



Village of Montebello

Lance N. Millman, Mayor

Stacy Caridi, Deputy Mayor

Bruce Egenhauser, Trustee

Melanie Golden, Trustee

Michael Humphrey, Trustee

March 2025 Edition

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>

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Greetings from Mayor Lance N. Millman



Another winter is upon us and at first, we did not know if freezing weather would ever appear or would there be any snow. Well, there is no doubt it is winter and chilly air and snow flurries have hit our area.

As in the past, we have contracted with the Town of Ramapo Highway Department to plow and salt our roads. Overall, they are doing an excellent job; however, if you see your street is not being snowplowed timely, properly, or has been missed, please contact Village Hall and we will look into the situation. Remember, streets are prioritized, and main roads are plowed first with side roads on the 2nd or 3rd time around. Please have patience and drive carefully. Speeding on icy roads is a recipe for disaster.

I would like to welcome 2024 and 2025 new residents who have made the move to live in our wonderful village. All our Boards, including the Village, Planning and Zoning, have worked diligently to maintain the lifestyle, beauty of our village, and serenity of our neighborhoods. We know everyone moved here for multiple reasons but overall to find a village that accepts all and presents a rural lifestyle that would allow open space, a great education system, beautiful homes and properties that one can live in with their family and enjoy the rural surroundings without the over-building and congestion of other areas within and outside of Rockland County. Some have moved away from overbuilding and overcrowding from boroughs and cities within our state.

Part of the wonderful charm of our small bucolic rural area are the beautiful tree-lined streets, rock walls, lovely homes, and view of the mountains. Remember, Montebello means "beautiful mountains". Many roads may not have streetlights. This ruralness makes it easier to see the stars in the sky without worrying about light pollution. In any case, use care while walking anywhere especially at night. Use reflective gear on your clothing and stay to the sides of the road.

Our village's financial situation remains solid, and our Village Board remains vigilant in keeping our costs down and protecting our village from frivolous expenses. In the coming months you may see some projects being done within the Village. These projects are not being accomplished with tax money, but with Grant money. The Village will be updating our 9-11 Memorial Garden on the grounds of Village Hall. These necessary upgrades will make it a more serene spot. The "Tot Park" will also undergo a small expansion with the addition of a handicap accessible playground equipment. The Village Hall will be repairing the much-needed damaged sidewalks, walkways and decking of the building along with new curbing and driveway. Again, this will be accomplished with Grant money. Our Kathryn Gorman Ponds Park will be getting some trails work this spring and summer as well for everyone to enjoy. And finally, our community garden will be updating the fencing.

Over the past thirteen months our 1500 home community has experienced fifteen home break-ins and burglaries. The prior year we had fourteen. This is extremely disturbing to all of us. We take every home invasion very seriously. We have met with the Town of Ramapo Police Department regarding these crimes to understand what we as homeowners and Village Board can do to protect our homes and Village.

In our December and January Board of Trustees meetings, several residents attended and listened to what our Town of Ramapo Police detectives had to say. Some residents requested more police presence or installing more cameras throughout the village or adding more lighting in their neighborhood. Unfortunately, the Police advised us that extra external lighting on the streets will not deter criminals and advised the residents that the addition of cameras will also not deter the criminals as they are getting around them. The Police explained that these are not local thieves but appear to be part of a large network of different thieves who are highly organized and from other areas outside of Rockland County. These individuals are brazen and dangerous and do not care about what damage they do.

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Knowing this, we can all help protect our homes and families by making a few of the following suggestions from the Police Department:

1. Make sure your homes have interior lights on if you are not there. Use timers to make sure that lights go on and off at various times to give the appearance of the home being occupied.
2. Make sure you lock all windows, doors, and entrances into your home, including your garage doors.
3. If you have an alarm system, make sure it is on when you're not home and even when you sleep at night.
4. Remember to lock your car and remove any valuables from it including your purse, key fob, and garage door openers.
5. If you go away on vacation or even for the weekend, contact the police and notify them that the home will be unoccupied. Police can include these homes in their neighborhood drive by.
6. If you see something in your area that does not look right, call the police. For example, an unknown car just sitting around on your block. The police would rather investigate a suspicious vehicle than a burglary.
7. Get together with your neighbors and develop a neighborhood watch. This will give your street more eyes for anything suspicious. If you see something suspicious, don't approach them, call the police immediately on 911. The Village will pay for the "neighborhood watch" signs to be installed on any street with a neighborhood watch committee.
8. You are welcome to install cameras on your home or property as well as facing the street but please check with our building inspector to ensure you are not in the village right-of-way

Please be alert, say something if you see it and call the police on 911. Do not call Village Hall. Do Not call a friend. Call the police! These measures will help keep Montebello the safe community that it is.

Our Village works diligently with the Town of Ramapo and County of Rockland. Our office and villages, along with the Department of Transportation (DOT), are working to improve plans submitted by the owners of the proposed warehouse in conjunction with the DOT to help control traffic from the ever-increasing number of cars and large trucks in our area. Hemion Road and Rt 59 will have a large number of 18-wheeler trucks exiting out of the proposed warehouse on Old Mill Road property (formerly known as Novartis). They will be turning right onto Hemion Road then left onto RT 59 to get to the New York State Thruway entrance on Airmont Road. These intersections have already become congested with trucks and cars, and we are working hard with other agencies to try to come up with a solution to these issues.

Finally, our Village is always looking for people who want to get involved. With that being said, we are currently looking for members to join the Zoning Board of Appeals, Planning Board, and our Historic Preservation and Parks Commissions. If you are interested, please contact Village Hall with your resume and contact information.

Enjoy the winter and be safe.

Mayor Lance Millman

Happenings Around the Village



Manhattan Beer Opening

On Friday, September 20, 2024 Manhattan Beer Distributing held a ribbon cutting ceremony and grand opening of their new facility within Montebello. Mayor Millman attended the ceremony.

At the groundbreaking ceremony, Simon Bergson, owner, shared how the company has grown from a 4,000-square-foot warehouse space with one truck to more than a million square feet of warehouse space with over 350 trucks over the course of its history. Within the new addition, Manhattan Beer Distributors installed a seven-level-high ASRS (automated storage retrieval system). The new ASRS consists of hundreds of feet of pallet conveyor system, as well as three storage retrieval machines. Adding the ASRS into the warehouse space means that Manhattan Beer Distributors has been able to go from storing about 850,000 cases to more than 1.5 million just in the ASRS section of the facility. The overhaul of the space also gave the company an opportunity to revamp its rail operations. It shifted from a six-car, interior rail setup to a 12-car, double-track, exterior rail platform that's located right alongside the warehouse.



Montebello Jazz Festival

On Sunday, September 8, 2024, the Village held its 1st Annual Jazz Festival. This free event ran from 1 PM to 6 PM on Village Hall grounds and featured three jazz bands - The Bill O'Connell Quintet featuring Randy Brecker and Billy Hart (who recently played at the Kennedy Center Honors), The Curtis Brothers, and Richie Morales Quartet. Food trucks were available for attendees to purchase food and drink while enjoying the beautiful day and cool jazz. A fun time was had by all.



Resident Safety - By Deputy Mayor Stacy Caridi

As an avid walker, I see and speak to so many of you during my daily walks around the Village. Many of you speak to me about things that are bothering you that you do not wish to contact Village Hall about. I always recommend you call Village Hall with any concerns you may have, but I am always willing to lend an ear and listen.

Many of the complaints I hear about have to do with the look of Montebello. I agree. There is so much trash and debris on our roadways. The Village employs two part time parks workers that attempt to clean up the roads, but the task is too large for just the two of them. As I walk, I always bring a trash bag with me to pick up the trash along my route and I encourage all of you to do the same. This is our Village, and we want it to look beautiful. With that being said, please be mindful when you put out your recycling that it is secured and tied according to the requirements. All cardboard must be broken down and tied to prevent it from blowing away. Simply things like this will keep Montebello clean.

As I am sure you are aware, there have been several home burglaries in our area in recent months. The key to prevention is diligence. Secure your doors and windows, including your vehicles. Keep lights on throughout your home whether you are home or not, timers are great for this. Light up dark areas around the perimeter of your home while maintaining your bushes and shrubs to prevent hiding spots. Be aware of your neighbors and neighborhood activities. Say hi to your neighbors and get to know them and their vehicles. Refrain from posting your whereabouts on social media. Most importantly, if you see something that looks out of place, call 911 immediately.

The Village will notify residents of any important matters through an email blast and will never sell your email address to anyone. Make sure you register online from our website: www.villageofmontebello.org. I look forward to seeing you all on my daily walks.



It's Time to Be Heard By Trustee Melanie Golden

As I wrote in our last newsletter, our Village has been busy working to update our 2017 Comprehensive Plan ("the Plan"). A Comprehensive Plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making.

Guided by our Village Planner and Assistant Village Attorney, the Village Comprehensive Plan Commission has been meeting since June 2024 reviewing the 2017 Plan and soliciting feedback from our Village Boards and Commissions, as well as our Village professionals. Our meetings have been open to the public and we have received some valuable feedback from residents as well.

Our commission is in the process of finalizing a draft to present to the public, and we anticipate holding a Public Hearing on March 26, 2025, so that the public will have an opportunity to provide input and comment on the draft. This opportunity will be the first of two Public Hearings before any update to the plan is adopted. This first Public Hearing notice will be published and posted, will be held before the Comprehensive Plan Commission. After receiving comments, our commission will finalize a Draft Plan to submit to the Village Board in April 2025. During the Village Board's review and prior to adoption of any update, there will be a second Public Hearing before the Village Board. Shortly after this second Public Hearing, the Village Board will adopt an update to the 2017 Comprehensive Plan. Thereafter, legislation will be developed and presented if necessary to put the Plan into effect.

The Draft Plan will be available on the website and at Village Hall prior to the March 26, 2025 hearing. If you are interested in commenting, please keep an eye on our Village website for availability of the draft and any changes to the current timeline.

Finally, it is with mixed emotions that I will be leaving our Village Board beginning in April 2025, as my husband and I will be leaving New York in June. I am so grateful for the opportunity to represent you on our Village Board for well over a decade, and to serve on the Village Planning Board and Economic Development Commission prior to that. We are so lucky to live in a community that values its natural beauty and has sought to preserve the critical environmental assets of our Village for the benefit of current and future citizens of Montebello. I know that when I visit Montebello in the future, I will continue to see the abundant trees, rock walls, winding roads, and the beautiful homes and surrounding mountains for which Montebello is known. I will miss our amazing residents and our caring and excellent staff. Thank you all again for the opportunity to serve, and I know you will continue to be in the best of hands with Mayor Millman, Deputy Mayor Caridi, Trustee Egenhauser, Trustee Humphrey, and our founding father and invaluable Village Attorney, Warren Berbit.



The Great Outdoors of Montebello - By Trustee Bruce Egenhauser

I hope everyone had a happy and safe holiday season! Now that winter is here, the weather is cooler, and while it may be cozy indoors, the days will soon start to get longer. For me, when the sun rises, it's time to get moving and step outside to enjoy that brisk, fresh air!

There are many outdoor activities to enjoy in and around our village during the winter months, and I wanted to share a couple of my favorites.

I'll start with a hike. A great, but challenging option is the Suffern-Bear Mountain Trail, which runs north-south across Harriman State Park. The trail starts just outside Suffern, off Orange Avenue, and ends near Hessian Lake by Fort Clinton (Bear Mountain). Along the way, you will hike over mountain peaks, cross over creeks, pass lakes, and enjoy stunning viewpoints. You can also hike a small section of this trail starting from Kakiat Park in Montebello. Simply head west on the White Trail (Kakiat Trail). Once you reach Harriman State Park, cross the Orange Trail (Mountain Trail), continue for about a third of a mile, and then you'll meet the Suffern-Bear Mountain Trail. Turn left and head south toward Suffern. Note that this is not a loop, so you'll need to either hike back the way you came (an "out and back" hike) or arrange for a pick-up on Orange Avenue in Suffern. This hike is challenging, so be sure to go with an experienced leader and carry a current trail map or use a trail app like AllTrails.

In addition to winter hiking, I also enjoy winter mountain biking. While there are many places to ride, I'm particularly fond of Sterling Forest—specifically the Caretakers Lot entrance—because it's just so good and conveniently close to Montebello.

There aren't many truly "hidden" gems left in this area, but for mountain bikers, Sterling Forest definitely qualifies. One of the state's larger parks, it spans nearly 22,000 acres of rolling woodland just about 10 miles north of Montebello. The park offers a range of trails, from wide, cruiser routes to technical singletrack and challenging rock gardens. Thanks to the dedication of local volunteer groups, the trails are well maintained, and parking is free in most lots. All of this makes Sterling Forest an ideal spot for a quick escape from home and a day of riding bliss.



I encourage you all to get outside and enjoy the great outdoors and all that our village and local area has to offer.



Volunteering in Your Community - By Trustee Michael Humphrey

Montebello is more than just a village; it is a community of active people. Every day we see residents helping out their neighbors, whether it is returning trash cans to the proper place after trash/recycling collection or shoveling a walkway or driveway. I am proud to be resident of Montebello, and to say that Montebellian's help each other out.

Along with helping their neighbors, Montebellian's volunteer their time not only to the village itself, but to the local fire departments and ambulance corps as well. These individuals answer the call to serve and dedicate themselves to countless hours of training classes to hone their skills to keep the community safe in an emergency, 24 hours a day, regardless of any other obligation.

As a volunteer fireman myself, I celebrate all the community volunteer members and encourage anyone to apply at Tallman Fire Department, Suffern Fire Department, Monsey Fire Department, or any other volunteer organization you have interest in. If you feel that is not your skill set, Village Hall is always looking for residents to serve on the Planning Board, Zoning Board of Appeals, or Historic Preservation and Parks Commission.

Whatever your calling is, volunteering is a way to help not only yourself but your community as well.

VILLAGE OF MONTEBELLO CLOSURES HOLIDAY SCHEDULE 2025

Monday, May 26 th	Memorial Day	Tuesday, November 11th	Veteran's Day
Thursday, June 19 th	Juneteenth	Thursday, November 27th	Thanksgiving
Friday, July 4 th	Independence Day	Friday, November 28th	Day after Thanksgiving
Monday, September 1	Labor Day	Thursday, December 25th	Christmas
Monday, October 13th	Columbus Day	Friday, December 26th	Day after Christmas

Please check the Village website at www.villageofmontebello.com for all meeting schedules



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

The New Year is upon us but the only "Wish" that particularly comes to mind is that the national and international climate and political news would have been less daunting facilitating pondering things from a purely Montebello perspective. But it is what it is, so here goes:

As you will read about elsewhere herein, there appears to be an uptick of concern that Montebello is in the throes of a burglary crime wave. Whether perception or reality, and despite the law enforcement function being handled by the Police Department of the Town of Ramapo, we have held private and public meetings with law enforcement and with members of the public, singularly and in groups. One can conclude that around 15 incidents occurred over the past year, but of course even one such incident is too many. This is a slight uptick, versus 14 last and remains representative of the town, other towns, the County, and Bergen County, Westchester, LI and the general region. By and large, the perpetrators are reportedly professional thieves from outside our boundaries preying upon the entire metropolitan area.

Many ideas were discussed, and most are in the offing, but, in my opinion instinct aside, their effectiveness will be quite varied. Maybe this is obvious, but here is my personal quick take: 1) No home has been burglarized while occupied or with dogs in attendance! Stagger internal lighting on timers or from remote means, even turn TV's or radios on and off. Consider leaving dogs in residence and arrange a home or dog sitter. 2) LPR's (license plate readers) will not prevent vs help solve burglaries. With respect to LPR's, the cars are usually rentals or stolen, the plates are likely stolen, and they have sets of changeable plates. Even if so, the Ramapo Police Department has 11 LPR's within Montebello and is increasing to 14. 3) If you are installing cameras, it is better to focus on your home, especially rear and side facades. Likewise, focus any extra lighting that way. 4) Any suspicion whatsoever should be called into 911 FIRST irrespective any other security arrangement you may have access to. 5) Always lock your doors, windows and autos, and keep any alarm system activated. 6) Do not allow mail or newspapers or packages to collect outside. I prefer arranging a third party to collect such for you, even to the extent of regularly putting out trash containers, vs alerting outside third parties, other than the Police Department, but that's just me! However, if you are going to be away, or if you are using your home as a retreat or weekend home, etc., do alert the Police Department which will alert their patrols to be wary! Thus, if they see any activity at all they will react. 7) As I said, lighting your home façade might help, but lighting the street more will not likely be beneficial in this regard. [Be aware that excess light generation invading your neighbor's home is unlawful].

More directly on the legal front, Local Law 1 of 2025 is pending and will be heard at the February Village Board meeting. This LL more definitively regulates the use of tents in three categories of sizes in keeping with the NYS Fire Code, lot setbacks, etc. The law is fair and balanced but adds detailed regulations. On another front, our Comprehensive Development Commission which meets every 5 to 7 years is presently meeting to review and consider updating our Code. That will lead to two public hearings, and then to public hearings on any new legislation necessary to effectuate same.

In other matters: we suspended considering purchasing all street lighting fixtures from O&R, and are focusing more upon converting the balance to LED's (light-emitting diode), or all to newer LED fixtures. Still under consideration is a Mono Pine Cell Tower well behind the Community Center against the parklands. This would add necessary capacity, fill service voids, give us additional communication capability, and generate substantial revenue to help pay for the overall facility. A balloon test was conducted with the leaves off the trees to depict treetop at a maximum 100', and we await a computer-generated rendering but believe that the proposed structure will be barely visible, plus it is quite isolated from residential areas. Be this as it may, when and if this proceeds to a Public Hearing there will be due notice, and all will be heard.

The Braemar Assisted Living Facility across from GSH is about to open. That is on Lot 1 across the rear. The two frontward Lots, 2 and 3, were originally supposed to house a 10,000 square foot medical arts bldg. and a 15,000 square foot CVS with a drive thru. The new LLC owners of these lots, plus a related LLC new owner of the existing corner shopping center, have informally requested changing the front uses. Nothing sufficiently definitive or beneficial has yet been offered to the point of seriously considering reopening the public hearing process. Meanwhile, the need to finish the Route 59 frontage is becoming more pressing and, if we must, we will draw from the posted LOC to do the work.

Also, quite important to the continued quality of life in the area, I'm part of the team led by our Mayor who is tirelessly working on any and all means and fronts to ready the area in preparing to meet the anticipated influx of trucking from the former Novartis site (coupled with other lesser potential increases). As has been stated many times before, the situs of the three warehouse/distribution buildings is the Village of Suffern but thus far all access is through Montebello and thence Airmont and the Town. As someone more adept than I once coined, "prepare for the worst and hope for the best." Our County Executive has heard, as has our sister Villages and the Town of Ramapo, and the Department of Transportation is attentive. However, sometimes, though, it's like shouting against crashing ocean waves wondering if any can hear! Meanwhile, by dint of our Mayor's efforts the list of those listening or at least attending is growing.

Well, my very best to you all in 2025. May all problems worldwide find viable solutions. Irrespective that, I urge that all Montebellians work together to preserve and enhance our Village. Dare I say it: "Let's Keep Montebello Great!"

Sincerely,
 Warren E. Berbit



From the Desk of the Village Justice, Judge Kenneth Gobetz

History of Justice Court

The predecessor of New York Justice Courts came into existence during the colonial era and was shaped by English common law. These early courts were established to address the legal needs of a growing colonial population in the 17th century. In 1665, the Duke's Laws created local courts in the towns of Long Island and Westchester, laying the foundation for a decentralized judicial system. These local courts were presided over by justices of the peace appointed by the governor, and they had jurisdiction over minor civil and criminal cases. This system provided accessibility to justice at a local level and served as an early model for what was to come.

After the American Revolution, New York's Judicial System underwent significant reform to align with democratic principles and the new system of government. In 1777, New York's first constitution formalized a tiered court system that included local courts of limited jurisdiction, such as justice courts. These courts became integral to local communities, resolving disputes and handling minor offenses. During the 19th and early 20th centuries, the Justice Courts evolved as New York's population expanded and diversified. Despite their importance in serving local needs, the courts faced criticism for inefficiency and inconsistency, leading to periodic calls for reform.

In the mid-20th century, a major overhaul of the Justice Courts occurred with the enactment of the Uniform Justice Court Act in 1967. This legislation standardized procedures across the state and provided training for justices (many of whom were not legally trained). Today, New York's Justice Courts are primarily responsible for handling traffic infractions, small claims, landlord-tenant disputes, zoning violations and misdemeanors. These courts remain a vital component of the state's judicial system, providing access to justice in towns and villages across New York.

Today, while these courts have modernized, they continue to reflect their historic roots as local institutions serving community needs and are easily available to the people.

2025 COMMUNITY GARDEN



March 1st is the first day to register for the Community Garden. If you are a returning gardener, interested in securing a garden plot this summer, or want to hear more about it, give us a call at (845) 368-2211 x1. What could be better than home-grown organic vegetables and cut flowers? Spring will be here before you know it.

Bulk & Regular Garbage Pick-Up



Residents can put out their bulk garbage on their second pick up day. The carting company limits this pick up to 5 household items (no construction debris). If you are moving and have many items to get rid of, contact Minuto Carting at (845) 353-5678 to rent a dumpster. Do Not empty the contents of your home at the curb! This is a violation of Section 132-12 - Maintenance of Property, Disposal of Debris and Litter, and subject to fines.

Per Village of Montebello Code § 156-23: For collection pursuant to a schedule announced by the Village of Montebello, all trash must be placed on the curblane where accessible. Such trash shall be placed in containers whenever possible. Such trash shall be set out no earlier than 3:00 p.m. on the day prior to collection, and all containers shall be removed no later than 8:00 p.m. on the collection day. When a regular collection day falls on a legal holiday, containers shall not be set out until the next regularly scheduled collection day unless special announcement of collection is made by the Village.

Office Space for Rent

The Village is looking to rent our newly renovated office space at 350 Haverstraw Road. The space has beautiful natural lighting with a private entrance on the second floor of the building. The space is about 1,200 sq feet consisting of three offices and file room with plenty of parking for employees and clients. Minutes from I-287.

Please contact the Village Clerk at (845) 368-2211 for more information.





From the Desk of Building Inspector Adam Gordon

ILLEGAL USE OF RESIDENTIAL PROPERTIES: A GROWING CONCERN

An alarming trend has surfaced over the past few years that threatens to erode the tranquility of neighborhoods throughout the Village. Such activities, occurring mostly in single-family homes, create conditions that can harm the occupants, undermine the integrity of our zoning laws, and negatively impact the surrounding community at large.

- Single-family homes that have been converted into rooming houses, with multiple unrelated individuals living in a single-family dwelling under several leases, many times with exterior locks on bedroom doors, make-shift demising walls, and beds in attics and basements.
- Overcrowding, which often goes hand-in-hand with illegal multiple renting, is a serious transgression that literally threatens the lives of the occupants.
- Short-term rental properties advertised on Airbnb or other vacation rental platforms. Sec. 195-11M. of the Village Code prohibits such and states that *"It shall be unlawful for any person to offer to rent any dwelling unit or rooming unit.... To any person for monetary compensation for a period of 29 consecutive nights or less."*
- Residential properties being used for commercial purposes without proper zoning approvals. Sec. 195-82 of the Village code clearly defines allowable and prohibited professional accessory uses of residential homes.

Overcrowding, transient rentals, and illegal high-intensity commercial uses threaten the health and safety of our residents and can decrease the value of our homes and degrade the quality of life of all residents. Our code enforcement team has increased efforts to curb and combat all illegal activity by regularly monitoring suspected properties, prosecuting offenders to the fullest extent possible, and by working with county agencies and law enforcement to address issues as they arise.

As the Village Building Inspector, I am committed to enforcing our zoning laws that govern our Village to ensure that all residents are safe. If you have any concerns, please contact our building department immediately.



From the Desk of Assistant Building Inspector Marcos Padilla

As the Village's Assistant Building Inspector, part of my duty is to enforce the Village codes and regulations to ensure compliance and safety of Village residents. Violations are only issued to non-compliant residents in order to accomplish this.

However, as our community continues to grow and evolve, it has become apparent that several of these issues seem to require more immediate attention than before. These include:

1. Trash and debris in yards. Regularly maintain your yard cleanliness including trash and lawn care.
2. Improper vehicle parking. Only park in designated areas and be aware that there is no overnight parking on village streets from Nov. 1st – April 1st. This is especially important during a snowstorm.
3. Unregistered vehicles. Only one unregistered vehicle is permitted on any residential property.
4. Not more than 1 commercial vehicle 25' regularly parked at any residence.

To familiarize yourself with our local code, please visit:

<https://ecode360.com/MO1927>

Chapter 132 Property maintenance

Chapter 195 Zoning

132-12 Maintenance of property; Disposal of debris and litter

132-13 Landscaping maintenance

132-14 Storage of vehicles

195-33 Commercial vehicles

Your cooperation is essential in maintaining your community's charm and to preserve your use, enjoyment and quality of life.

Thank you for your sincere and prompt attention.



Village of Montebello
One Montebello Road
Montebello, NY 10901

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REMINDER: VILLAGE ELECTIONS!

Village Trustee: 4 year term
Village Trustee: 4 year term
Village Justice: 4 year term

**Village Elections will take place on
Tuesday, March 18th - 7 AM to 9 PM
at Village Hall, One Montebello Road**
(Voting will be in the Senior Center at the back of the building)

Only Registered Voters may Vote

