



Village of Montebello

Lance N. Millman, Mayor

Stacy Caridi, Deputy Mayor

Evan Kuperman, Trustee

Melanie Golden, Trustee

David Liebergall, Trustee

March 2023 Edition

Greetings from Mayor Lance N. Millman



I am pleased to report that Montebello continues to remain financially stable. Montebello operates on a calendar year basis and has adopted its 2023 Budget after a Public Hearing in November 2022. The Board along with the mayor's recommendations have continued to be as prudent as possible with the intentions of meeting the needs of our residents and controlling that portion of taxes paid to the Village of Montebello. We are pleased to announce this year that residents were able to pay their taxes online through a third-party system using their checking account or credit cards. Any charges for using this method go directly to the third-party administrator and not to the village. Any feedback regarding the process is always welcomed to help improve procedures in the future.

My family and I have lived here for over 28 years and continue to ponder why we chose Montebello as our place to live. The reasons remain the same as when I originally moved here. They include the open space, charming housing (protected by the village standards), the quiet serenity that we see when we are in our yards, walking through the streets or riding our bicycles. We appreciate the privacy one can have in their back yards especially at night while looking at the constellations and the stars. We have an abundance of beautiful trees that have been protected by our tough tree laws. We believe in protecting our village against light pollution and continue to do so. We also appreciate the fact that we have been able to protect our zoning and planning rights that allow us to retain this beautiful community.

As I continue to meet new neighbors and families that have moved into our village, they all state they appreciate the village and their ability to share in this type of environment. We treasure the ability to have friendly neighbors and to have our children so close to other children to play with and grow up with in the community.

Our village has never been a free for all. Residents who may have questions regarding building and zoning issues should continue to reach out to Village Hall and our Building Inspector. Being an informed owner is so important not only to protect your rights as a homeowner, but also for the safety of your family and your home. You chose Montebello as a place to live, just as I did, to reap the benefits of our beautiful tree lined streets and parklike settings.

What I find perplexing, is uninformed residents. Is it just the fact that you don't know where to ask the questions or just don't want to ask the questions? You and your family chose to live here. Why not make every effort to find out what the rules and laws are? Several uninformed residents opt to ask forgiveness after the fact instead of contacting our Building Department to find out what is required of them for their project before they proceed. Our Village Hall staff is always available to assist you with your questions. We cannot stress enough the importance of checking with our Building Inspector prior to your project as your family's safety is of our utmost concern. Let's keep everyone safe.

Here are other exciting events occurring in and around the Village:

1. We have increased our Cyber Security protection at Village Hall to protect our records from outside threats.
2. We have updated our website to accommodate persons with disabilities.
3. We are staying in constant contact with the new owners of the old Novartis site (majority in Suffern) which is now owned by Brookfield Properties. We have insisted that no trucks leaving the location can go down Montebello Road. Hemion Road is owned by the county, and they have authorized it as the truck route.
4. Several of Suffern High School students helped clean up the Kathryn Gorman Ponds Park as volunteers earning community service credit. The Board and I would like to thank them for their hard work and efforts to keep Montebello clean.
5. We are looking to bring back a village cleanup day.

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 available at <https://ecode360.com/MO1927>

Inside this issue:

Greeting from the Mayor 1

News from our Deputy Mayor & Trustees 2, 3 & 5

From the desk of the Village Attorney 4

Justice Court News 6

Community News 6 & 9

Building Department 7

Historic Preservation & Parks Commission 8



Mayor's article continued

6. The Village has approved major repairs of the water main pipes on Kings Gate Road by Veolia Water. The pipes have broken multiple times over the past few years causing major damage to the road and to the residents' properties.
7. The Village has passed its first local law in 2023 which will require English language on all signs which is needed to be read by first responders. Any language is allowed on the sign but must now have English translation underneath it for safety reasons.
8. I performed another wedding at our Gazebo at Village Hall. It was a beautiful ceremony. I have also performed several ceremonies at our gorgeous deck at Kathryn Gorman Ponds Park. I will continue to do free weddings. Please contact Village Hall for more information.
9. The Village has entered a contract to replace all the streetlights with LED lighting through grant money. This will reduce energy costs and aid future budgets.
10. The Village has updated the Village Hall gardens and flower beds as well as updating the community garden. All work was covered through grant money.
11. The Village is currently repairing the roof at Village Hall and replacing inadequate doors and gutters while keeping the historic charm of the building. This was made possible through coordination with grants and the assistance of New York State Historic Preservation Office.
12. The Village continues to keep our village taxes down.
13. We continue to protect our residents from short-term rentals including BNB's. No one wants ever changing strangers coming and going next to their home.
14. The Village continues to repair the infrastructure of our roadways and move forward with ways to help reduce speeding in the village.

I will always continue to love living here and hopefully you do or will also!

Thank you and enjoy our changing seasons and the beauty around us!

Mayor Lance Millman



Friendly Spring Reminders - By Deputy Mayor Stacy Caridi

As we get ready for Spring to arrive, here are some friendly reminders:

Spring clean-up bags for yard debris are available for pick up for Montebello Residents at Village Hall (limit 10 per household per season). Please check on village website for Spring Clean-Up pick-up dates. Collection bins (both garbage and recycling) should be put out and brought in on your collection days. Please do not leave them sitting on the curbs for days.

With regards to RECYCLING:

- All recyclable containers are to be emptied, rinsed, and placed in your recycling bin WITHOUT being placed in a paper or plastic bag.
- Cardboard boxes must be flattened and placed in a recycling bin or tied and placed at the curb for pickup. Paper shredding is to be placed in paper bags. Any other paper can be placed in the recycling bin.

NOT RECYCLABLE: single use plastic bags should be put in with household trash; electronics and other hazardous waste including paint should be taken to Rockland County Hazardous Waste at Fire Training Center; and Sharps container disposal should contact Rockland County SHARPS Collection Program at (845) 364-2175 for pickup / drop off instructions.

Did you know:

- That the Village receives a rebate from the Rockland County for recycling?
- Recycling reduces waste sent to landfills and it is good for the environment?
- Recycling prevents pollution and it conserves natural resources and energy?

If you need more information on:

- The disposal of paint, hazardous material, fire extinguishers, electronics, batteries, computer hardware, televisions, telephones, freon appliances, over the counter medications, etc. please contact Rockland County Household Waste at the Fire Training Center – 35 Firemen's Memorial Drive – Pomona or call 845-364-2444.
- The disposal of controlled substance prescription drugs, please contact your local police department or Rockland County Sheriff's Department.



Energy Initiatives By Trustee Melanie Golden

As I wrote about in our last newsletter, our Village was looking to join other communities to participate in a program known as the Community Choice Aggregation (“CCA”) Program. The Village would have joined large buying group through which residents and small businesses could purchase renewable electricity at low, fixed rates. While Rockland Community Power would have determined which bid to accept to source the energy, our Village would have been able to see the final bid and decide at that point whether to participate based on benefit to our residents. Since the program is “opt out” only (i.e., residents are automatically enrolled and have to opt out of participation), the Board believed that it was important to evaluate the final bid before making any final decision.

Due to the extreme volatility of the energy market at the time, no companies provided bids to source the energy. When bids went out again months later to try to find an acceptable energy source, our Village would have been required to guarantee participation up front without being able to review the final bid. Our Board was not comfortable making such a commitment, so we did not participate in that process. We understand that there will be future opportunities that hopefully go back to the initial model of allowing municipalities to make final participation decisions after a recommended bid is provided, and the Village can evaluate future participation if and when that occurs.

Despite our disappointment with the CCA results, our Board is still committed to helping build cleaner, more resilient, and affordable energy solutions. To that end, we are now looking to convert our streetlights to LED lights. The Village is working with RealTerm Energy Us, LP, which has worked with many NY state and local municipalities, as well as municipalities throughout the country. The Board recently approved an inventory assessment and audit to begin the process; however, no final decisions will be made until after the audit results. The acquisition of the streetlights and conversion to LED, with Smart Control, will save the Village substantial costs over a 20-year period (estimated over \$300,000) and will result in a more reliable and better system with greater local control, less energy consumption and more sophisticated lighting options for future needs. The Board is advised that federal funds under the 2021 American Rescue Plan Act (ARPA) may be used to help fund this project.

More information is contained in Village Board Resolution No. 23-006 (dated January 18, 2023) and its attachments. Village Hall can provide you with that resolution or any other information you would like.



Montebello, Wilderness Version By Trustee Evan T. Kuperman

The wilderness around Montebello is vast and borders golf courses, state parks and tree lined streets where we encounter lots of wildlife. We see the birds above, hear a nearby owl and see bats flying in their unique patterns. Each one of them help our local ecosystem with their diet of bugs, mosquitos, mice and small rodents.

While most people don't see any danger in the birds, we tend to get nervous about sharing our properties with some larger wildlife like bears, foxes and coyotes. Many of us are set up on Facebook, Ring or Nextdoor groups where we get an alert when one of these larger animals enters our neighborhood. It is good to know when we have larger animals around, we should also expect them at any time. We can mitigate their presence on local properties by keeping garbage containers inside and having bird feeders far out of reach and not filled from April 1st through November 30th (to deter bears).

One of the most common animals you might see is a red fox. According to the New York State DEC expanding coyote populations, (a potential predator of red fox), have pushed the red fox further into residential areas in recent years. Foxes are omnivores, generally feeding on berries, grasses, and small rodents and may disturb garbage that is left out. Foxes are known to breed in abandoned woodchuck or other small mammal burrows, under a porch, shed, garage, barn, or side of a hill. “Kits”, which are young foxes, are slow to develop and will not leave the den until they are about a month old. Foxes do not live in a den year-round.

If you see a fox during the day, it does not mean it is rabid. A mother fox works tirelessly to feed her kits and will often be out during daylight hours foraging for food. A fox just wants a place to raise their family safely. When foxes are spotted, small pets should not be left outside alone. They do not want to hunt and eat your children, mate with your dog, or kill your cat. Foxes have a natural fear of humans, they are solitary and prefer to be left alone. Aggressive and loud noise will usually deter or scare a fox away. Do not attempt to trap or relocate foxes on your own. Please do not call a service to “relocate them”, as they will often be killed.



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

Someone wise once said succinctly but rather colloquially, “If it ain’t broke, don’t fix it!” Well, as our Village appears to be drawing in persons of wide-ranging demographics, it would seem that Montebello is recognized as a most desirable place to live; to raise your families; to enjoy a relatively unspoiled environment, but proximate to New York and New Jersey. To wit: “It ain’t broke and doesn’t need fixing.” But, maintaining it this way represents a delicate balance. So, please, ask first and act later – we would much rather devote our time and energy to enhancements, plus maintaining the good, vs. prosecutions, etc.

As is relevant to the above, at our Regular Meeting in January one of the Suffern High School students in attendance under the Participation In Government (“PIG”) program asked very good questions, which I paraphrase as follows: “The Kathryn Gorman Park is beautiful, a wonderful place to visit, but how can we police it better as there is too much garbage strewn about? And, how can we get people to act more responsibly in using the Park?”

The above irksome questions are asked repeatedly by the members of our Historic Preservation Parks Commission (“HPPC”) and the Village Board. Frank, our litter patrol person, works hard policing our roads virtually every day, but the 24-acre park once weekly. Clearly, the Park is too large and too well used (a good thing in itself), such that the users MUST act responsibly and clean up after themselves. Otherwise, we will need an expansive team of park rangers on a daily basis. Is it really too much to ask park users to take out any debris, trash and garbage that they, themselves, introduced? When I proudly showed the Park to one of my sons and his four young children, besides admiring the beauty, what did they do? Without a word passing between them each of the five picked-up garbage and trash as we walked along!

To me the solution is simplistic and obvious - that some park users are oblivious is beyond comprehension!! Would anyone act that way in their own home or on their own property? Surely, the joy of utilizing the park is jaded, even for them, upon gazing upon the debris left by inconsiderate users. As a last resort do we need to waste time and effort and expense patrolling on an active basis and issuing tickets for leaving garbage? Hopefully not.

Okay, time to revert to my more normal approach as we pass mid-winter towards Spring. A bit early, but after literally losing, it seems, 2 years to the pandemic, like all of us I anticipate nature’s rebirth more than ever.

Starting with noteworthy projects, you may have noticed the clearing and temporary road constructed across from Good Samaritan Hospital on the north side of Route 59, just west of the shopping center at the corner of Hemion Road, which is the start of Montebello Crossing. Across the rear will be a 200 bed Assisted Living Facility, fronting that will be two free standing buildings (likely medical offices and, perhaps, a drive-thru pharmacy). Manhattan Beer at 20 Dunnigan Drive is linking its two distribution buildings with a connecting building and integrating the interiors for an ASRS (Automated Storage and Retrieval System) and better railroad access.

On our most western flank, on the western side of Hemion Road, is the 162-acre former Novartis facility, the eastern 32 acres (800 ft. in depth) being in Montebello. Rockland IV Logistics (Brookfield) plans 3 buildings with over 1,200,000 square feet, for warehousing and distribution, the buildings being within the Village of Suffern whereat land use control is more centered than within our Village. However, we have been on top of this from day one due to anticipated truck traffic, which thus far will mostly pass through Montebello on Hemion Road heading south, and certainly will increase traffic on Route 59, the Thruway corridor access, etc. The owners have proven to be cooperative and attentive thus far and are giving due and serious consideration to our traffic consultant. Indeed, the traffic issues are quite complex and global in impact and, I assert, we will need all potential parties involved, and creativity to resolve them.

Other projects worthy of mention at this stage: Montebello Gateway, 34 North Airmont Road, which straddles Executive Boulevard and Montebello Road, will be the future site of a 3.5 story office/medical office building. Great care was taken by the developers, the Planning Board and the Historic Preservation and Parks Commission to ensure that the building will be aesthetically pleasing and appropriate for the area, heavily landscaping on three sides for proper screening and oriented toward Executive Boulevard with exclusive ingress/egress on that street only.

The vacant 18.5 acres of property at 100-300 Rella Boulevard is on the cusp of receiving Planning Board approval for a warehouse distribution center and a separate self-storage retail building. The proposed warehouse and accessory corporate office space will be 205,000 square feet, and the adjacent 4-story self-storage retail building will be 126,800 square feet. A sound attenuation wall is also proposed to shield nearby residential areas. Sidewalks are under consideration for the north side of Rella Boulevard and eastern side of North Airmont Road.

Village Attorney article continued

Montebello has been environmentally oriented from day-one as exemplified by our oft copied Tree Law, designation as a Tree City, Arbor Day awards, being the first municipality with solar power at our Village Hall and the Dr. Jeffrey Oppenheim Community Center, being the first with an electric charging station at Village Hall (recently upgraded), etc. As is consistent, I am pleased to report that the Village Board has approved Phase I of a contract with Realterm Energy to study, advise on and possibly oversee the purchase of all street lighting fixtures and wiring from Orange & Rockland, acquisition by the Village of up to date LED street lighting, and the option of computer control from the Village Hall of every single street light in the system. In keeping with our dark sky environmental orientation, these new lights better direct light downwards, where it belongs, at a significant cost savings in energy, negated rental fees and lower maintenance costs. The study thus far reveals a potential “70-75% decrease in total streetlight expenditure”. Depending upon options, this translates to cost savings over 20 years of well over \$300,000 even with acquisition costs included, and for better, more versatile and variable lighting these savings improve, given that all upfront costs can be paid with existing ARPA (American Rescue Plan Act) monies on hand.

Recent Local Laws of note: Local Law No. 2 of 2022, amending Village Code § 167, embracing the NYS higher income table eligibility sliding scales while still allowing certain Real Property Tax Exemptions for Senior Citizens with Limited Income and Homeowners with Disabilities. Local Law No. 1 of 2023, awaiting filing, requires that foreign language signs also contain English language equivalents for public safety, to better inform first responders and the public, and to avoid dangerous queuing on our roadways.

Well, time to sign off by wishing all residents, new-timers, and old-timers alike, a delightful spring and wonderful summer. Hope to see you all walking, biking and jogging.

Sincerely,

Warren E. Berbit



Introduction - By Trustee David Liebergall

As a lifelong resident of Montebello, I have had the privilege of watching it grow and develop over the years. From its original rustic roots, I have been excited and proud of what it has become as well as its reputation for being a great place to live and raise a family.

Thus, when my last child graduated from Suffern High School and left me an empty nester, I finally had run out of excuses to thwart the advances of other Montebello Village Trustees who had wanted me to become more involved in our community. So I was honored when I was asked to join the village board last May.

Working with the other members of the board I am constantly reminded of the dedication and hard work that each person puts into the betterment of our Village. In only a few short months, I have come to realize that this is truly a team that works together to make our community a better place to live.

I look forward to contributing to the collective efforts of our team, and hope to bring about positive change and improvements as we tackle the issues before us. Montebello has truly been a special place in my life, and I look forward to keeping it a special place for you as well.



Good News! You can now pay your 2023 Village taxes online. Go to the Village website at www.villageofmontebello.org and scroll down until you see the green box depicted on the left. Click on it then enter your street name (ie. Oxford), 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. The database currently has the 2022 and 2023 tax information loaded.



From the Desk of the Village Justice By Judge Karen Riley

In the last installment of this column, we went over the basics of how the criminal justice system functions in justice court. We also discussed the first step in the court process, which is called the arraignment. You will recall that the arraignment is the appearance where the defendant is apprised of the charges against them. After the arraignment, there will be another court date scheduled, which we refer to as a “conference”. Between the arraignment and the conference, the District Attorney’s Office has an obligation to provide certain information to the defendant. This is called “discovery”. Examples of discovery items include witness statements, results of laboratory analysis performed on suspected drugs, and crime scene photographs. These items of discovery allow the defense attorney to better understand the evidence against their client, and to advise the client as to the best defense or course of action in the case.

The District Attorney’s Office has a certain time frame in which it must state “ready” for trial. This is to prevent the case from lingering in the system for too long, which can impair a defendant’s ability to defend themselves against the charges. So, for example, if a defendant has a misdemeanor charge of possessing a small amount of an illegal drug such as heroin, the District Attorney must produce a lab analysis of that substance demonstrating that it is, in fact, heroin. They must also provide any evidence they have that tends to prove that the defendant possessed the alleged heroin. This must be provided within 90 days of the defendant’s arraignment. The District Attorney can then state “ready for trial”.

Sometimes cases are adjourned several times before they resolve to give the defendant and the prosecutor time to discuss the evidence, any possible defenses, and any mitigating factors in favor of the defendant. The purpose of this is to resolve as many cases as possible with a plea bargain rather than a trial. Trials consume a considerable amount of court resources and many require the impaneling of a jury. The goal is for the plea bargain to result in the appropriate level of punishment for the defendant considering the acts that they committed. These punishments can range from a dismissal, to an Adjournment in Contemplation of Dismissal (ACD), a conditional discharge, community service, a fine, probation, or up to one year of jail time in the Rockland County Jail. As the judge, I will agree to the plea bargain if I believe it’s fair to the People of the State of New York and the defendant.

Occasionally cases cannot be resolved with a plea bargain and the court must hold a trial. Defendants in justice court who are charged with misdemeanors are entitled to a jury trial. In the next installment of this column, we’ll discuss how jury trials are conducted in the justice court.

Judge Karen Riley

Arbor Day Foundation Names Montebello Tree City USA

Montebello, NY was name a 2022 Tree City USA by the Arbor Day Foundation in honor of its commitment to effective urban forest management.



Montebello achieved Tree City USA recognition by meeting the program’s four requirements: a tree board or department, a tree-care ordinance, an annual community forestry budget of at least \$2 per capita and an Arbor Day observance and proclamation.

“Tree City USA communities see the impact an urban forest has in a community first hand,” said Dan Lambe, President of the Arbor Day Foundations. “Additionally, recognition brings residents together and creates a sense of community pride, whether it’s through volunteer engagement or public education.”

Trees provide multiple benefits to a community when properly planted and maintained. They help to improve the visual appeal of a neighborhood, increase property values, reduce home cooling costs, remove air pollutants and provide wildlife habitat, among many other benefits.



From the Desk of the Building Inspector By Building Inspection Adam Gordon

The Village of Montebello rigorously enforces all New York State Uniform Building and Fire Codes by requiring building permits and fire inspections and enforces strict Local Laws that regulate and require permits for land disturbances, tree removals, installation of fences, sheds and the like. Please call the Building Department and ask if a permit is required before beginning any projects to avoid future problems. Our entire staff is committed to helping residents do things the right way. Special permits are required for other uses including but not limited to home occupations, home professional offices, residential gathering places, and neighborhood places of worship. A proper review and permitting process must be performed for any of these uses, so please speak to us if you are contemplating any additional use of your home. Finally, please be advised that short-term home rentals as defined in Section 195-124 of the Village code are strictly prohibited. Any rental for a period of 29 consecutive nights or less in Montebello is illegal and subject to prosecution.



Village Lighting Code and Battery Safety - By Assistant Building Inspector Marcos Padilla



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.

Lithium-Ion Battery Safety

Lithium-ion batteries supply power to many kinds of devices including smart phones, laptops, e-scooters and e-bikes, e-cigarettes, smoke alarms, toys, and even cars. If not used correctly, or if damaged, these batteries can catch on fire or explode.

The Problem

- These batteries store a large amount of energy in a small amount of space.
- Sometime batteries are not used the right way; batteries not designed for a specific use can be dangerous.
- Like any product, a small number of these batteries are defective. They can overheat, catch fire, or explode.

Safety Tips

- Purchase and use devices that are listed by a qualified testing laboratory. Always follow the manufacturer’s instructions.
- Only use the battery that is designed for the device. Put batteries in the device the right way. Only use the charging cord that came with the device.
- Do not charge a device under your pillow, on your bed, or on a couch.
- Do not keep charging the device or device battery after it is fully charged.
- Keep batteries at room temperature when possible. Do not charge them at temperatures below 32 degrees or above 105 degrees.
- Store batteries away from anything that can catch fire.

Signs of a Problem – Stop using the battery if you notice these problems: odor, change in color, too much heat, change in shape, leaking or odd noise. If it is safe to do so, move the device way from anything that can catch fire. Call 9-1-1 immediately.

Battery Disposal

- Do not put lithium-ion batteries in the trash.
- Recycling is always the best option. Rockland Green’s Household Hazardous Waste Facility is open for regular weekday drop-off services every Monday–Friday (except holidays) from 8am–1pm at the Fire Training Center

SPOTLIGHT ON: “Blind Players Club”

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



Originally the A.P. Frederick farm, the property at 103 Montebello Road, also known as the “Blind Players Club,” was acquired by Thomas Fortune and Ida Barry Ryan in 1905. Although there is evidence to suggest that the existing house might have been built incorporating the earlier c.1850s Frederick farmhouse, the house as it currently exists was completed in the early 20th century. Following the death of Ida Barry Ryan, the property was purchased by Charles Pace in 1920 and extensive improvements were made on the house prior to Pace selling the property to the Blind Players Club that year. The “Team Play Lodge,” as it was known, consisted of ten acres complete with orchards and gardens, and was purchased with proceeds from the group’s dramatic performances (The New Outlook for the Blind, Vol. 17-18, 1923).

The Blind Players Club, originally formed in 1914 in Brooklyn, NY and incorporated in Suffern, NY in July of 1921, was a group of blind women from Brooklyn who staged dramatic performances to raise funds to benefit visually impaired women. The deterioration and potential loss of significant local historic properties like the Blind Players Club house emphasize the critical need for property owners to designate their historic houses, whether on a local, state, or national level. Once these properties are so extensively modified that they lose all their historic character or disappear entirely, the history associated with our area is all but forgotten. Historic preservation provides a link to the roots of the community and, ultimately, adds to the quality of life making for a more livable place. Montebello has a rich history and is home to over 300 historic (defined as at least fifty years old) and architecturally significant homes. One of the ongoing goals of the Montebello Historic Preservation and Parks Commission (HPPC) is to help assure that these historically significant properties are preserved for future generations by encouraging owners to designate them and give them the status that they deserve. In addition to helping to protect its future, designating a home as historic can also yield potential village tax benefits and appreciation in home value.

To help support this mission further, in 2018, the Village passed Local Law 5, the “**Historic and Scenic Roads Overlay District with Review Procedures and Standards**” in an effort to help protect, preserve, and enhance the historic character of significant historic Village properties. The Overlay District includes Montebello Rd, Viola Rd, Mile Rd, Haverstraw Rd (Route 202), Hemion Rd, Spook Rock Rd, Bayard La, Orchard St, Lake Rd, Brooklands, and Memorial Dr. Under this local law, **prior** to the commencement of any exterior alterations on the property, a Certificate of Appropriateness (COA) application must be submitted to the Village for proposed exterior alterations to existing structures or proposed new construction that lie within 250 feet from the center line of the Historic and Scenic road. The application must be approved by the HPPC and a COA issued by the Village before any exterior work can begin (includes any alterations to existing windows, doors, siding, colors, architectural details and style, and property features like stone walls, etc.). The goal of the law is to ensure that the viewshed of these properties along our historic roads that add to the historic character of the Village be altered as minimally as possible.

Please cleave me a message at Village Hall or stop by if you would like more information about the Historic and Scenic Roads Overlay District law or if you’d like more information about Historic Designation for your property.



The Community Garden

In case you haven’t heard, The Community Garden at Village Hall was completely overhauled last fall! There are plenty of spots ready to be planted. All Montebello residents with a green thumb, or aspirations toward such, are welcome to “rent” a garden plot to sow, tend and reap fresh, organic vegetables and flowers.



For those of you unfamiliar with the garden, there are numerous plots, each 4’ x 16’, two hoses, and a shed containing every gardening tool needed, all surrounded by a 12-foot fence to keep the deer out. The garden is 100% organic - no pesticides or chemicals allowed. Each gardener is responsible for preparing soil, planting, weeding, harvesting and watering their own garden plot.

For details call the Building Department or go the Community Garden page on the village website at **www.villageofmontebello.org**.

Village of Montebello
Annual Memorial Day Remembrance Ceremony
Sunday, May 28, 2023
Montebello Village Hall - One Montebello Road

Join us in remembering those who have served!



2023 Village Board Meetings:

March 16	August 16
April 19	September 20
May 17	October 18
June 21	November 8
July 19	December 20



All board meetings are open to the public. Meetings are held at the Dr. Jeffrey Oppenheim Community Center located at 350 Haverstraw Road. Meetings start at 7 PM. Agenda for the meeting is published on our website.

2023 Village Hall Holiday Closings:

Monday, May 29 th	Memorial Day
Monday, June 19 th	Juneteenth
Tuesday, July 4 th	Independence Day
Monday, September 4 th	Labor Day

From the Village Clerk's Office:

- If you wish to remove any tree 4" or more in width and taller than 4 feet, a Tree Removal Permit application is required. This application can be found on the Village website under Resources, Forms and Applications. Along with the application, a copy of your property survey (showing location of the trees to be removed), photos of the trees, and an estimate from a Village licensed Tree Removal Contractor is needed. If you need the list of Licensed Tree Removal Contractors, please call the Village office. There is a \$10 fee (per application) for removal of any dead/endangering tree.
- Got a streetlight out? No power? Trees interfering with wires? These issues and more can be reported to Orange and Rockland through links on the Village website or directly on the Orange and Rockland website. Anyone who needs to report a street light outage needs to provide the 10 digit number on the yellow metal tag located on the utility pole. If no tag is available, then you can provide the names of the cross streets and intersections or give the location of the pole in relation to a house number or landmark. You can reach Orange and Rockland through their website www.oru.com.
- 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.



Village of Montebello
One Montebello Road
Montebello, NY 10901

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



Village Elections will take place on
Tuesday, March 21st 7 AM to 9 PM
at Village Hall, One Montebello Road
Only registered voters may vote.

Village Mayor
Village Trustee
Village Trustee
Village Trustee

REMINDER: VILLAGE ELECTIONS!