stop after the initial clearing. The process would repeat itself year after year. After clearing fields each autumn, a new supply of stones would emerge the following spring after each winter's freeze/thaw cycle cause frost heaves, shifting them to the surface. "People in the Northeast thought that the devil had put them there. They just kept coming." (Susan Allport, *Sermons in Stone: The Stone Walls of New England and New York*)

Montebello's stone walls, among our most valued historic resources, help illustrate our rich history, speak to our rural heritage and bear a direct connection to those who built them. These extant walls line many of our roads and property boundaries. Sadly, however, a majority lay hidden under weeds and overgrown brush, particularly on the roadsides. The Montebello HPPC has identified the need to protect these stone walls to help preserve our rural history. You may be lucky enough to have a historic stone wall on your property and not even know it. If you do find that you have such a treasure on your property, please uncover it, maintain it, and become a proud partner in preserving one of Montebello's most prized features. "Stone walls are...a visceral connection to the past. They are just as surely a remnant of a former civilization as a ruin in the Amazon rain forest" (Robert Thorson, *Stone Wall Initiative, University of Connecticut*).



Suffern High School  
Educating for Personal Excellence

## Montebello High School Seniors Achieve Top 10%

Congratulations to the Montebello graduates on their accomplishment in being named in the Top 10% of the Class of 2023 from Suffern High School! Mayor Millman and the Board of Trustees congratulate the following seniors for achieving Academic Excellence: Antonio Batista, Alia Citterio, Maeve Flanagan, Ryan Kardon, and Emma Popowitz.

## Girl Scout Gold Award Project



Natalie Sepulveda, a Montebello resident, and member of Troop No. 40176, completed her Girl Scout Gold Award by supplying, building, and installing a Little Free Library at Montebello Village Hall. She chose this project because she is an avid reader and wanted to share her love of books with residents of all ages. The Lending Library is located in the parking lot at Village Hall and contains a variety of books for both young and adult readers. Feel free to stop by and pick up or drop off a book.

## Eagle Scout Project

Michael Milillo, a Montebello resident, and member of Boy Scouts of America Troup Number 21, completed his Eagle Scout Project supplying, building, and installing bat houses located at 8 and 10 Lake Road and the Warren E. Berbit Nature Preserve located at 250 Spook Rock Road. Michael chose this project because bat houses are important in supporting local bat populations by offering shelter for bats to roost while in hibernation and give a place for females to raise their young. Bats serve the environment by pollinating plants and eating mosquitos.







### ***From the Desk of the Village Engineer Martin K. Spence***

#### **The Village Continues to Perform MS4S Requirements with the Assistance of Grants**

The New York State Department of Environmental Conservation requires municipalities under the permitting requirements of the "municipal separate stormwater sewer systems" (MS4s) to further map infrastructure within its boundaries. The Village of Montebello has begun another phase of obtaining field information to gather data including GIS locating catch basins, piping directions, pipe sizes and connections of the storm water system to provide system wide mapping of the municipal stormwater system which will be completed by the Spring of 2024. This phase of field mapping follows a prior project which received grants that provided GIS mapping of all headwall discharge locations along streams and water courses in the Village. The field gathering data and mapping projects will provide local as well as County and State data to provide better response to any emergency spills and stormwater reviews. As these systems were constructed slowly during the development of the Village including systems that may be decades and a century old, no comprehensive mapping and identification system has been in place in Villages and Counties. The ultimate goal is to develop a centralized stormwater management mapping database utilizing a mobile application to digitize stormwater assets, update field records and enhance monitoring. Stormwater assets will strive to include the Stormwater Conveyance System, Stormwater Outfalls, Post-Construction Stormwater Management Practices, and Facility Mapping. The DEC has recognized the importance of providing funding to the municipalities to map the infrastructure and has provided a \$7,500 grant. Under the same MS4s permitting, the Village has the responsibility to perform reviews and inspections of construction sites to insure soil erosion and sediment control protection is in place during the construction as well as systems are operating as intended in post construction. Annual reports are submitted to the DEC to document the Villages' activity during the year and to demonstrate compliance with the Program. The Village Mayor and Village Board, through their support, continues to meet the State DEC requirements for these programs.

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#### **Welcome Braemar of Montebello!**



Owner, developer FilBen Group, equity partner RSF Partners, general contractor McAlpine Contracting, and designer H2M Architects + Engineers celebrated completion of foundations and the beginning of the above-ground construction phase for Braemar at Montebello, a new 200-resident, 133,675 square foot, four-level luxury assisted living residence located on 6.2 bucolic Lower Hudson Valley acres at 250 Lafayette Avenue in Montebello. The "First Floor Rising" ceremony was led by the project team and elected officials.

Mayor Millman was at the celebration and stated, "Those of us who know Montebello, love and appreciate it as a wonderful place to live. We are committed to maintaining this high standard and look forward to Braemar further enriching the lives of local families and seniors. Braemar of Montebello will be another jewel in the crown of FilBen Group's portfolio and a valuable new member of the Montebello's business community. Welcome and good luck."

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#### ***From the Village Clerk's Office:***

- The Village of Montebello would like to welcome the following new hires: Nancy Doon, Planning Board member; Bruce Egenhauser, Trustee; Shawn Farkas, Groundskeeper; Rosana Millos, Zoning Board of Appeals member; and Angela Spina, Building Clerk.
- No parking is permitted on any streets in the Village between the hours of 12 AM and 6 AM from November 1st through April 1st.
- The carting company will be picking up the brown "lawn & leaf" bags each Tuesday through December 12th. Leaves, yard debris, and small sticks can be placed in these bags and left curbside. Branches less than 4 inches in diameter and less and 4 feet in length can be tied and bundled and also placed curbside. Resident can pick up free bags (*limit 10 per household per season*) from Village Hall. Additional bags can be purchased at Ace Hardware or Home Depot.
- Village taxes can be viewed (2022 or 2023) or paid online. On the Village website at [www.villageofmontebello.org](http://www.villageofmontebello.org) (scroll down until you see the green box on the left that says "Pay Your Village of Montebello Taxes Online"). Click on the box, enter your street name only in the search area, find your name and/or address and under the Link column click on View Details. You can also print out your receipt for paid taxes.
- If you had a plot in the Community Garden, make sure to have it cleaned out by November 10. Lawn and leaf bags are located in the shed. All bags should be placed in the dumpster.





Village of Montebello  
One Montebello Road  
Montebello, NY 10901

PRSRT STD  
U.S. Postage PAID  
Monsey, NY 10952  
Permit No. 1371

*The Village calendar for all meeting dates is located on our website:*

- 1st Wednesday of the month - Historic Preservation and Parks Commission (HPPC)
- 2nd Tuesday of the month - Planning Board
- 3rd Wednesday of the month - Board of Trustees
- 3rd Thursday of the month - Zoning Board of Appeals

Check out [www.VillageofMontebello.org](http://www.VillageofMontebello.org) for the latest news, updates and garbage collection questions.