



Village of Montebello Review

Lance N. Millman, Mayor

Stacy Caridi, Deputy Mayor • Melanie Golden, Trustee

Steven A. Sorrillo, Trustee • Steven H. Beldock, Trustee

FALL 2017



Greetings from the Mayor

It's been a very exciting time in the Village of Montebello.

We have had four movie production shoots throughout our village, we have just passed our new comprehensive plan after twelve months of workshops and details, we have finalized our new easier to use web site, I have proposed the Mayor's budget for the new year once

again keeping within our required cap, and we are on the verge of purchasing almost 9 acres of property to help preserve our wetlands and waterways.

Each and every one of these events is extremely important to Montebello.

The use of our Village for movie productions brings extra money to our Village as well as the surrounding town and villages. By the time the shoots are done in 2018, we will have earned more than \$60,000 to help our budgets. We have been lucky to have small and very large movie productions. From the use of the Suffern Middle School, to a residence on Viola Road, to the use of the Spook Rock pool area and Spook Rock Road. Our most famous film to date is "The Irishman", directed by Martin Scorsese with an all-star cast of Robert De Niro, Al Pacino, Joe Pesci, Harvey Keitel, Bobby Canavale and Ray Romano visiting our Village.

The recent adoption of our Comprehensive Plan is a result of many months of hard work by multiple professionals and individuals within our village. The Plan review was headed by Trustee Melanie Golden, who was the Chairperson of the commission. It held various workshops, public hearings and invested numerous hours of hard work to come up with a newly revised plan that will continue to follow the roots of the founding of the Village of Montebello. We have continued the pledge of our Village founders which is to protect our zoning and property rights and to ensure the preservation of our wet lands, waterways and natural resources that feed into many other towns and villages. The committee has done a tremendous job and I thank them all for their hard work and dedication. We will begin in the near future to enact the new areas that were incorporated into The Plan. The trustees and I feel that this is a solid plan and will benefit all of the residents of Montebello.

The Village has been working for months with IT professionals to come up with a new website that will be easier to maneuver and easier to keep up to date with all board minutes and notifications. I think we have gotten a great start. Please visit our site at our new web address: www.villageofmontebello.org.

It is the time of year that I present the Mayor's budget to the Village Board. We have set up a Public Hearing to be held at our November 15th Board Meeting. I am happy to say that we have continued to be prudent and conservative in reviewing our numbers with our Village accountant. We are working very closely with the Town of Ramapo to reduce our highway fees, which in our opinion has been one-sided against our Village. We will continue to negotiate and I trust we will finally align our costs in the same playing field as the other villages contracting with the Town. Just in case, we are pursuing other options. Our mandated budget cap this year is 1.84% and I am happy to say that we will be able to keep within this cap.

We are pleased about working with the County of Rockland, in particular, County Executive, Ed Day and the County Legislature, in our effort to obtain almost 9 acres of land within the Village of Montebello. This land has almost no access from our normal roads and is surrounded by rivers, streams and wet lands. Many private owners have tried to do something with this property and have failed due to the physical facts and our zoning laws, and the protection of the DEC on our wetlands and streams. Our goal is to obtain this property at no cost to our taxpayers by using our money in-lieu parkland funds earmarked for this type of purchase which will protect our natural resources and our lands. When we obtain this property, it will be zoned for wetland protection and be a passive park. Protecting our waterways, wetlands has always been a vital part of our existence as a village.

Our Village Hall has been working very hard and I am pleased to say that with our new (one year in office) Village Clerk and her supporting staff we are now running as efficiently as ever. This group of individuals are a strong asset to our Village. I thank them all for working diligently and very hard to make our Village as efficient as possible.

We will soon be saying goodbye to one of long serving Trustees, Steven Sorillo. Steven and his wife will be moving on to new ventures in their lives outside of the Montebello area. Steven has fought diligently for the residents of Montebello, always acting on their behalf to help control spending and to make decisions as

a board member and to better the lives of our residents. He will be truly missed and I wish him well.

I will be presenting to our Board a temporary appointed Trustee to fill Steven's spot until our Village can hold a special election. I ask that anyone who would like to get more involved in our Village to reach out to the Village Clerk or myself and let us know. Send us a resume. We always are looking for individuals who want to get involved and who believe in our Village.

Which brings up a very important time of year for not only our Village but for our Town of Ramapo and the surrounding Villages and Towns. In early November, there will be several elections and all are as important as the next. In the Town of Ramapo new and existing candidates are running. I can only say that it is extremely important that all go out and vote. I am not endorsing anyone in this newsletter but complacency has never worked for us and I hope all go out and vote one way or another. Our village has no elections this November.

In recap, I feel that we continue to move our Village in the right direction for the present and the future. We continue to protect our resident's rights and our zoning rights. Our tree laws have helped protect our environment and ambiance and we continue to be part of the Tree City USA group. We were the first in Rockland to get this designation and will continue to be part of this organization.

On a last note, I ask that we all drive very carefully for our roads are covered with leaves and with school back in session have many more drivers on the road. Our children will learn from our driving habits and I hope all will drive safely.

Have a great fall and enjoy the winter months to come!
Thank You! ■



FROM THE DESK OF
Deputy Mayor Stacy Caridi

It is nearly that time of year again when winter starts to creep in and the clocks go back. It is not all bad – you will get to catch-up on that much needed beauty sleep. But while mobile phones automatically update for this change, it is the time to manually reset all other devices.

Here is everything you need to know about changing your clocks:

- When is there an extra hour in bed? At 2am on Sunday, November 5. This is the end of this year's Daylight Savings Time which could either mean an extra hour of partying on Saturday night or sleeping in on Sunday morning.
- This is the perfect time of year to change all of the batteries in your smoke and carbon monoxide detectors.

Fall is in the air and as we bid farewell to sweet summer, the colorful leaves are mesmerizing as they fall. But after we enjoy the beauty of the colorful leaves on the trees, they will form

multi-color blankets on our lawns. So, whether you are removing the leaves yourselves or having your landscapers do your fall clean up, we will be supplying leaf bags at Village Hall. Remember leaf pickup will be every Tuesday until December 4th. Leaves and twigs must be in recyclable bags in order for the carter to remove them.

Along with recyclable bags for leaves and twigs, regular recycling bins are also available at Village Hall. Please remember that your garbage and recycling must be outside by 6am in order for the carter to remove it. Please check out our website for more information on trash pickup on your street.
(www.villageofmontebello.org)

After our beautiful fall weather, we will begin the approach of winter and the potential for some power outages. Always report your outage. Don't assume that O&R knows that your home is without power. Not every home on every street is on the same power distribution line.

There are several ways customers can report outages and check service restoration status:

- Go to www.oru.com/outage from any computer or web-enabled mobile device;
- Use the O&R mobile app from your iPhone, iPad or Android device;
- Text "OUT" to 69678 (myORU); or
- Call Customer Assistance at 1-877-434-4100

To help its customers prepare to weather a storm, O&R offers these tips:

- For safety's sake, don't touch or approach any downed wire. Assume it is energized and dangerous. Call O&R immediately toll-free 1-877-434-4100. Depending on the situation, you may also want to call the Police Department (845-357-2400) to divert traffic and pedestrians until an O&R crew arrives.
- Maintain a distance of at least 50 feet from downed wires and anything they are in contact with including puddles of water and fences. Supervise your children so that they are not in the vicinity and keep pets on a leash or otherwise secure.
- If a fallen wire is draped over a car, do not approach the car and make rescue attempts. Remain a safe distance away, and try to keep the occupant of the vehicle calm. If possible, emergency personnel should handle the situation.
- Have emergency equipment within reach — portable radio, flashlights, spare batteries, first aid kit, cell phone and important medications. Again, keep O&R's toll-free number 1-877-434-4100 near the phone to report power outages.

Enjoy your beautiful Fall and if you have any questions on Village services, please contact Village Hall. ■



**“SO VOTE, VOTE, VOTE,
EVERYBODY GET UP AND VOTE”**

(Grandmaster Flash)

by Melanie Golden, Trustee

This November 7th is the first biennial Town of Ramapo election since Christopher St. Lawrence was removed from office after 16+ years as Supervisor. Three of the five Town Board seats are up for election. Your vote will determine the majority of the

Town Board and help shape the future of our Town government. It is more important than ever for you to get out and vote!

Running on the Democratic Party line is Michael Specht for Town Supervisor, and Yitzchok Ullman and David Wanounou for Town Council. Mr. Specht, a Suffern resident, has a private law practice and has been a Ramapo Deputy Town Attorney for about 20 years. In addition to representing the Town in civil lawsuits, he has served as the attorney for the Town's Zoning Board of Appeals. Mr. Ullman, who is running to retain his seat on the Town Council, has been the Acting Town Supervisor since the conviction of Christopher St. Lawrence. He has been a Town Council member since 2008. He administers and manages health care facilities and is a volunteer firefighter for Spring Valley. Mr. Wanounou, who describes himself as “an entrepreneur and small business owner”, is a former member of the East Ramapo School Board and serves on the board of a local Volunteer Ambulance Corps. Go to www.ramapoforall.org for more information.

Their opposition is a coalition of candidates from various political parties and different regions of Ramapo. They are running on their own New Direction for Ramapo line, as well as on the Green, Reform and Republican lines. Bill Weber, a Republican from Montebello, is running for Town Supervisor. Mr. Weber has been a CPA for 20 years and currently is the CFO of a local company. Shani Bechhofer, running for Town Council, is an Independent from Monsey holding a PhD from Northwestern and is a former school principal and education consultant. Ms. Bechhofer co-founded VERAFLI, a community group that advocates for integrity in development, which mounted a successful legal challenge to expanded development at Viola Estates. Grant Valentine, also running for Town Council, is a Democrat and current Trustee of the Village of Chestnut Ridge. Mr. Valentine is an attorney, a member of the Board of Rockland Community College, and was the Director of Strategic Planning for the NYS Division of Parole. For more information, go to www.newdirectionforramapo.org.

Each side has released their plans for the future and both sides have stated publicly that they want to reform Town government and slow down development. I do not purport to advocate for any candidate or party. However, at this critical moment in our Town's history—at this vital turning point—I urge each resident to do your research, get involved, meet the candidates and decide whose vision of reform will be best for our Town and our Village.

**MOST IMPORTANTLY, GET OUT AND VOTE ON
NOVEMBER 7TH!**



**FROM THE DESK OF
Steven H. Beldock, Trustee**

This is a beautiful time of year in the Hudson Valley. Leaves on the trees are turning wonderful colors and ultimately falling. It is a time where we need to be especially careful on the roads as well.

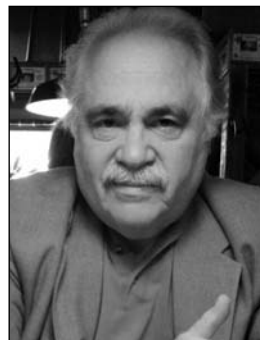
Many of us leave for work in darkness and return home in darkness. The darkness coupled with the falling leaves creates real hazards on our local roadways. Likewise, the deer population is in movement and they are all over the roads.

I thought it was worth a few lines to remind everyone to drive a little slower and be a little more careful on the roads. Driving in that way will give you the best opportunity to arrive at your destination safely.



Steven Sorrillo (Steve) has very ably served as a Trustee for over ten years, commencing April, 2007. Sadly, Steve will be tendering his resignation after having sold his home, and is moving out of the area. Steve has proven himself to be a very valuable member of the Board of Trustees, aptly applying his intelligence, and accounting and managerial background, by frequently pressing for more details on proposed actions, thus making certain that the action was prudent and in the Village's best interest. Steve's penchant to probe and test the totality of a proposed action, as well as his dry sense of humor, will be truly missed.

The Village of Montebello Family is reluctantly accepting Steve's resignation and we wish him and his family many years of health, happiness and joy in their new home. ■



**FROM THE DESK OF
Warren E. Berbit, Village Attorney**

SUMMER should be a time to spread one's wings, commune with nature, and recharge from and before the next onslaught of winter weather. While I cannot complain about the weather, at least in our region other than insufficient rain, the workload on your Village staff and officials, including the Legal Department, has been enormous.

Indeed, other than in 1986-1988 when we formed, having had to start from scratch inventing the bones of a government and filling in and learning as we went along, nothing has rivalled the recent period of time. Nothing!

Still ongoing were the Public Hearings associated with the adoption of the Comprehensive Development Plan 2017 Revision, the second Village Board hearing was held at our

October 18th meeting. This is the culmination of an almost two year process undertaken by the Commission, which included deliberation at several meetings in public, review of a wealth of information and expert opinion, as well as formal public hearings before handing it off to the Village Board, the latter now having completed SEQRA (State Environmental Review), and any final edits to the Plan. This now starts the very long process of piece by piece making legislative changes to our Code to effectuate the Plan's recommendations, and that could take several years. I will leave specifics to others, but the intent is to always improve and evolve our Code to better reflect the present and projected realities in an environmentally sensitive way as good stewards of our natural and developed assets.

The above required a Local Law to empower the Commission and to enact a development moratorium whilst the process evolved, as well as twice acting by local law to extend the Moratorium, presently through the end of this year.

Montebello Crossing, on 12 acres on Route 59 just west of the Hemion Road - Route 59 shopping center, also involved a tremendous expenditure of time and effort by the Village Board, Planning Board, and all associated professionals. This project is in the very creative RTE59DD (development district), which allowed the applicant to apply to the Village Board for a mix of uses drawn from other zoning districts. The project consists of a two-story medical arts building (5000SF/floor), a CVS with a drive-thru, and a 200 unit Assisted Living Residential (ALR) facility across the entire rear. Given that the ALR use was not one of the permitted mix uses, this also necessitated amending our Zoning Local Law. Given the complexity of the project the Village Board made the Planning Board its consultative arm, so internal to the process the Planning Board also deliberated at great length, reporting to the Village Board. The project is now in the hands of the Planning Board for final site plan design.

Along the way in 2017, besides the Comprehensive Plan related laws, and amending the Code to allow ALR in the mixed District, we also adopted the following Local Laws:

LL#1 - Simplifying the notice requirements pertaining to land use applications.

LL#2 - Adding Chapter 83: "Filmmaking."

I especially wish to mention the Filmmaking Law since we had to evolve same, associated regulations and forms, on the fly as there was and remains a pent-up demand to film within our Village (apparently the filmmakers also recognize Montebello as a special place). Indeed, as I am writing this two filming productions have just completed production, with others that finished months ago, and more to come. (i.e.: "The Irishman", "Escape from Dannemora", "Coolest Girl in the World", and an NBC "Night Line Special")

In my "spare moments", I spent a good deal of time researching bee laws, met several times with a local beekeeper (thank you, Mario!), and evolved an associated law which, in my humble opinion, betters any other that I have seen. (I never realized that there is an involved science and an art to beekeeping). Unfortunately, our agenda has been so full that we have not gotten to the point of formal presentation, but that will come soon enough. [Note: as to the other prong of this activity, the adopted

Comprehensive Plan includes a form of hobby farm agricultural use.]

While we were at it, we have also kept a watchful eye on projects along our borders because, overdevelopment, increased traffic, the denuding of all foliage, have all run amuck, and are detrimental to everyone's lifestyle. Thus, when necessary if a project seems ill-advised, we appear in person, or by written filings, or both. Like you, we watch anxiously to see if the Town has turned the corner, and certainly hope for all concerned that it has.

I could say more, but I assume by now that you get the Big (Movie?) Picture.

All my best to you and yours in the Fall and Winter season.

Sincerely,
Warren E. Berbit ■



JUSTICE COURT

The Mayor and the Board of Trustees Honor Arnold P. Etelson, Village Justice

The Mayor and the Board of Trustees would like to thank Judge Arnold Etelson for his 50 years on the bench. Since the Justice Court's creation on February 15, 2012, Judge Etelson has proudly presided over all criminal cases within the village.

During his 50 years on the bench, Judge Etelson has presided over thousands of trials and hearings, officiated marriages at Spring Valley Justice Court, Ramapo Town Court and as the Village Justice in Montebello. He has also served as President of the Rockland County Magistrates Association, Counsel to the Solid Waste Authority, authored many articles and lectured on Elder Law, established the first mediation program in the Rockland County Justice Courts through the Volunteer Counseling Services, as well as served as a member of the Rockland County Counsel on the Arts, Inc., Spring Valley Jay Cees, The Kwanis Club of Spring Valley, and the Rotary Club of Suffern.

Judge Etelson is an accomplished violinist with the Rockland Suburban Symphony Orchestra, and an avid bicyclist. He also enjoys the saxophone, tennis, and skiing.

The Village Board is proud to be able to honor Judge Etelson, a fellow Montebellian and our first Village Justice. ■

PARKS

by Amy Rapoport, Parks Commission Chairperson

I would like to thank Tony Piazza for his many years as the Chairman of the Parks Commission and for his active role in working with our engineers. Tony has stepped down as Chairman but will remain on the commission with us.

We have two new members that have joined us, Maureen Danzig and Josh Goldstein, we welcome you. Our other members include, Bob Congionti, Robert Israel, Howard Hochberg, Tony

Piazza and yours truly, Amy Rapoport. I have been appointed as the new Chairperson of the Commission and I look forward to working together with this commission.

The Parks Commission has completed another element of the Kathryn Gorman Ponds Park. We now have a beautiful pavilion along the pond bank for wildlife viewing. We have added several bubblers to the 2 largest ponds that run by solar energy as we are committed to being green. If you have not been to the park this spring and summer, stop by as you can now walk around the entire park through the woods and around the ponds.

We are looking to educate our community on invasive plant species that are affecting our trees environs. If you have vines growing up your trees and smothering them with leaf cover, it is suggested that you cut them at the base and if you can, pull them off the tree. Remember to watch for poison ivy; old growth vines are hairy looking, new growth is not. Remember, 3 leaves leave them be! The vine will die and the tree will live.

There are two historic cemeteries in Montebello, one on Viola Road and the other on Route 202 at Viola Rd. We would like to do head stone clean up and restoration on them. If you are interested in helping with this project or any other Parks Commission project, please contact me through Village Hall. ■



BUILDING DEPARTMENT

by Lawrence A. Picarello, Village Building Inspector

Following several storms and all too frequent power outages, many residents have inquired about the installation of backup generators. Typically, these generators are fueled by natural gas, utilize an electrical transfer switch, and are equipped with sophisticated self-diagnostic features. Please note that a

permanently installed backup generator does require a building permit. This is our assurance (and yours) that the generator has been installed properly, using a licensed electrician and a licensed plumber. This office will review the specifications and location to make sure the placement meets zoning requirements, manufacturer's requirements, and will not be impacted by flood conditions. Please note that all generators must be installed above Base Flood Elevation (BFE). Following inspection by the Building Department and submission of a third-party final electrical inspection certificate, a Certificate of Occupancy for the generator will be issued. Further note that a generator installed without a permit will be flagged during a violation search as done in the course of a home sale or refinance, and is a violation. As always, if you have any questions, please feel free to contact the Building Department at 845-368-2491.



Finally, some comments about signs. As you know election season is upon us, campaign signs will be placed seemingly every-

where. Please be assured that the Village has a strong and specific sign ordinance. Temporary signs (political, yard sale, fundraising, etc.) all are regulated as to size, location and subject to a temporary sign permit and deposit. Following notification, all signs placed within the Village lacking the required permits will be removed. ■



OUTDOOR ELECTRICAL SAFETY

by Chris Kear, Fire Inspector

Dear Residents,

Lighting to improve the look and safety of our homes, electric tools to make our outdoor work easier, and power lines to our home, all need to be handled with care.

Outside Electrical Work

- Have a qualified licensed electrician do all electrical work.
- To prevent an electrical shock, make sure all your outside receptacles are GFCI (ground fault circuit interrupter) protected.

Equipment Safety

- Use lighting and power tools that are listed by a qualified test laboratory (UL) and make sure they are designed for outside use.
- Store your electrical tools inside.
- Keep electric tools away from children.
- Keep the area around your electric meter and other electrical equipment clear.
- Check lighting and extension cords for damage before using. Replace any damaged cords. Do not repair them.
- Use extension cords that are listed by a qualified test laboratory (UL) and are designed for outdoor use.
- Extension cords are for temporary use and should not be a substitute for permanent wiring.

Tree Trimming

- Have a professional tree cutting service trim all branches that might interfere with electrical wiring.
- If you have to perform outside maintenance work around your home, stay at least 10' from power lines.
- Never touch anyone or anything that has come in contact with a downed wire.
- Always consider a downed power line as 'live'.
- Immediately report a downed power line by calling 911.

Remember, Safety First! ■



**Congratulations to the
Montebello Students who
Graduated Top 10%
Suffern High School June 2017**

*Abigail Bosco
Charles Dranoff
Harrison Dranoff
Daniel Hack
Sophie Jay
Enrica Lee
Rachel Ludwikowski
John Poulos
Sachin Shah
Kim Shepitka
Myles Solan*

Arbor Day Foundation Names Montebello Tree City USA

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

Montebello achieved Tree City USA recognition once again 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 Foundation. "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.

More information on the program is available at arborday.org/TreeCityUSA.





Shakespeare in the Park

The Babbling Brook Players Summer Shakespeare in the Park presented “Taming of the Shrew” directed by Derek Tarson at Village Hall this past August. It was an exceptional show and we cannot wait for next year’s performance. Thank you again!

Kathryn Gorman Ponds Park

The Village is proud to announce that the project at Kathryn Gorman Ponds Park (Phase 3) has been completed and is now open for full use. Everyone from the Parks Commission to the Engineering Staff to the Contractors should be commended on the vision and support to develop the Park in phases of development. This now culminates with this “final” project phase that includes the beautiful gazebo viewing platform, and the extension of the trail along the south side of the ponds.

Come and bring a picnic and enjoy the Park and the unique Viewing Platform and take advantage of your park’s natural beauty and setting.



Please check out
our new website!!!

www.villageofmontebello.org

Please let us know what you think.

Send comments to:

villageclerk@villageofmontebello.com



Village of Montebello
One Montebello Road
Montebello, NY 10901

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REMINDER:
General Elections on
Tuesday, November 7, 2017



Contact the Rockland County Board of Elections for your local
polling location, absentee ballots, and list of candidates.
<http://rocklandgov.com/departments/board-of-elections>
or
contact them at Phone: 845-638-5172 or
Email: voterinfo@co.rockland.ny.us