

Comprehensive Plan



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ACKNOWLEDGEMENTS

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- Hon. Stacy Caridi, Deputy Mayor
- Hon. ~~Steven A. Sorillo~~Bruce Egenhauser
- Hon. Melanie L. Golden
- Hon. ~~Steven Beldock~~Michael Humphrey

~~Would~~

We would like to thank the hard work of the Village of Montebello Comprehensive Plan Commission (CPC)

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- ~~Jack Barbera~~Ezra Bryan - Zoning Board of Appeals Member
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INTRODUCTION

Preface

New York State Law regulates the preparation of comprehensive plans. Section 7-722 of the Village Law describes a comprehensive plan as a document that will “identify the goals and objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development” of a village. Preparation of a comprehensive plan is not mandatory; however, if a plan is prepared and subsequently adopted by the Village Board of Trustees, subsequent land use regulation must be in accord with the adopted comprehensive plan. The Board of Trustees, the Planning Board, Zoning Board of Appeals, Building Inspector and other municipal, as well as county and regional officials and agencies, make decisions related to site plans, subdivisions, streets, locations for public buildings, expansion of community facilities, and other services and capital improvements that impact the overall pattern and character of development in Montebello. This Comprehensive Plan provides a framework for this decision-making, *i.e.*, specific actions may be measured and reviewed against the goals and objectives of the plan to determine their consistency with the Village’s preferences for development and conservation.

~~2016-17 Update Process~~

History of Previous Comprehensive Plan Updates

2003 Plan: Montebello’s Comprehensive Plan was originally adopted on May 21, 2003, after significant study and public hearings.

2009 Plan: Recognizing that a Comprehensive Plan is a living document that should be reviewed and updated on a regular basis, a Comprehensive Plan Review Commission was appointed in September 2008. The result was the adoption of a Revised Comprehensive Development Plan on December 16, 2009.

2017 Plan: As part of continuing periodic reviews, a Comprehensive Review Commission (~~the “Commission”~~) was once again formed and appointed ~~on~~in May 18, 2016. ~~The Commission was, and~~ charged with “completing a study and recommending an updated Comprehensive Plan and associated amendments to the Zoning Law to the Village Board.”

The Commission ~~consists of the following members:~~

- ~~• Melanie Golden Village Trusteemet from 2016 to 2017, approximately 1-2 times per month and Commission Chairperson~~
- ~~• Jack Barbera Zoning Board of Appeals Member~~
- ~~• Janet Gigante Zoning Board of Appeals Member~~
- ~~• Lisa Levin Historic Preservation Commission Chairperson~~
- ~~• Anthony Piazza Parks Commission Chairperson through April 18, 2017~~
- ~~• Amy Rapoport Parks Commission Chairperson~~
- ~~• Donald Wanamaker Planning Board Member~~

- ~~Carl Wanderman – Zoning Board of Appeals Member~~

~~Also available to the Commission and involved in the process are the following Village staff and professionals:~~

- ~~Ira M. Emanuel, Esq. – Assistant Village Attorney~~
- ~~Maximilian A. Stach, AICP, & Matthew M. Ryan, AICP – Nelson, Pope & Voorhis, LLC, Village Planners~~
- ~~Daniel M. Richmond, Esq., & Jody T. Cross, Esq. – Zarin & Steinmetz, Special Land Use Counsel to the Village~~
- ~~Lawrence Picarello – Village Building Inspector~~
- ~~Martin Spence, P.E. – Village Engineer~~
- ~~Regina Rivera – Planning, Zoning & Building Department Clerk~~

~~Shortly after formation of the Commission, all members were provided copies of the 2003 and 2009 Comprehensive Plans, the 2008 Economic Development Plan prepared by the Village’s Economic Development Commission, and the 2010 Reconnaissance Level Historic Resource Survey (“2010 Historic Survey”) prepared by Larson Fisher Associates, to read and review prior to the Commission’s first meeting. The Historic Survey provided a comprehensive inventory of the Village’s historic resources and recommendations for nomination for inclusion on the State and National Registers of Historic Places, local regulations, programs for local education and preservation of stone walls as a hallmark of Montebello visual character.~~

~~Due to the retirement of the long-time Village Planner, Robert Geneslaw, AICP, and the process of hiring a new Planner, the Commission held its first meeting on August 24, 2016. A~~ Public Open House Meeting ~~was held on~~ September ~~28,~~ 2016, soliciting public input in the following areas:

- Historic, Aesthetic & Community Character
- Economic Development
- Open Spaces, Parks & Natural Resources
- Transportation, Circulation & Roads
- Housing, Zoning, Intermunicipal & Other Matters

Additional Commission meetings were held once or twice a month, with specific action item tasks assigned and completed between meetings. ~~One of the action items was to complete~~The Commission created a matrix ~~that listed of~~ recommendations from the 2009 and 2003 Plans and ~~provide~~provided the status of those previous recommendations.

Throughout the process of reviewing and updating the matrix of recommendations, the Commission identified three recommendations that were included in the 2009 Comprehensive Plan that had not yet been implemented and were, in the Commission’s opinion, worthy of immediate consideration and implementation by the Village Board. ~~The Commission reached this decision as a result of considering these recommendations at its October 26,~~

~~2016, December 19, 2016, January 9, 2017, January 19, 2017, February 6, 2017, and February 27, 2017 meetings.~~

The three recommendations for priority consideration in the 2017 plan were:

- Adoption of a Greenprint Map;
- Drafting of Environmental Protection Overlay District (EPOD) regulations; and
- Drafting of Aquifer Protection Overlay District regulations.

The Commission provided an Interim Report to the Village Board identifying these three recommendations for priority consideration and implementation. ~~As stated, these recommendations were included in the 2009 Comprehensive Plan, which was the subject of two public hearings—one in connection with the prior Commission’s adoption of the Revised Comprehensive Development Plan and the other prior to the Village Board’s adoption of the 2009 Revised Comprehensive Development Plan. Because they were recommendations of that Plan, the Commission felt that the Board of Trustees could implement them immediately before this Plan update was completed.~~

The Interim Report contained updated maps to support the Greenprint and each recommended EPOD (Steep Slope, Wetlands, Floodplain & Watercourses), as well the identification of the Village’s underlying aquifers and wellheads. On March 15, 2017, the Village Board adopted a resolution authorizing the Planner to take the steps necessary for the Village Board to adopt the Village Greenprint, designate and regulate the EPODs, and ~~adopt~~adopted an Aquifer Protection Program/Overlay Zone on a separate priority track from adoption of the Comprehensive Plan and implementing zoning amendments.

~~After the Interim Report, the~~The Commission continued to meet in order to research, analyze, discuss and update the chapters of the 2009 Plan, including Natural Resources; Historic and Aesthetic Resources; Economic Development; Community Facilities, Recreation and Open Space; Traffic and Circulation, ~~as well as create; and added~~ a new chapter on Sustainability. ~~The Commission met on March 7, 2017, April 3, 2017, April 27, 2017, May 15, 2017 and June 5, 2017 to discuss and prepare these chapters.~~

In preparing these chapters the Commission relied on a number of sources including:

- Updated information on flood zones, wetlands, steep slopes, sole source, primary and principal aquifers, and public lands from a number of various governmental mapping sources;
 - Updated demographic data from ESRI and the US Census Bureau;
 - Village staff who identified major residential and commercial properties that had been developed in Montebello and the surrounding communities since 2009 and ones that are currently pending;
 - The Village Building Inspector and Village Engineer who provided comment on regulations they feel require modification based on practical experience;
 - Review of the 2010 Historic Survey;
 - Review of the 2008 Economic Development Report;
 - A status report on remaining economic development data from tax records;
 - Up-to-date Retail Marketplace Data from ESRI;
 - Input from owners of key properties with significant development potential;
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-

- Research on planned New York State DOT and New York State Thruway planned projects;
- The 2003 and 2009 Comprehensive Plan and status update of implementation;
- A review of vehicular accident locations within the Village to ascertain whether any were repetitive.

A public hearing on the plan was held ~~on~~in June ~~28,~~ 2017 and a plan was recommended to the Village Board ~~on~~in August ~~7,~~ 2017. The final updated 2017 Comprehensive Plan was adopted by the Village Board on October 18, 2017.

2024-2025 Update Process

In 2024, the Village Board decided to have a committee review the 2017 Comprehensive Plan and amend it as needed. This was approached with several end goals in mind:

1. Review and determine the implementation status of the recommendations from the 2017 plan.
2. Revise any sections of the plan to align with the existing conditions of the Village as per 2025.
3. Incorporate additional recommendations that were not highlighted in the 2017 plan.

The Committee met on May 22, 2024, July 10, 2024, August 28, 2024, September 25, 2024, November 20, 2024, December 18, 2024, January 22, 2025, February 26, 2025, and March 4, 2025. In their review of the adopted 2017 document, the 2025 comprehensive plan committee elected to incorporate several new recommendations, to better align with the evolving village community. These recommendations are differentiated in the document by placing them under a heading “recommendations of this 2025 update.”

The Comprehensive Plan Committee held a hearing on the updated Plan on March 26, 2025.

The Village Board of Trustees held a hearing on the updated Plan on _____, and adopted it on _____, revising the 2017 Comprehensive Plan.

EXECUTIVE OVERVIEW

This Montebello Comprehensive Plan is an update to the ~~2009 and 2003 Plans~~2017 Comprehensive Plan, reflecting changes in community conditions and expectations. ~~Significant changes in this document include:~~

- ~~• Addition of a Land Use section relevant to all Residential Land;~~
- ~~• Addition of a Sustainability element to the Plan;~~
- ~~• Identification of a proposed Historic and Scenic Roads District within the Village; and~~
- ~~• Review and recommendations for adjusting or expanding the permitted and special permit uses authorized in each land use area.~~

The Commission reviewed the outcome of most of the recommendations made in the ~~2003 and 2009~~2017 Plan. Although most of the ~~2003~~2017 recommendations were implemented and incorporated into code or practice, a few were either considered and rejected or not addressed due to lack of time or resources. ~~Fewer of the 2009 recommendations were implemented. Where appropriate, those recommendations were re-included in this Plan or modified to reflect the realities that may have led to their not being implemented. Also included in the Appendix of this document is an updated overview of the Montebello Trail concept and a Summary Report from the Open House public outreach meeting, or changes in policies or priorities.~~

Overall Observations

~~The Commission felt that generally, the 2009 Comprehensive Plan had identified key elements that defined the Village and recommended courses of action where appropriate. After studying the Village's current laws, regulations, and practices, the Commission noted that a number of the recommendations were not addressed in the years following the Plan's adoption. Particularly of concern was the non-implementation of the EPOD and Aquifer Protection Overlay provisions:~~

~~Also of concern over the last several years were the remaining vacant non-residential parcels located in Village. With excellent regional highway access, it is not clear why so many vacant parcels remain in the vicinity of Rella and Executive Boulevards. The commission sought to expand the desirability of these parcels for development by expanding the range of uses that would be acceptable for them in order to encourage and increase economic growth, which would provide tax ratables and additional employment opportunities in the Village.~~

~~A Summary Report from the Open House public outreach meetings held during the development of the 2017 prior version of the Comprehensive Plan may be found in the Appendix. Public Outreach meetings beyond the required public hearings set out in State law were not conducted for this 2025 update, as upon review, the changes were found to be minimal.~~

~~The unanimous feedback from the 2025 Committee mirrored the feedback received in the interim seven years by the Village Board from residents at large that village residents had invested in the Village of Montebello for its~~

unique low density, rural and natural character, and wished the Village Board to continue to maintain that character and consistently enforce zoning regulations to achieve this.

Overall, the 2025 Comprehensive Plan reflects an updating of the descriptive material of village conditions and generally does not make any new major recommendations but recommends the Village Board consider minor adjustments.

Key Recommendations ~~for this plan~~ of the 2017 Plan Already Implemented

1. ~~The Commission recommended priority implementation of the {The “Greenprint”}~~ Environmental Protection Overlay District (EPOD) previously recommended in the 2009 Plan ~~and further was recommended that in 2017 and~~ separate overlay zoning districts and regulations ~~be were~~ adopted for Wetlands, Waterbodies, Steep Slopes and Floodzones. Aquifer Protection Overlay regulations were also ~~recommended as a priority implementation. These recommendations were included in an Interim Report to the Village Board, dated March 13, 2017 implemented.~~
2. ~~The Members spent a considerable amount of time updating and incorporating the 2010 Reconnaissance Level Historic Resources Study into the Plan and figuring how best to implement protections of important identified resources. Ultimately a key recommendation is to establish Historic and Scenic Road Overlay Districts along Historic and Scenic Roads that require~~ The Historic and Scenic Roads Overlay District that requires development in a manner that maintains the important historic character of the areas and preserves scenic vistas. ~~was implemented. Changes along the historic and scenic roads in this district are now reviewed by the HPPC for a Certificate of Appropriateness.~~
3. ~~The 2009 recommendation for~~ Critical Environmental Areas ~~{“CEAs”}~~ were created pursuant to the New York State Environmental Quality Review Act ~~{“SEQRA”} is refined~~ to cover areas of the Village within potential range of Timber Rattlesnakes, ~~as well as to designate and~~ the Historic and Scenic Road areas were also designated as CEAs subject to SEQRA.
4. ~~In light of the fact that there are significant remaining undeveloped commercial locations in the Village, the Commission recommends that the Village enhance its desirability for development without undermining the character of the gateway to the Village~~ The 2017 Plan recommended that the Village add permitted uses subject to special permit standards in the vicinity of Executive and Rella Boulevards in order to encourage and promote economic development, to enhance its desirability for development without undermining the character of the gateway to the Village which provides a variety of public benefits, including tax ratables and additional employment opportunities in the Village.
- 5.4. Additional special permit uses were ~~also~~ added to the Planned Industry Campus and Neighborhood Services areas of the Village ~~in hope of encouraging which has encouraged such~~ economic development.
- 6.5. With completion of the residences in the vicinity of the Ryan Mansion (Montebello Park), the Commission ~~recommends the conversion of the~~ Estate Preservation Overlay District was converted to a traditional non-overlay district that recognizes existing uses and allows for continuing adaptive reuse of the Mansion.

- ~~7.6. The Commission acknowledges~~ 2017 Plan acknowledged the importance of remaining publicly-owned open spaces by recommending the creation of a new Recreation and Open Space Zoning District for significant parcels within the Greenprint that have traditionally provided recreation or open space opportunities within the Village. ~~This district is also recommended for some severely constrained privately owned parcels and could serve to allow "hobby" farms and agricultural uses where requested by an applicant~~ This OSR district was implemented.
- ~~7. The Commission recommends~~ Provisions were implemented to allow "hobby" farms and agricultural uses where requested by an applicant.
- ~~8. As recommended by the implementation of~~ 2017 Comprehensive Plan, regulations were implemented to provide for smaller-scale "neighborhood-scale" places of worship and ~~other public assembly uses.~~ Recommendations are also made residential gathering places. Standards for the regulation of schools and residential uses accessory to schools were also implemented.
- ~~9. The Commission took up the evolving concerns regarding home-based businesses, including~~ Regulation of transient overnight accommodations in private residences (such as ~~AirBNB~~). ~~Expanded protections for residential neighborhoods~~ Airbnb) were implemented.
- ~~9-10. A matrix of recommendations from potential impacts of home-based businesses~~ the 2017 Comprehensive Plan was prepared that ~~include overnight accommodation are recommended while allowing streamlined~~ contained in the Appendix of the 2009 Comprehensive Plan. The matrix detailed the Plan recommendation, who is primarily responsible for implementing the recommendation and a time horizon for implementation. The matrix has enabled an orderly review of ~~more basic and less impactful home-based businesses~~ the 2017 adopted Plan's progress, and it has enabled the 2025 Update Committee to prepare this document.
- ~~11. The Commission is recommending~~ 2017 Plan recommended that it be reviewed and renewed within seven (7) years of adoption, which was accomplished in 2025.

Recommendations of the 2017 Plan Not Implemented

A small number of recommendations from the 2017 were not implemented. Each recommendation is briefly described, followed by the reason it was not implemented or enacted.

- ~~10-1. The 2017 Plan recommended that the~~ Village enact tax incentives for voluntary historic designation of eligible historic structures, as well as the creation of a prestigious "medallion" or "marker" program for historical properties. It was found that the Village did not have such authority to adjust real estate taxation rules, and the action was not implemented as it was not within Village jurisdiction.
- ~~11-2. Montebello continues to be concerned with houses in older sections of the Village~~ The 2017 Plan recommended the creation of residential design guidelines to prevent homes from being enlarged beyond the existing neighborhood character or being razed and completely replaced with new larger inconsistent homes. ~~This was a trend first identified in the 2009 update. The Commission's Members continue to~~

~~recommend greater protections for existing neighborhood character as defined by the size of structures, presence of stone walls, and the strengthening of the Village's rural character, including rural character design guidelines in most residential areas. However, development of such guideline has not been embraced. The 2024 Update Commission finds that the existing bulk standards and the Certificate of Appropriateness process for structures within 250 feet of the centerline of the Historic and Scenic Roads Overlay Districts provided an adequate level of architectural review, and it does not recommend the development of guidelines for all homes.~~

- ~~12. Numerous loopholes in the Village's zoning code, which were first identified in 2009, continue to remain, particularly its residential portions, allowing for significant mismatches in sizes and positioning of buildings in existing neighborhoods. In some cases, homes can actually be larger in R-35 zoned areas than in R-50 zoned areas with inappropriate setbacks and land area coverages. Incomplete and out-of-date definitions of some terms have also led to contentious interpretations of key terms such as building height. This Plan includes numerous recommendations to evaluate these weaknesses as well as review other parts of Village bulk and use table code. The Commission does not suggest a specific approach to these reviews, and leaves it to the Village Board to determine the most effective method to accomplish them. Possible approaches may include study and recommendations by the Village's professionals (Building Inspector, Village Planner, Engineer, Lawyer, etc.), assignment as a special project for an existing Board (i.e. Planning Board, Zoning Board of Appeals), or ad-hoc committees, as the need arises.~~
- ~~13. The Commission reaffirms the 2009 recommendation to set a responsible example for the surrounding communities on the issue of climate change and sustainable building practices. The current Commission continues to recommend updating the applicable Village codes to incorporate new state and national "green" standards. Further recommendations to pursue Climate Smart Community status are added along with a range of other practical measures in the new Sustainability chapter.~~
- ~~3. The 2009 Commission struggled with the issues surrounding walking and biking trails through the Village. This 2017 Commission has reviewed and revised the Montebello Trail submitted in the 2003 Plan. The adoption of "green" building standards as recommended by the 2017 Plan was not implemented. Since 2017, Climate Smart Community status was not pursued. This Plan continues to recommend pursuing these actions.~~
- ~~14.4. Work on the Montebello Trail has been implemented only partially, with signage of the on-road portions installed. The 2025 Commission continues to recommend that short-term efforts should concentrate on developing portions of the trail plan that cross existing public lands (schools, public parks, etc.) followed by a consideration of feasibility to guide next steps.~~
- ~~15. The Commission recommends that upon adoption of this plan a matrix of recommendations be prepared similar to that contained in the Appendix of the 2009 Comprehensive Plan but for the current recommendations contained within this plan. Such a matrix should detail the Plan recommendation, who is primarily responsible for implementing the recommendation and a time horizon for implementation. Additionally, it is recommended that the Board of Trustees cause a report to be prepared reviewing status of implementation annually prior to adopting the Village budget.~~

The Plan recommends that a Review and Renewal of this Plan be performed within seven (7) years of adoption of this Plan (2024).

Key Recommendations of this 2025 Update

In accordance with the recommendation above for the review and renewal of the plan, a committee was established in 2024 to review and renew the 2017 Plan and recommendations. The following outlines the key revisions included by the 2025 committee.

1. The Planning Board commonly awards waivers for parking in commercial districts. The frequency of said waivers, both in request and award, highlights the need for potential revisions to the parking requirements. The committee recommends a review of the parking requirements, including review of the awarded waivers, to determine the parking demands.
2. Since 2017, there has been a shift away from the traditional lawn towards natural, pollinator friendly plantings. The committee found that this shift should be noted in the plan and encourage the incorporation of revised landscaping requirement as part of site plan reviews.
3. Several state and federal regulations related to natural resources, such as wetlands and flooding, have been revised since the 2017 plan. The committee highlighted the importance of the Village prioritizing changing the code to reflect/support these changes. In addition, the overall increase of flooding events in and around the Mahwah River has resulted in the Village's acquisition of several adjacent properties. The committee recommends the identification of other properties affected by these flood events.
4. In light of the key recommendation 9 of the 2017 Plan, the commission notes the need for more appropriately tiered regulations related to home occupations/offices. The commission recommends revisions to the Village Code to account for different intensities of home occupations in order to streamline the approval processes for home occupations that are not anticipated to have impacts on the surrounding communities.
5. As a continuance of key recommendation 13 of the 2017 Plan, the commission highlighted the potential for the Village to implement incentives for compliance with NY Energy Stretch Codes.
6. The committee felt that little had been done to truly protect aquifers in the Village, especially those providing water to public water supply wells. This requires stricter regulations surrounding the regulations of uses adjacent to the wells.
7. The Commission recognizes the overall housing crisis in New York State and the need for affordable and workforce housing opportunities. The Village identified the Lackawanna housing community for affordable housing, and although built for that purpose, its transition to market rate housing limits Montebello's contribution of affordable and workforce housing stock to the region. Further restricting the Village's ability to provide this kind of housing is its small size, the fact that those areas of the Village suitable for development have been nearly entirely built out, and its location in one of the most environmentally sensitive wetland-laden areas in Rockland County. Finally, most of the remaining

residentially zoned vacant lands are environmentally constrained. Counteracting the limited availability of suitable land in the Village of Montebello to locate affordable and workforce housing is the adjacent Village of Suffern, which is the central hub for transportation (trains and buses) to New York City, and the more extensive commercial areas in the Villages of Suffern and Airmont, which include affordable multi-family housing opportunities, thus providing regional housing stock. Nevertheless, Montebello does provide opportunities for affordable and workforce housing in certain commercially designated areas. The Rt. 59 Development District already allows for consideration of residential projects, like workforce housing, and the committee recommends consideration of expanding the allowed uses of the Planned Industry-Campus zone to include the possibility of workforce housing as set forth in the Land Use section.

Each of the aforementioned revisions recommended for this 2025 Update were made in agreement with the original 2017 goals and objectives listed below, following in line with the continued vision of the community.

VALUES, GOALS AND OBJECTIVES

This section sets forth the five overarching goals of the Village's Comprehensive Plan, as well as stated objectives for each goal. Together, these goals represent Montebello's "Core Village Values", a term that is sometimes used in this Plan.

Goal 1: Maintain and enhance the existing natural and residential character of the Village of Montebello, exemplified by winding roads framed by mature trees, homes set apart, rock walls and hedges, and beautiful views of the mountains surrounding the Village.

Objectives:

- a) Adopt a Land Use Plan and subsequent site planning standards that will maintain the existing residential scale of single-family areas and enhance and protect the natural character of Montebello.
- b) Institute street standards that will maintain and enhance the existing winding roads and edges.
- c) Protect and enhance the Village's woodland character.
- d) Maintain and enhance existing views through careful building siting and tree protection.
- e) Protect and encourage the use of stone walls, rock walls and hedges.
- f) Protect the existing historic buildings, structures, and landscapes of Montebello that give the Village its own unique identity.

Goal 2: Preserve the critical environmental assets of the Village for the benefit of current and future citizens of Montebello.

Objectives:

- a) ~~Document a~~Maintain the adopted Village "Greenprint" to preserve the integrity of unfragmented natural resources to the extent that is still possible. The Greenprint ~~will identify~~identifyies parkland, natural hydrologic features of the village (streams, wetlands, floodplains, aquifers, etc.), conservation easements and current open space, as well as identify environmental connections among these areas.

- b) ~~Create~~Maintain the adopted Village Environmental Protection Overlay Districts (EPODs) for the Greenprint that allow for stricter development standards to achieve the Village's environmental protection goals.
- c) ~~Consider~~Maintain the ~~designation—of~~designated Critical Environmental Areas pursuant to the implementing regulations of the State Environmental Quality Review Act and consider additional designations as appropriate.
- d) Continue to enact, strengthen and enforce local regulations, as necessary, to reduce stormwater runoff and protect trees, steep slopes, ridgelines, stream beds, floodplains, wetlands, watersheds, aquifers and water bodies, and wildlife habitat.

Goal 3: Create a greener community by becoming a Climate Smart Community to help mitigate climate change through carbon neutrality and employing more sustainable practices in connection with land use and development.

Objectives:

- a) Encourage more energy efficient buildings within the Village (i.e., codes can require or encourage Energy Star or LEED standards) and encourage the use of renewable energy sources.
- b) Reduce automobile traffic through a network of bicycling, jogging and walking paths where safe and appropriate.
- c) Continue to protect and promote the planting of trees within the Village to support carbon sequestration and energy conservation and maintain Montebello's "Tree City" designation.
- d) Promote the use of sustainable practices in development and construction within the Village.
- e) Continue to strive toward Climate Smart Community certification from the New York State Department of Environmental Conservation ~~(NYSDEC)~~.
- f) Educate residents and students on natural stormwater management including leveraging Village Hall's raingarden for educational purposes.

- g) Provide education, resources and outreach to the public regarding sustainable organic landscape care and maintenance practices.

Goal 4: Provide a more aesthetically enhanced, safe and efficient access to and from the NYS Thruway as well as a traffic-calmed road network within the Village that maintains and enhances the existing beauty of the road edges, e.g., stone walls and mature trees.

Objectives:

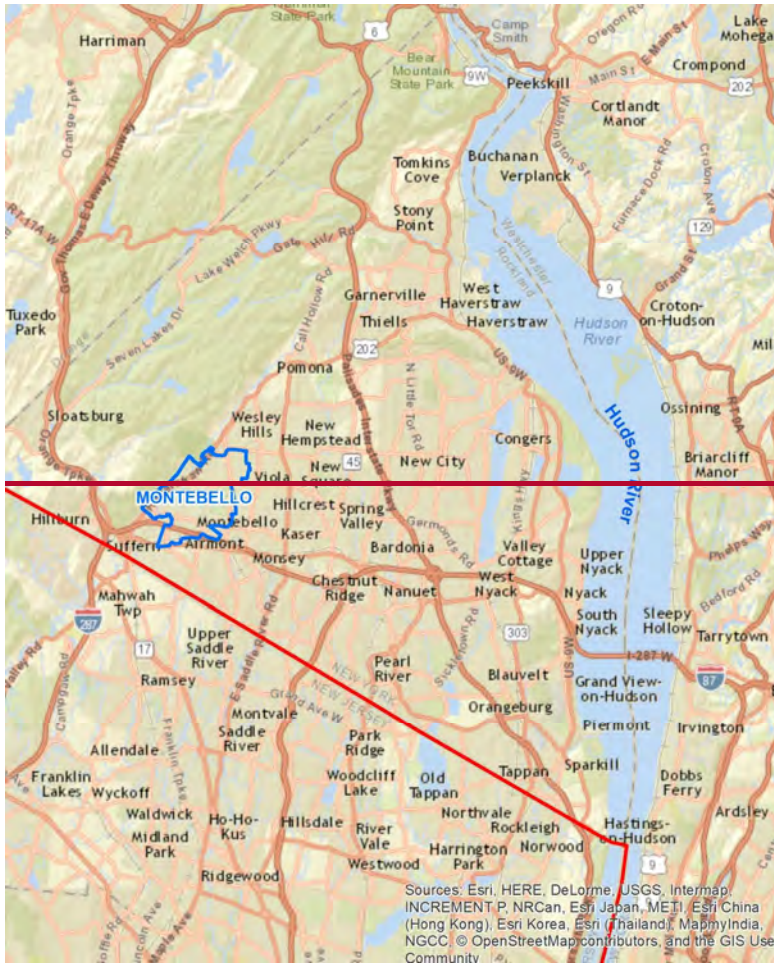
- a) Continue to review, identify and adopt appropriate traffic calming techniques, such as the traffic “tables” (a.k.a. humps) now in use within the Village.
- b) Pursue greater enforcement of traffic speed limits.
- c) Reduce the amount of congestion on Airmont Road, Route 59 and Hemion Road encouraging solutions such as intersection improvements, turning lanes and the possible creation of additional NYS Thruway entrances and exits.
- d) Balance traffic concerns with the need to encourage economic development for Rella Boulevard.
- e) Consideration of facilities for pedestrians and bicyclists where pedestrians and cyclists may be safely accommodated within the travel way only in a manner that does not undermine the rural, scenic and/or historic character of the neighborhood.

Goal 5: Promote quality economic development in the Village to improve Montebello’s economy, increase its tax base and create employment opportunities while maintaining and enhancing the Village’s character and quality of life.

Objectives:

- a) Identify current and future locations of commercial and industrial facilities.
- b) Seek quality employers who fall within the Village’s economic vision and provide a positive environment to retain businesses.
- c) Encourage sustainable practices in the design, construction, expansion and operation of commercial, industrial and institutional facilities that contribute to the tax base.

- d) Maintain Village character in connection with current commercial developments and future projects.
- e) Recognizing the limited lands suitable for economic development within the Village, it is important to retain remaining lands, which have convenient access to the New York State Thruway and are largely buffered from residential areas of the Village, for the expansion of the tax base, creation of employment opportunities and servicing of the non-residential needs of area residents.



Regional Location

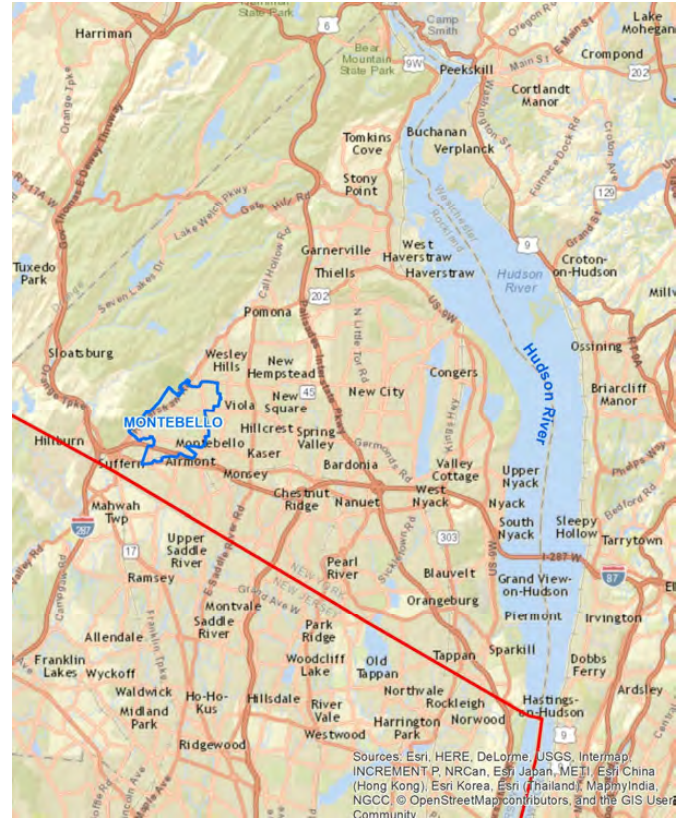
VILLAGE OVERVIEW

Village Description

The Village of Montebello is a 4.75-square mile incorporated village located in the Town of Ramapo, Rockland County, New York. Montebello was established in 1986 in part to direct and control the intensity and types of land use allowed in the Village. The interior portion of the Village is marked by a sense of openness, with residential land uses decreasing in density as one travels south to north through the community. The Village is characterized by beautiful tree-filled, rock-strewn rolling hills with stone walls lining most of the older narrow roads.

An extensive network of streams, ponds and wetlands enhance the natural and open image of Montebello. As one approaches the New York State Thruway, running generally along the southern edge of the community, land use intensifies, both in residential density increases and the presence of non-residential use. There is a neighborhood shopping area along Route 59 on either side of Hemion Road. The primary development pattern has been separate, residential subdivisions laid out in conventional 35,000 to 50,000 square foot lots on curvilinear streets and cul-de-sacs. The Village has neither a center nor commercial focus. Circulation within Montebello and to destinations outside the village is primarily by car and is dependent on small local roads that connect housing to retail centers and to the New York Thruway.

The Village has a resident population that has ~~been steadily rising~~risen since its incorporation in 1986. Some of this has been due to the development of vacant lands, particularly the Montebello Pine subdivision, the Lackawanna Trail townhouse development, the Montebello Commons senior housing complex and several smaller scale residential subdivisions. ~~The 2003 Comprehensive Plan reported that the Village grew 25% between 1990 and 2000. From 2000 through 2010 population grew by another 14% and another 5% between 2010 and 2016.~~ In addition to housing growth, family growth ~~and aging of the resident population~~with larger household sizes have contributed to population increase. The resident population in 2000 was 3,942 persons; this subsequently increased to 4,526 ~~as documented during the 2010 Census.~~ A 2016 population of 4,767 is estimated in ~~the most recent U.S. Census Bureau American Community Survey (“ACS”) 5-year estimates.~~



Regional Location

The ACS also projects a population of 4,991 persons in 2021⁵⁰⁷ as documented during the 2020 Census.

The Census bureau and ACS 5-year estimates also show a steady growth in the number of households within the Village of Montebello between 2000 and 2010, increasing from 1,275 to 1,499. The ACS estimates that there are 1,567 households in 2016, and project an increase to 1,633 homes in 2021. Household size in the Village has remained largely stable – 3.05 in 2000, 3.00 in 2010, and 3.01 persons in 2016.

Over the last 16²⁵ years, population has aged, a trend common among suburban areas in the United States. This includes increases in the proportion of residents that are over 65 years of age and a decrease in the proportion of children. The proportion of the population in Montebello that were age 65 or older was 14.3% in 2000, 15.1% in 2010, and is estimated to currently be 19.7% in 2016 and projected to rise to 22.7% in 2021. Median Age has increased from 37.8 in the 2000 Census up to 43.9 in the 2020 Census. The aging of the population may cause pressure on supply and demand changes in the needs for various Village services.

A more complete compilation of demographic, household and retail market data is included in the Appendix of this Plan. A summary table of demographic and housing data follows.

Demographic Data Element	2000	2016 (est)
Population	3,688	4,767
Village Median Household Income	\$116,600	\$132,742
US Median Household Income	\$41,994	\$54,149
Village Per-Capita Income	\$44,095	\$62,289
US Per-Capita Income	\$21,587	\$29,472
Male Population	49.4%	47.6%
Female Population	50.6%	52.4%
Median Age	37.8	46.1

Source: US Census Bureau, ESRI Inc.

Housing Data Element	2000	2015 (est)
Housing Units	1,155	1,517
Renter Occupied Units	49	148
Average household size	2.82	1.72
Median year structure built	1967	1996
Median year household moved in	1995	2006
Median Rent	\$705	\$1,674
Owner Occupied Units	1,078	1,369
Average household size	3.17	3.21
Average number of vehicles	2.17	2.31
Median year structure built	1967	1974
Median year household moved in	1992	2000

Median value	\$334,100	\$668,300
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Source: US Census Bureau

Current Real Estate Values	7/14/2009	6/9/2017
Lowest Listing Price	\$375,000	\$315,000
Highest Listing Price	\$2,998,000	\$1,250,000
Median Listing Price	\$750,000	\$739,000

Source: Better Homes and Gardens Rand Realty

LAND USE ELEMENT

The Land Use Element is intended to form a framework for the orderly future growth of the community. Generally, north of Montebello Road, the Village is mostly comprised of mature single-family detached residential neighborhoods located along tree-lined streets with a semi-rural feel. South of Montebello Road, the property is mostly commercial in nature, with lots having good access to the New York State Thruway providing significant employment opportunities. The properties along Route 59 provide neighborhood convenience retail.

Figure LU-1, included at the end of this chapter provides a more detailed depiction of ~~current~~existing land use on a parcel-by-parcel basis, as of the year 2017. At the time of Village Incorporation in 1986, much of Montebello had already been developed in a largely suburban land use pattern, consistent with the zoning regulations of the Unincorporated Town of Ramapo that predated the Village's own zoning. At the time of Village incorporation, much of the original Town of Ramapo Zoning was retained and continued to guide growth. However, over the years following incorporation, the Village ~~has~~ enacted several changes to the zoning to respond to development needs and patterns unique to the Village, including changes in support of affordable housing and senior housing.

The Village adopted its first Comprehensive Plan and Land Use Element in 2003. The 2003 Plan designated several land use categories that corresponded with geographic areas of the Village. These land use areas in some instances reflected the existing zoning held over from the Town of Ramapo. In other respects, the prescribed land use areas of 2003 differed, including:

- Designation of a Conservation Area corresponding with lands constrained by environmental features including wetlands, flood zones, and steep slopes, or lands dedicated as open space or parkland;
- Recognition of an Entry-Level Housing Land Use Area to account for the Village-administered affordable townhouses on Lackawanna Trail;
- Creation of an Estate Office district to encourage the preservation of the historic Montebello Park estate from which the Village takes its name;
- Designation of a Rural Preservation Overlay to guide redevelopment of the Minetto and Fant farmsteads, located along Spook Rock Road; and
- Creation of a Village Center Area, that prescribed a mixed residential/retail downtown environment.

This 2003 Land Use Element was updated in the Village's 2009 Comprehensive Plan. Changes in the Land Use recommendations from 2003 to 2009 included:

- Evolution of the Conservation Area into a more regulated "Greenprint" area, that was recommended for implementation through an Environmental Protection Overlay District (EPOD);
- Accounting for the over-55 "Carriage Style Homes" which were built in the Estate-Office Area;
- Discouraging uses that generate high truck or bus traffic from the Office Campus Area; and
- Elimination of the Village Center concept in favor of a Neighborhood Service Area covering existing strip commercial and office uses near the intersection of Hemion Road with Route 59, and a Route 59 Development District covering remaining vacant land in this area to allow for a range of uses, including both low- and moderate-density residential as well as office and retail use.

The land use recommendation changes from 2003 to 2009 were evolutionary. The recommendations in ~~this~~the 2017 Land Use Element similarly build upon previous recommendations and ~~reflect~~reflected then current conditions, including the location of existing residentially developed areas, existing land use patterns, community facilities and public utilities, major transportation corridors, regional influences, and environmental constraints, particularly wetlands, floodplains, streams, and the forested and mountainous westerly border of the Village.

The recommended Land Use Plan of 2017 (see Figure LU-2 at the end of this Chapter) ~~is~~was intended to allow the Village of Montebello to maintain and enhance the existing semi-rural community character and traditional Village features. In general, the land use element proposes to continue to utilize the areas south of and just north of the New York State Thruway for non-residential uses that generate employment opportunities, provide goods and services for residents and provide tax revenue to support government services. As one travels farther north and away from the I-287 corridor the Village becomes primarily residential with decreasing densities.

New and replacement dwellings should be compatible with the neighborhoods in which they are to be located in terms of size or scale, particularly in the R-50, R-35, and R-25 zones. As noted in the individual area definitions that follow, the 2017 Land Use Plan strongly ~~suggests~~suggested that the Village review its code to identify and address weaknesses that encourage or allow departure from the existing character with regard to residential building size and placement, as well as the compatibility of non-residential structures in residential neighborhoods.

~~The~~In 2025, the Comprehensive Plan Update Committee reviewed the 2017 Land Use Plan and did not find any problems or issues and does not recommend making any changes from 2017. Therefore the 2024 recommended Land Use Plan reaffirms the 2017 version, and includes the following 15 designations:

- Greenprint
- Residential Neighborhoods
 - Estate Residential

- Estate - Office
- Rural Residential
- Low-Density Residential
- Village Residential
- Entry Level Residential
- Senior Residential
- Office Campus
- Office Hotel
- Planned Industry
- Planned Industry Campus
- Neighborhood Service
- Rt. 59 Development District
- Civic Area

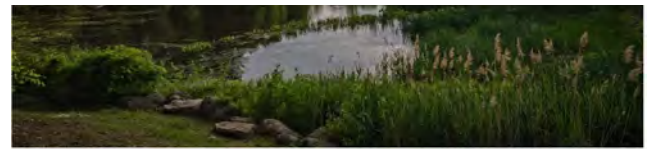
Map LU-1 of the 2017 Plan showed existing land use at the time of 2017 and has not been revised for this 2025 Comprehensive Plan Update. The Map LU-2 of the 2017 Plan became the zoning map which was adopted as 195 Attachment 6 to the Zoning Chapter of the Montebello Code and dated 17, September 2019.

Greenprint

The Village Greenprint is an open space and environmental assets map identifying significant public and private open space and environmentally sensitive areas in Montebello. As the Greenprint is intended to be the “continuous green spine” of Montebello, it includes Palisades Interstate Park Commission parkland, United Water New York/Suez well and wellhead protection properties, the existing Spook Rock Golf Course and Ramapo Town Pool, public school sites, ~~and~~ Conservation Easements, and Town and Village owned open space/parkland lots. A network of environmentally sensitive areas such as steep slopes, wetlands, streams, ponds, and floodplains links these open space parcels. These linkages serve as corridors for wildlife and maintain biodiversity within the community.



Village parkland providing habitat and flood storage



Village parkland providing habitat and flood storage

Development of environmentally sensitive resources poses a danger to public health and safety. Construction within floodzones can impact downstream properties by reducing flood storage area. Construction along water resources and on steep slopes has the potential to impact water quality and ecological habitat. Sensitive environmental resources present practical difficulties to development and development in these areas often must include extraordinary measures that are not consistent with sustainable land use practices.

New development and disturbances should be strongly discouraged within proximity to sensitive environmental features and appropriate setbacks should be required. Generally, regulated areas are not appropriate for development, and disturbance within the regulated areas or that negatively impacts these areas should only be permitted where no other alternative is feasible, and any harm is appropriately mitigated.

Alterations to existing structures within these areas should be reviewed by the Planning Board to ensure that these alterations are designed and constructed in a manner that minimizes impacts to floodplains, wetlands, streams and steep slopes so as not to create or exacerbate drainage problems. Examples of environmentally sensitive alterations include allowing existing structures to be extended upward over

existing foundations, structures to be relocated out of flood hazard areas, and decks to be raised above grade on posts.

New York State Department of Environmental Conservation (“NYSDEC”), United States Army Corps of Engineers (ACOE), and Federal Emergency Management Agency (FEMA) also act to regulate and restrict additional development in this Greenprint Area. Updating of the NYSDEC wetlands regulations is currently underway in 2025, and changes to this state wetlands regulation program are anticipated to be enacted in coming years. This is reviewed in the Natural Resources Element.

The Spook Rock Golf Course and Pool is an open space and recreational resource that is important to the character of the community dating back to the 1970s. It is perhaps the most critical of open space within the Village as it provides an integral and central connection between the eastern and southwestern portions of the Greenprint. The 2010 Historic Survey highlighted the significance of the “designed landscape and open areas within the Spook Rock Golf Course” as providing “outstanding views to the Ramapo Mountains,” not only to those on the course, but also to those who travel along the southern section of Spook Rock Road. The open space provided by the park lends to the tree-lined and open character of the community and conveys a premium and upscale quality at the heart of the Village. Preservation of public open space parcels not directly under Village control is vital.

Recommendations of the 2017 Comprehensive Plan
Update, with status as of 2025:

- The Plan ~~recommends~~recommended and the Village ~~establish~~established a formal Greenprint Map ~~(An updated draft Greenprint Plan which~~ is included ~~as an~~ in the Appendix).
- Environmental Protection Overlay Districts (EPODs) ~~are proposed~~were adopted that ~~should~~ subject land to greater scrutiny and controls in order to protect environmental resources and prevent endangering public health or safety.
- Public school sites, golf course and pre-existing single-family residences ~~should be~~being designed and/or uses maintained and operated to minimize impacts, and maximize and maintain the green and natural character of the Greenprint.
- The Village ~~should develop~~has adopted a recreation and open space zoning district for significant parcels in the Greenprint that have traditionally provided outdoor recreation opportunities or open space important to the rural character of Montebello. Land use within these areas ~~should be~~are limited to such uses as open space, parkland, recreational use, and agriculture. In addition



Outstanding views from Spook Rock Golf Course



Outstanding views from Spook Rock Golf Course

to the recreational opportunities provided by publicly owned parks and open space parcels of the Greenprint, their environmental connections support the health and well-being of Village residents, as well as provide for safe animal movement in and around the area. The Village may consider adding additional lands to the Recreation and Open Space District as opportunities arise in the coming years.

Residential Neighborhoods

Prior to incorporation, the geographic area now comprising the Village of Montebello was designated in the Town of Ramapo Plan as the Ramapo Hills-Mahwah area with the eastern edge designated as the Viola Road area. The majority of the Village was therefore designated in the 1966 Town of Ramapo Plan and reaffirmed in the 1978 update for Low-Density Residential (greater than 50,000 square foot single-family lots), with the eastern edge designated for Medium-Low Density (25,000 and 35,000 square foot single-family lots) residential development. That 1966 Plan recommended a land-use pattern that wisely concentrated higher-density residential and multifamily development in the area surrounding the Villages of Suffern and Spring Valley with the most outlying areas reserved for low-density residential. The first development policy of that 1966 Plan was that, "every effort should be made to preserve those natural features of the Town which give it a pleasant, open setting and which serve as an attractive background to the more developed areas of the Town."

With the incorporation of the Village of Montebello, this overall land use strategy did not change. It was embraced in public hearings in 1986-1987 leading to adoption of the Village's first Zoning Local Law, the Comprehensive Development Plans of 2003 and 2009 and an Economic Development Plan in 2008. Montebello is one of a number of Villages within the Town of Ramapo that provides a diversity of housing options. Higher densities and multifamily housing are still most appropriately located in and around the traditional Villages of Suffern and Spring Valley, where infrastructure, public transit and a concentration of local retail are abundant.

Nevertheless, following incorporation, the Village of Montebello sought and was able to accommodate affordable and multifamily options in two areas, where those options would not be inconsistent with the surrounding residential fabric. The first was at Lackawanna Trail, where the Village approved and administered a restricted-income townhouse development consisting of 93 townhouse units that provided affordable homeownership opportunities to the region, and the second was at Montebello Commons, a multifamily senior living facility with 98 mid-rise multifamily units and 80 garden apartment units. Adding to the housing diversity are twenty age-restricted townhouse units at the corner of Hemion Road and Montebello Road on the grounds of the Ryan Mansion (Montebello Park).

Following the expiration of 20-year deed restrictions on the Lackawanna Trail townhouses that required their resale to income-limited families, the Comprehensive Plan Commission explored whether additional opportunities existed for other housing types within the Village. The Route 59 Development District northwest of the intersection of Hemion Road and Route 59 still allows for development of affordable townhouses similar to the Lackawanna Trail development. ~~There is currently an application pending for the Route 59 Development District that does not include townhouse development but, in addition to office and retail, includes resident placement for 200 seniors in assisted living residential!~~The Braemar Assisted Living project for 200 seniors is located in the rear portion of the R59 DD district and opened in December 2024. Plans for development of the front two parcels in the district are not known at the time of the writing of this update.

The ~~Commission~~2017 and 2025 Committees explored possible use of the remaining lands within the Office Campus and Office-Hotel land use areas for affordable housing, but ultimately felt that these remaining non-residentially zoned lands were critical for economic development that would provide both tax ratables and employment opportunities within the community. To this end, the land use area was found to be acceptable to commercial continuing care retirement communities, skilled nursing and assisted living residences.

An evolving trend in the region is the rise of home-based businesses and the use of private residences as transient overnight accommodations (~~AirBNB~~Airbnb). Generally, the Village would like to streamline the permitting of home-based businesses that do not have any externalities that would impact the neighborhood. On the other hand, some home-based businesses, including use of private residences for transient accommodations, carry the potential for impacts to the health, safety and general welfare of residents and to the character of neighborhoods and require regulation. In February of 2021, the Village adopted restrictions on short term rentals, creating a requirement that established a minimum stay of at least 30 days, eliminating nightly rentals of private residences.

The Village has also observed development in the unincorporated portion of the Town of Ramapo, which is often inconsistent with long-established patterns of development, as well as sound planning practices and requirements. Such development within the Town particularly impacts the easterly area of the Village in the Highview Avenue and Spook Rock Road areas, and threatens to adversely impact the character of the surrounding communities.

The Village is cognizant that houses of worship and schools cannot be excluded from within residential districts due to what New York caselaw has deemed their “inherently beneficial nature.” Notwithstanding, the Village still retains significant permitting authority over these uses. The New York State Court of Appeals has held that “[t]he controlling consideration in reviewing the request of a school or church for permission to expand into a residential area must always be the over-all impact on the public’s welfare.” *Cornell Univ. v. Bagnardi*, 68 N.Y.2d 583, 510 N.Y.S.2d 861, 867 (1986). There is no question that communities need not “stand helpless in the face of proposed [religious or educational] uses that are dangerous to the surrounding area.” *Id.*¹ The Village wishes to insure, to the maximum extent allowed by law, that the development of any house of worship or school within its boundaries be consistent with the

¹ As the Court of Appeals held in the Cornell case:
[T]here are many instances in which a particular educational or religious use may actually detract from the public's health, safety, welfare or morals. In those instances, the institution may be properly denied. There is simply no conclusive presumption that any religious or educational use automatically outweighs its ill effects. The presumed beneficial effect may be rebutted with evidence of a significant impact on traffic congestion, property values, municipal services and the like.
 Thus, educational and religious uses which would unarguably be contrary to the public’s health, safety or welfare need not be permitted at all. A community that resides in close proximity to a college should not be obliged to stand helpless in the face of proposed uses that are dangerous to the surrounding area. Such uses, which are clearly not what the court had in mind when it stated that traffic and similar problems are outweighed by the benefits a church or school brings, are unquestionably within the municipality's police power to exclude altogether. “[E]ven religious [and educational] institutions [must] accommodate to factors directly relevant to public health, safety or welfare, inclusive of fire and similar emergency risks, and traffic conditions insofar as they involve public safety.”

Id. (citations omitted).

established residential character of existing neighborhoods, that property value and quality of life is maintained, municipal utilities and the road system are not overburdened, and the environment is not deteriorated. In the Cornell case, the Court of Appeals recommended that communities adopt the “special permit” mechanism to impose “reasonable conditions directly related to the public’s health, safety and welfare” on proposed religious or educational uses and otherwise “cushion any adverse effects [of such uses] by the imposition of conditions designed to mitigate them. 510 N.Y.S.2d at 567-68.2 The Court of Appeals has affirmed that this reflects the preference for municipalities to engage in a “case-by-case” review of proposed educational and religious uses. *Pine Knolls Alliance Church v. Zoning Bd. of Appeals of Town of Moreau*, 5 N.Y.3d 407, 804 N.Y.S.2d 708, 710 (2005).

Recommendations for all residential areas from the 2017 Comprehensive Plan Update, with status as of 2025:

- Places of Worship.** The Village ~~should designate~~has designated places of worship as special permit uses in all residential districts, ~~which is not presently the case. On the other hand, because. Because~~ of the lack of remaining land for economic development, ~~it is suggested that~~ places of worship ~~continue to behave been~~ excluded from non-residential zoning districts in order to encourage in those ~~districts~~districts economic development, which promotes a variety of public interests, including contributing to the Village’s tax base and employment opportunities. In residential districts, special permit criteria ~~should behave been~~ developed to safeguard neighborhood character and neighboring residences to the maximum extent allowed by law, including criteria requiring that adequate off-street parking be provided where on-street parking would adversely impact health, safety and welfare. The special permit ~~should include~~includes criteria for periodic renewal ~~of the special permit~~ to ensure parking and other objective standards are met on a continuing basis. A tiered approach to regulations ~~should be considered~~has been developed based upon parameters including the size of a property, environmental constraints, the availability of utility services, and the intensity of the proposed use. ~~Where applicable, the applicant should~~Applicants are required to identify that adequate facilities exist to provide appropriate pedestrian safety. To streamline review, the Planning Board ~~should behas been~~ empowered to allow *de minimis* waivers of bulk standards for places of worship. ~~For example, the Planning Board could be authorized to allow up to 5% variations by supermajority. Although not obligatory, this would at least establish limits to the amount of consideration the Planning Board could give if it were so disposed.~~ Of course, the applicants ~~wouldare~~ still ~~be~~ entitled to apply for relief from the Zoning Board of Appeals for a variance in accordance with applicable law.

² As the Court of Appeals held in Cornell:
[A] zoning ordinance may properly provide that the granting of a special permit to churches or schools may be conditioned on the effect the use would have on traffic congestion, property values, municipal services, the general plan for development of the community, etc. The requirement of a special permit application, which entails disclosure of site plans, parking facilities, and other features of the institution's proposed use, is beneficial in that it affords zoning boards an opportunity to weigh the proposed use in relation to neighboring land uses and to cushion any adverse effects by the imposition of conditions designed to mitigate them.
 510 N.Y.S.2d at 867-68 (citations omitted).

- Schools.** The ~~current~~ code distinction between general instruction and religious instruction ~~should be~~ has been eliminated. Seminaries and religious vocational schools ~~should be~~ now are expressly defined as schools of general instruction (similar to other post-secondary educational institutions such as universities) rather than as trade schools. Schools of general instruction ~~should be~~ are permitted by special permit in all residential zoning districts but ~~should be~~ are not permitted in the Village's non-residential districts in order to encourage economic development in those districts. Schools of special instruction of the type that may have impacts inconsistent with residential communities, such as certain automotive repair or other trade schools that pose significant negative environmental externalities, ~~should be~~ are limited to planned industry and planned industry campus areas due to the types of impacts such schools may have. Neighborhood character safeguards ~~need to be~~ are prescribed for all schools within residential areas. The permissible size of a school ~~should be~~ is related to lot size and environmental constraints, and larger schools ~~should be~~ are required to be located on County or State Roads given their attendant traffic impacts. Transportation management plans ~~should~~ require on-site queuing of buses to ensure the safety of the students and surrounding residents. Adequate water and sewer facilities ~~should be~~ are a requirement of any permit.
- School Housing.** ~~Currently dormitories or other housing are not permitted as accessory uses to all schools.~~ Accessory housing for students and faculty ~~should be~~ is now permitted accessory to any type of school in a residential zoning district. Special permit criteria ~~should be~~ have been developed to ensure that ~~the~~ such housing is truly accessory and subordinate to the principal use as a school and that impacts to surrounding residential neighborhoods will be minimized to the maximum extent allowed by law. The definition of dormitory ~~should be~~ has been revised to include any accessory residential use accessory to a school. The outward appearance and density of dormitories ~~should be~~ is required to be in harmony with the surrounding residential Village fabric. Accessory school housing ~~should be~~ is only permitted on large building lots.
- ~~**Home office and Home Businesses**—The provisions that allow for home offices and businesses should be revisited. A tiered approach should be taken to allow residents to use a portion of their homes for businesses. Small home businesses that do not involve patrons visiting the home and that employ no more than one non-resident employee should be allowed by approval of the Building Inspector or designee if certain criteria are met. Larger home businesses that involve patrons visiting the home or more than one non-resident employee may be permitted subject to a special permit by the Planning Board that requires the business to meet standards that will uphold residential character and mitigate potential impacts to neighbors.~~
- Transient Overnight Accommodations in Private Residences.** The Village Board ~~should consider the issue of~~ adopted standards for the use of private residences for commercial overnight accommodations (such as AirBnB), and, if allowed, it ~~should be regulated in a manner that provides~~ Airbnb). The minimum length of stay that can be offered is now 30 days, and other

regulations have been adopted to provide adequate security to neighbors and ~~does not lead to prevent~~ adverse impacts on ~~residential~~ neighborhoods.

- ~~● **Storage of Commercial Vehicles and Equipment.** To preserve residential character of neighborhoods, the non-temporary storage of commercial vehicles and equipment should be generally restricted in any residential zoning district. The Village Board in drafting regulations, may wish to consider allowing for a single commercial vehicle owned by the occupant of the residence (except where necessary for the maintenance of legally existing non-residential facilities, and in such instances should be enclosed or otherwise screened from substantial public view).~~
- ~~● **Architectural Review.** Architectural review by the Architectural Review Board ("ARB") should be required for all uses (residential and non-residential) other than single-family detached residences, except that all structures including single-family homes located within the recommended Historic and Scenic Roads Overlay District should be subject to ARB review with referral for report to the Historic Preservation Commission (HPC).~~
- **Residential Design and Tree Preservation.** Substantial effort should be made through implementation of HPPC review of the almost all road corridors in the Historic and Scenic Roads overlay, recommended by the 2017 Comprehensive Plan, efforts are underway for the preservation of existing mature trees consistent with the Village's Tree Preservation and Landscape Maintenance Law. Similarly, it is important that existing Existing natural contours of the land be are being preserved. Greater, and variety should be is required in the building setback and angle to the street, ~~façades should.~~ Façades are required to incorporate natural appearance materials (wood, stone), and to utilize a palette of natural colors ~~should be utilized.~~ However, the Village did not implement residential design guidelines for structures not visible from public roads. See discussion below.
- **Personal Horticulture (Hobby Farms).** ~~The~~ Prior to 2017, the Village ~~currently only allows~~ allowed agriculture on 10 acres or more, ~~but recently.~~ As recommended in the 2017 Plan, the Village ~~has received interest in use of~~ adopted standards for property in residential districts for personal horticulture, such as the cultivating of fruit bearing bushes or trees. ~~This has created two issues: (i) personal horticultural uses do not appear in the code, and are therefore not permitted uses under the zoning code; and (ii) even if such could be considered a permitted and customary accessory use, in situations in which there is no principal use present (e.g., a single-family home), then what may otherwise be considered an accessory use would become a primary use, and thus not permitted.~~ There is growing interest in many suburban communities for "hobby farms" or small private agricultural uses operated for pleasure in residential districts, without a related primary residence. Generally, these are low intensity uses, so long as there are no on-site retail sales. In addition, the open nature of horticulture ~~would supplement~~ supplements the supply of open space in the Village. ~~The concept is consistent with Village character and the goal of promoting a more natural way of life. The Plan recommends that~~ Adopted standards allow

personal horticulture ~~should be allowed by special permit on conforming lots~~ in residential zoning districts, with certain limitations, including the following conditions:

- The overall size of the horticultural size must be based on the size of the lot;
 - There shall be no processing of horticultural products on the site;
 - There shall be no sales on or adjacent to the site;
 - All equipment must be housed in enclosed structures;
 - There shall be appropriate limitations on the use of pesticides, and other restrictions necessary for health and safety;
 - Failure to meet all prescribed conditions will be prosecuted as a violation of the code; and
 - The Village Board should consider requiring the renewal of such special permit after a three-year period
- **Stone Walls.** ~~The~~ Historic and scenic roads preservation standards have been implemented, as administered by the HPPC through the Certificate of Appropriateness process. The existing stone walls found throughout the Village are ~~highly recommended~~ targeted for preservation and ~~or the~~ installation of new stone walls along property lines and street frontages in all residential districts ~~is encouraged.~~
 - **Encourage clustering within environmentally sensitive areas.** The Plan ~~recommends~~ continues to recommend that clustering be used to limit large lot development in areas that are environmentally sensitive without increasing average density. Remaining environmentally sensitive areas should be preserved within contiguous open space systems that are protected through easement or dedication to the Village, and should not be “chopped” up among individual properties wherever possible. Implemented. It should be clarified that variances are not permitted to be sought in order to increase the density of the standard layout prior to application of average density.

Recommendations for all residential areas from this 2025 Update:

- **Home occupations/home professional offices.** Recommendations from the 2017 Comprehensive Plan to revise standards for home occupations were not implemented, largely due to the COVID-19 Pandemic. This 2025 Plan update recommends revising the existing special permit standards for home occupations/home professional offices, to help streamline reviews. The committee recommends the Village consider enacting a tiered approach for home occupations/home professional offices which would distinguish those proposed uses that have little or no impact. The Committee recommends that there continue to be a tier that allows uses as of right, which would require no building inspector or special permit review. For all other uses, the initial determination would be made by the building inspector using criteria that includes nature of use, percentage or

size of home dedicated to the use, number of employees, number of client interactions, deliveries, and so forth. The building inspector would determine whether to issue a certificate of occupancy for the use or to refer the application to the Planning Board for special permit review.

- **ARB Standards.** As part of the 2017 Plan, ARB review was recommended to be required for all uses within the Scenic & Historic Road Overlay District. However, through implementation of standards to preserve the historic and scenic quality of the Village's road corridors, only the façades of buildings visible from public roads have been regulated. Design standards have not been adopted for residential buildings not visible from the public roads. The Comprehensive Plan Update of 2025 does not recommend adopting standards to control the aesthetic appearance other than the existing FAR limitations found in the existing area and bulk regulations of the Zoning Code. The Comprehensive Plan Update Committee finds that the currently existing HPPC Certificate of Appropriateness regulatory system is adequate to protect the community's character, historic integrity, and aesthetics.
- **Common Waivers to Zoning Revisions.** A new recommendation of this 2025 Update is that the Village should review the common waivers requested and awarded by the Planning Board during site plan review. The frequency of these waivers suggests that the zoning chapter should be revised to reflect the requests of the waivers. One such waiver is for a decrease of the parking requirement for developments in commercial zoning districts.

Storage of Commercial Vehicles and Equipment.

- As part of the 2017 Plan, to preserve residential character of neighborhoods, the non-temporary storage of commercial vehicles and equipment was recommended to be generally restricted in any residential zoning district. Largely due to the COVID-19 Pandemic, this recommendation was not implemented. The 2025 Comprehensive Plan Update Committee recommends that the Village Board consider drafting regulations to allow a single commercial vehicle owned by the occupant of the residence to be parked onsite, if enclosed or otherwise screened from substantial public view and behind any required front yard area.

Estate Residential Areas

Estate Residential Areas are large relatively undeveloped parcels of land with specific historical or aesthetic importance to the Village. The Estate Residential designation is intended to protect the natural character of these parcels by minimizing disturbance to the land and its appearance from public viewsheds. All development should be based on the holding capacity of the land and would minimize tree removal, impervious coverage, and the altering of existing grades, slopes and natural vegetation. Most of the existing lots in this land use area exceed 80,000 square feet of lot area.



~~Existing large lot with deep setback and narrow driveway:~~

~~driveway~~

Recommendations that appeared in the 2017 Plan that were not implemented:

- Rural character design guidelines should be adopted that incorporate, at a minimum, the following design restrictions:
 - Reduced paved width of streets and reduced paved diameter of turnarounds;
 - Retention and/or lining of streets with large trees, post fences and/or stone walls;
 - Incorporation of soft shoulders instead of curbs with stormwater conveyed by swales or berms; and
 - No sidewalks. This would reflect the characteristic density in this district, which does not support high pedestrian traffic. Where absolutely necessary and only if deemed safe, pavement striping (preferably green) should instead be used to reserve an area along the side of the road for pedestrians and cyclists. Such an on-street path should only be used where it would narrow the travel lanes to no less than 20 feet, which would have the added benefit of traffic-calming.

The 2025 Comprehensive Plan no longer recommends implementation of this policy, as no sufficiently sized open sites for “greenfield” residential development are available. All large vacant sites have been developed.

Site Specific Estate Residential Areas from the 2017 Comprehensive Plan Update, already Implemented as of 2025:

Two properties straddling Spook Rock Road were identified in the 2003 Plan as a “special area that epitomizes the rural character of the village.” These properties ~~are also located within a major visual gateway to the interior of the Village.~~ were known as Fant Farm and Minetto Farm. The 2003 Plan recommended that these sites be developed in accordance with a specific development plan to be

formulated at the time a development application is submitted. The 2003 and 2009 plans recommended, and the ~~Commission continues to recommend~~ 2017 Plan implemented, that these areas ~~continue to be~~ developed in a manner ~~that meets to meet~~ the following objectives:

- Preserve the vistas of the property visible from Spook Rock Road; Implemented.
- Preserve the existing evergreens on the property; Implemented.
- Preserve the existing homesteads by allowing a limited number of non-residential uses to occur provided the structures are retained in their essential character; Implemented.
- Any new construction should be consistent with the existing “rural” architectural character of the area; and Implemented.
- Situate new homes in locations not readily visible from Spook Rock Road. Implemented.

To this end, the Rural Preservation overlay district was enacted ~~that provided certain standards for the development. As of the two historic areas—2024,~~ Fant Farm is fully constructed, and ~~Minetto Farm Stonehedge Development has been approved, but is unbuilt at this time.~~

Fant Farm Area

The Fant Farm area was developed under the auspices of the Rural Preservation Overlay District. The evergreen stand of trees as well as the existing barn and farmhouse were preserved, and new development was located behind the ridgeline to minimize visibility. The land east of Spook Rock Road, consisting of 12 acres, was dedicated to the Village as the Warren E. Berbit Park, later renamed to the Warren E. Berbit Nature Preserve.

Minetto Farm (Stonehedge Farm)

To date the Minetto Farm property remains undeveloped except for stable structures and a farmhouse. The property ~~is now referred to as has been approved for the development of Stonehedge Farm. An application for,~~ an 11-lot subdivision comprised of single-family homes and ~~proposing to preserve the existing the preserved Minetto Farmstead home on the premises came before the Planning Board in 2008. The developer let the application lapse but has recently notified the Village of plans to resume the application to develop this property under the auspices of the Rural Preservation Overlay district requirements, which require:~~ and outbuildings.



Warren E. Berbit Nature Preserve, created from the Fant Farm Subdivision

- Land within a distance of 200 feet of the easterly right-of-way line along Spook Rock Road, including the existing farmhouse, stone walls, stockade fence and mature trees will be preserved;
- Single-family attached or detached homes will be allowed consistent with RR-50 density, but clustered at R-25 zoning rules for lot size and setbacks. This approach essentially clusters development on the rear half of the lot;
- Incorporation of stonewalls, fences, and stands of mature trees will occur throughout the site; and
- ~~Architectural review of homes to insure they incorporate styles similar to existing structures.~~

Estate – Office Area

This area is intended to preserve the unique character of the Ryan Mansion (Montebello Park) by allowing its internal partitioning for office space. As a building of historical importance, the Village may place restrictions on its future use.

Twenty single-family attached "carriage home" dwellings ~~have been~~were developed under the auspices of the Estate Preservation Overlay District, prior to the adoption of the 2017 Comprehensive Plan. The Estate Preservation Overlay district served its purpose of relieving development pressure to demolish the grand historic structure and its immediate environs in order to maximize residential density. Instead, density was permitted to be clustered on both sides of the access drive with the dwellings complementing the architectural style and materials of the mansion.



Existing mansion converted to offices

Recommendations:

~~The current zoning implementing this land use area is LO-C (generally Office Campus areas) with from the Estate Preservation Overlay designation. Development under the provisions of LO-C is no longer consistent with the character of the area. Given that this area has 2017 Comprehensive Plan Update, already been built out, it is suggested that the Implemented as of 2025:~~

- ~~The~~ Estate Preservation Overlay District ~~be~~is this area has been eliminated, and the current LO-C district ~~in this area be~~has been rezoned to a new Estate Preservation District. The District ~~should include~~includes the basic process that was followed in authorizing the development of the carriage homes and continued use of the Mansion for office use as well as other appropriate uses that are currently authorized by the zoning.



Carriage House-style homes built around mansion

New Recommendations from this Plan Update of 2025: None

Rural Residential

The Rural Residential land use area encompasses existing low-density residential areas that have been developed with minimum lot sizes of 50,000 square feet. This recommended district remains consistent with the existing RR-50 Rural Residential Zone, except for those environmentally sensitive areas that have been designated as Conservation or Estate Residential areas.

Many of the older homes in this land use area (constructed in the 1980s and earlier) are responsible for defining part of the character of Montebello. These homes have a more “organic” relationship to the land including: trees and rocks retained, homes not parallel to the street, varying setbacks, and the materials, colors and features of the homes selected to accentuate the natural environment.

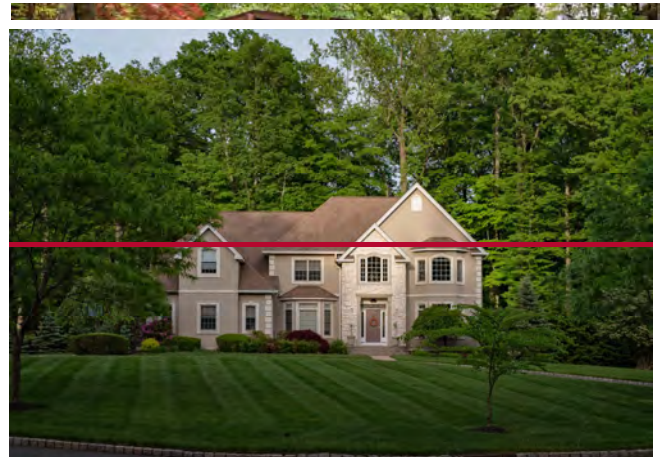
In the Rural Residential Land Use Area, it is important that the “green/natural” signature of Montebello be maintained.

Recommendations that appeared in the 2017 Plan that were not implemented:

- Rural character design guidelines should be adopted that incorporate, at a minimum, the following design restrictions:
 - Reduced paved width of Village Street and reduced paved diameter of turnarounds;
 - Retention and/or lining of streets with large trees, post fences and/or stone walls;
 - Incorporation of soft shoulders instead of curbs with stormwater conveyed by swales or berms; and



An example of a home designed in context with its wooded setting:



An example of newer home maintaining wooded character of Rural Residential Area:



An example of newer home maintaining wooded character of Rural Residential Area

- No sidewalks. This would reflect the characteristic density in this district, which does not support high pedestrian traffic. Where absolutely necessary and only if deemed safe, pavement striping (preferably green) should instead be used to reserve an area along the side of the road for pedestrians and cyclists. Such an on-street path should only be used where it would narrow the travel lanes to no less than 20 feet, which would have the added benefit of traffic-calming.

The 2025 Comprehensive Plan no longer recommends implementation of this policy, as no sufficiently sized open sites for “greenfield” residential development are available. All large vacant sites have been developed.

Low Density Residential

This area is intended to permit single-family detached dwellings on lots with a minimum lot area of 25,000 or 35,000 square feet. This area generally coincides with areas currently zoned R-25 and R-35.

The Low-Density Residential area is primarily built out. Many of the houses in this area were built in the 1950s through the 1980s for middle income families, and are typically characterized as ranch, raised-ranch, and simple 2-story architectures. As undeveloped lots become more difficult to find, the Village is concerned that homes will be uncharacteristically expanded or completely removed and replaced with much larger homes in established Low-Density neighborhoods. Due to the floor area ratio, development coverage, and setback rules for this area, overly large replacement houses can be built on some of the bigger lots in this area – houses bigger than would be allowed on the same lot in an area zoned RR-50 or ER-80. These new houses are often visually out of character with the surrounding neighborhood.

Recommendations that appeared in the 2017 Plan that were not implemented:

- The plan recommends that the Village review the Floor Area Ratio, Setback, and related zoning restrictions associated with the Low and Medium Density Residential areas, with particular attention spent on loopholes allowing larger houses on R-25 and R-35 than in RR-50 for the same square footage lot size.



A typical residential street located in the Low-Density Residential Area.



A typical residential street located in the Low-Density Residential Area

- Rural character design guidelines should be adopted that incorporate the following design restrictions:
 - Reduced paved width of Village Street and reduced paved diameter of turnarounds;
 - Retention and/or lining of streets with large trees, post fences and/or stone walls;
 - Incorporation of soft shoulders instead of curbs with stormwater conveyed by swales or berms; and
 - No sidewalks. This would reflect the characteristic density in this district, which does not support high pedestrian traffic. Where absolutely necessary and only if deemed safe, pavement striping (preferably green) should instead be used to reserve an area along the side of the road for pedestrians and cyclists. Such an on-street path should only be used where it would narrow the travel lanes to no less than 20 feet, which would have the added benefit of traffic-calming.



Mayer Road exemplifies rural design qualities.

This Comprehensive Plan Update of 2025 does not recommend adopting standards to apply maximum size or size compatibility standards other than the existing FAR limitations found in the existing area and bulk regulations of the Zoning Code. The Comprehensive Plan Update Committee finds that the currently existing HPPC Certificate of Appropriateness regulatory system as implemented since 2017 is adequate to protect the community's character, historic integrity, and aesthetics.

Regarding Rural Character Design Guidelines, the 2025 Comprehensive Plan no longer recommends implementation of this policy, as no sufficiently sized open sites for "greenfield" residential development are available. All large vacant sites have been developed.



Orchard Street

Village Residential Area

The Village Residential Land Use Area encompasses existing single-family detached dwellings on narrow lots that are representative of older quintessential village-scale housing. The Village Residential area is essentially unique to the homes on Orchard Street and a short section of Route 202 near the corner of Orchard Street.

The 2009 Plan recommended that this area be improved by additional streetscape elements on both sides of Orchard Street, such as street trees or other landscaping. Upon reconsideration, it was determined that the street as currently exists is high quality in appearance and reflects homeowner's personal preferences.



Orchard Street

Recommendation that appeared in the 2017 Plan that was not implemented:

This area was developed before zoning, and it is believed that the zoning in this area is inconsistent with its built form. The Village should examine lot sizes and setbacks in order to relieve homeowners of existing zoning noncompliance.

The 2025 Comprehensive Plan no longer recommends implementation of this policy, as no sufficiently sized open sites for “greenfield” residential development are available. All large vacant sites have been developed; The 2025 Update Committee found that this issue was not a problem that needed to be addressed.

Entry Level Residential Area

This area encompasses the existing Indian Rock Village development located on the east side of Hemion Road, just north of the Indian Rock Shopping Center. This area provided affordable housing opportunities to individuals and families who work and provide public services in the village and surrounding communities through limitations on resale prices and only to a waiting list of income qualified buyers maintained by the Village. These restrictions have ~~recently~~ expired and now these homes are available to be sold at full market value. However, the scale of these homes, smaller footprints, and lot sizes given their townhouse setting continue to make them affordable (estimated market value of approximately ~~\$300~~425,000³) compared to the Village of Montebello (estimated at approximately ~~\$530~~1,000,000 on average⁴).



~~Former restricted-income housing still provides affordable market-rate options.~~

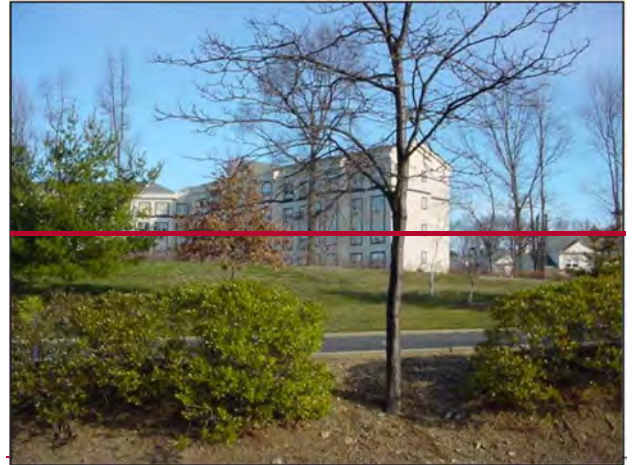
³ Based on a search of Zillow.com -on ~~May 11, 2017~~January 20, 2025.

⁴ Ibid.

The 2025 Comprehensive Plan Update Committee does not recommend any change to this land use area.

Senior Residential Land Use Area

The Senior Residential Land Use Area is an existing site devoted specifically to senior multifamily housing and is currently zoned “RSH.”



Existing Senior Citizens Housing found in the Residential Senior Housing District:

The 2025 Comprehensive Plan Update Committee does not recommend any change to this land use area.

Office – Hotel Area

The Office-Hotel land use area covers the Executive Boulevard office park and hotel just north of I287 exit 14B. A second Office-Hotel Area corresponds with the Office Center at Montebello at the terminus of Rella Boulevard. This land use area is implemented through the LO zoning district. The Plan acknowledges the commercial value of this land adjoining the Thruway interchange and proposes that it continue to be used as corporate office, research, hotel, and comparable regional commercial development as a means of providing tax ratables and employment. As of this 2025 update, only one vacant lot is left that is available for development in this area.



Existing Office Building on Executive Boulevard:



Existing Office Building on Executive Boulevard

Recommendations from the 2017 Comprehensive Plan Update, already Implemented as of 2025:

- Create~~Local~~ laws adopted since adoption of the 2027 Comprehensive Plan created design standards for commercial buildings in the Office-Hotel area as well as site design, landscaping and signage standards to ensure that the office area maintains a high-quality visual character.
- Expand~~Expanded~~ the list of permitted uses in the Office Hotel area to include the following, in addition to current allowable uses, with more intensive uses subject to strict performance standards limiting impacts from noise, odor, pollution and traffic, etc.:
 1. Hotel/Resort/Spa/Conference Center/Banquet Facility;
 2. Commercial Recreation;
 3. Commercial Gym or Fitness Facility;
 4. Prototype Manufacturing subject to strict performance standards (limiting noise, odor, traffic, hours of operation, etc.);

5. Distribution/Warehousing, Research Facility, Laboratory subject to strict performance standards (limiting noise, odor, traffic, hours of operation, etc.);
6. Restaurants and Brewpubs;
7. Retail Center;
8. Assisted Living/Skilled Nursing/Residential Treatment Facility/Continuing Care Retirement Community;
9. Specialty Grocery Store of less than 20,000 Square feet;
10. Data Center; and
11. Business Parks where structures are divided into multiple 2-10,000 square foot spaces and provide both office and warehousing space, often with individual loading docks.

◆12. Allow day-care uses only as an accessory to professional or medical offices—, only if allowable under State Law.

The 2025 Comprehensive Plan Update Committee does not recommend any change to this land use area.

Office Campus Area

After development of the Office-Hotel Areas in the Village, there was a concern that a similar corporate park development would not be consistent with the character of the Village as seen from North Airmont Road and Montebello Road. Views of Executive Boulevard and the Office Center at Montebello are largely limited to views from Executive and Rella Boulevards and the New York State Thruway.

At the time of the 2009 Plan, other areas appropriate for office development - the remaining lots on Rella Boulevard, the lots between Rella Boulevard and the NYS Thruway, the lot on the corner of Montebello Road and North Airmont Road directly opposite Village Hall, and the Archdiocese property - were not believed to be suited to the scale and intensity of development prescribed to the Office-Hotel Area, so the Office-Campus Area was developed. This area has more restrictive bulk standards and fewer authorized uses.



View of Office Campus Area



View of Office Campus Area

In revisiting this land use pattern in 2017, the Comprehensive Plan Commission did not think there was adequate reason to restrict uses from the LO-C that would be permitted in the LO. In fact, for economic development purposes, the Commission felt additional uses should be authorized in both districts. There was some interest in merging the districts, but the less intensive bulk requirements prescribed for the Office-Campus (LO-C) districts was an impediment to such a merger recommendation.

The Office Campus Area affords excellent access to the NYS Thruway. With very high property taxes compared to the region, it is critical that Montebello reserve remaining large tracts in close proximity to regional arterials for commercial ratable use.

Recommendations from the 2017 Comprehensive Plan Update, already Implemented as of 2025:

- ~~Expand~~Local laws adopted since adoption of the 2027 Comprehensive Plan expanded the list of permitted uses Office Campus area to include the following, in addition to current allowable uses, with more intensive uses subject to strict performance standards limiting impacts from noise, odor, pollution and traffic, etc. Additionally, the Village ~~should consider relaxing~~relaxed bulk standards to allow for these uses to realistically be constructed, while safeguarding sensitive adjacent uses and maintaining the character of the community especially at gateways. ~~Such action could allow for merger of the LO-C and LO districts, if appropriate.~~
1. Hotel/Resort/Spa/Conference Center/Banquet Facility;
 2. Commercial Recreation;
 3. Commercial Gym or Fitness Facility;
 4. Prototype Manufacturing subject to strict performance standards (limiting noise, odor, traffic, hours of operation, etc.);
 5. Distribution/Warehousing, Research Facility, Laboratory subject to strict performance standards (limiting noise, odor, traffic, hours of operation, etc.);
 6. Restaurants and Brewpubs;
 7. Retail Center;
 8. Assisted Living/Skilled Nursing/Residential Treatment Facility/Continuing Care Retirement Community;
 9. Specialty Grocery Store of less than 20,000 Square feet;
 10. Data Center; and
 11. Business Parks where structures are divided into multiple 2-10,000 square foot spaces and provide both office and warehousing space, often with individual loading docks.

- No use within the Office-Campus Area ~~should be~~ permitted within 50 feet of Montebello Road and a mature wooded buffer should be maintained along Montebello Road and North Airmont Road and supplemented with additional screening as necessary.
- In order to discourage multiple individual curb cuts, no direct access to Montebello Road or Airmont Road ~~should be~~ allowed except where unavoidable. Instead, access should be required from Executive Boulevard or Rella Boulevard, both of which have signalized intersections with Airmont Road and easy access to the NYS Thruway, which will help to alleviate traffic concerns. Where such is not practical, a new access road should be provided if possible.
- The architecture/facades for all the buildings in each parcel ~~should~~is required to be consistent and preferably be in keeping with the historical roots of Montebello. Any parking areas ~~should~~are required to be screened from view from major roads with year-round vegetation or a covered/underground parking facility. The stonewalls found throughout the Village are highly recommended along the major road property lines within these areas.
- The specific use "existing places of worship" ~~should have been~~ removed as a permitted use from this area, so as to be consistent with the Village's goals of encouraging economic development in non-residential parcels. The Archdiocese can legally continue to operate as a pre-existing non-conforming use.
- Daycare ~~should only be~~ permitted within the same structure and as an accessory use to an office building.
- The Plan ~~recommends creating~~establishes design standards for commercial buildings in the Office/Highway Commercial Area as well as site design, landscaping and signage to ensure that the office area maintains a high-quality visual character.
- The Plan recommends that the Village remain open to the idea of acquiring some or all of the Archdiocese property for Village ownership, if the property ever becomes available. If acquired, it could be used for recreation uses, ball fields, picnic groves, stables, a village community club, or similar community uses, or for economic development. The flat portion of the property closest to the NY Thruway has been identified as a potential location for ballfields. As an immediate implementation item, the Village should seek a right-of-first-refusal.
- The Plan recommends that if developed, primary access to the Archdiocese Property be provided via a connection with Executive Boulevard. Access to the site from Montebello Road should be limited to emergency access. A significant Conservation Easement should run along its east, west, and northern borders to screen buildings from residential viewscales. Potential non-residential uses should focus on the adaptive reuse of the existing structure, with limited new construction incorporated into the site.

- ~~Consider performing a highest and best use analysis to establish what high-demand uses would provide the biggest benefits to the Village and actively seek potential development partners for those uses.~~
- ~~Draft~~ Commercial Development Design Guidelines ~~that~~ provide guidelines for how a site should relate to the street, standards for landscaping, facade articulation, lighting, and site improvements.
- Any property with access to both Montebello Road and Executive Boulevard should provide a direct vehicular and pedestrian linkage to both to increase pedestrian safety and to allow traffic to ingress and egress without travelling through the intersection of North Airmont Road and Montebello Road.

The 2025 Comprehensive Plan Update Committee does not recommend any change to this land use area.

Planned Industry

The Planned Industry land use area is an industrial district created specifically for environmentally friendly industry with emphasis on landscaping and creating a campus-like setting. Montebello has expressed a commitment to protect the environment and encourage industries that will minimize pollution while manufacturing their product. The following recommended uses for the Planned Industry area from the 2009 Plan are reaffirmed:

- Light Industry;
- Small ancillary public utility buildings;
- Assembly as long as significant quantities of toxic, flammable, noxious or environmentally harmful chemicals are not used;
- Wholesaling and warehouses provided that no chemicals are stored on site;
- Industrial and heavy commercial vocational schools with associated negative environmental externalities; and
- Business Parks where structures are divided into multiple 2-10,000 square foot spaces and provide both office and warehousing space, often with individual loading docks.



Self-storage facility at NYS Thruway Off-Ramp

Self-storage facility at NYS Thruway Off-Ramp

Some industrial processes could potentially endanger the larger residential areas of the Village by evolving chemicals or processes that result in excessive noise, odor, air emissions or potential groundwater contamination. Additionally, it is noted that even environmentally friendly industrial operations are not

compatible with residential land use or commercial and institutional uses that require frequent access by the public. The presence of the public or sensitive uses within the PI undermines the viability of this area for industry. The following uses therefore should be specifically prohibited in the Planned Industry area:

- Any use that requires significant storage of chemicals;
- Heavy Manufacturing;
- Residential occupancy of any type;
- Places of worship;
- Schools;
- Hotels/Conference Centers/Spa/Resort;
- Office Buildings;
- Outdoor recreation facilities; and
- Auto sales.

This area has been completely built-out since the 2009 and 2017 versions of the Comprehensive Plan. ~~The most recent additions are a vehicle maintenance facility and a recycling center accessory to a retail distribution center.~~ Manhattan Beer has recently expanded in 2024, and an addition to a previously approved self-storage facility. Raymour and Flanagan have applied to improve their parking. This 2025 Plan Update continues to make the following recommendations with regard to possible redevelopment, expansion or reuse of existing facilities:



Warehouse and Distribution accessed via Dunnigan

- Require robust landscaping of lots, particularly where properties abut the NYS Thruway;
- Continue to require conservation areas to extend 200 feet from Hemion Road into the PI area to protect its natural woodland character; and
- Continue to restrict use of Hemion Road by tractor trailers originating from or bound to this area.

Planned Industry-Campus

The area across Hemion Road from the Planned Industry area is known as Planned-Industry Campus. This area is undeveloped and is part of a 162-acre parcel that formerly housed a robotic pharmaceutical warehouse in the adjacent Village of Suffern. Since the 2009 Plan, Novartis ~~has~~ vacated the facility, which is ~~situated on the west side of Hemion Road to a depth of 800~~ now being developed by Brookfield Properties with 1.2 million feet just south of the New York State Thruway and Old Mill Road, and consists of 36.58 acres of Warehouse space. See Economic Development Element. The portion of the property in Montebello is vacant land except for a secondary driveway that



Planned Industry-Campus (Undeveloped)

traverses the site to gain access to the main Brookfield Warehouse complex located in the Village of Suffern, ~~and a small rock podium near Old Mill Road on which a sign was previously mounted.~~ The vacant parcel contains remnant stone walls, and a stream that cuts along the northeastern corner of the property.

If developed in the future, the primary objective is to retain the Hemion Road frontage of the ~~Novartis~~Brookfield property in its current wooded/landscaped setting. In the vicinity of the existing identification sign, the ~~tree line~~tree line is setback approximately 240 feet from the Hemion Road right-of-way. As this portion of Hemion Road is ~~recommended to be~~ part of a designated Historic and Scenic Road Overlay District, any construction within a 250-foot distance on both sides of the center line of the road would be subject to design review (see Historic and Aesthetic Resources Element).

Unlike the Planned Industry area, which has direct access to Interchange 14B and the Thruway via Dunnigan Drive, traffic from the PI-C area would have broader impacts as it would access the 14B interchange using either Montebello Road or Route 59. Also, the ~~Novartis~~Brookfield property located within the Village of Montebello includes steeply sloping areas. Significant grading and clearing would be required to establish the large flat building footprints for typical Planned Industry type uses.

Recommendations from the 2017 Comprehensive Plan Update, already Implemented as of 2025:

- The Following uses ~~should be~~ authorized in the Planned Industry-Campus area:
 - Light industrial uses subject to performance standards including manufacturing, fabrication, processing, converting, altering, assembling, testing or other handling of products;
 - Outdoor recreation facilities including commercial recreation;
 - Indoor commercial recreation facilities;

- Utilities and public utility buildings;
 - Office buildings;
 - Laboratories, research facilities, data centers, and corporate parks;
 - Medical and dental clinics, health service complexes;
 - Assisted Living, Skilled Nursery; Residential Treatment Facility; Continuing Care Retirement Community;
 - Data Centers; and
 - Business Parks where structures are divided into multiple 2-10,000 square foot spaces and provide both office and warehousing space, often with individual loading docks.
- The Plan continues to recommend that ~~a conservation area extend from the centerline of the Hemion adopted Historic and Scenic Road right-of-way approximately 200 feet from the railroad~~ Overlay continue to the Thruway ~~be applies to this area~~. Buildings should not be permitted within the conservation area except for small accessory utility buildings, decorative fencing, or similar accessory structures that would not detract from the landscape. Driveways giving access to the site and corporate identification signs should also be permitted within the conservation area.

This 2025 update recommends that this area might be appropriate for entry level or work force housing, or a component in a mixed-use development.



Shopping Center developed around "Indian Rock"

Neighborhood Service

The Neighborhood Service Area runs primarily along the southern edge of the Village along Route 59 and is associated with the NS zone in the Village code. This includes the Indian Rock Plaza and the Rube Goldberg Shopping Center on the corner of Route 59 and Hemion Road. The properties in this area are mostly built out, with the exception of a small parcel for which a bank branch building has been approved but not constructed. Another parcel containing an office building and storage garage is currently before the Planning Board seeking approval of additional office floor area.



Shopping Center developed around "Indian Rock"

Retail spaces, particularly “strip malls” rated poorly overall in the 2003 VPS. Conspicuous window advertisements and banners associated with many strip malls are also considered an eyesore. The setback and greenery of the Indian Rock Plaza was considered less unappealing than the Rube Goldberg Shopping Center (7-Eleven, Kinder Care) facility across Hemion Road. This is likely because less parking space at the Indian Rock Plaza is visible from the roadways. One downside to this, however, is that screening and landscaping of the parking areas has limited visibility of individual store signage, and the plaza has struggled to maintain tenants in recent years.

Recommendations:

The from the 2017 Comprehensive Plan recommendsUpdate, already Implemented as of 2025:

- Codes now require that any future retail development, or re-development of existing retail parcels, include specific measures to minimize the view of parking spaces from either Route 59 or Hemion Road, through either creative placement, low walls, berms, or year-round vegetation.
- ~~While currently a mix of NS and PO zoning districts, this~~The entire ~~land use~~ area is recommended to behas been zoned NS, with the ~~remaining PO~~formerly existing PO district uses merged into the NS District, to allow for a wider range of permitted uses in the merged district.
- The NS district ~~is presently limited~~has been amended to ~~local convenience commercial (small stores and shops catering to the needs of local shoppers)~~ and “retail boutique and specialty shops” ~~which suggests an upscale or rare offering that is hard to define. It is suggested that instead,~~allow any retail sales or personal services to be permitted.
- Museums, Libraries and noncommercial art galleries ~~should be~~were removed as a permitted use as these are uses that do not further the economic development interests of the Village.

- Provisions ~~should be were~~ added to the Village Tree Law and site plan standards allowing periodic replacement of trees or renewal of a landscaping plan subject to an administrative approval by the Village Engineer. This will help to maintain aesthetic values while also providing better sightlines to retail signage in shopping centers. Additionally, provisions allowing for replacement of diseased/invasive or otherwise aesthetically unfavorable trees should be added.
- All landscaping plans ~~should now~~ require sufficient plant variety to avoid monocultures susceptible to a single blight or infestation.

The 2025 Comprehensive Plan Update Committee does not recommend any change to this land use area.

RT. 59 Development District

~~Due~~In 2009, ~~due~~ to the unique environment surrounding the large undeveloped parcels along Route 59 from the Tagaste Monastery proceeding easterly to and behind the Rube Goldberg Shopping Center (7-Eleven, Kinder Care), the 2009 Plan recommended creating a special development zone, which was implemented as the Route 59 Development District. This district allows a range of uses including office and retail use along with a well-designed residential area with low- to medium-density housing, workforce housing, or some mixture of commercial and residential. The 2009 Plan acknowledged that the proximity to the Tagaste Monastery, the traffic problems at the Route 59/Hemion Road intersection, and a desire to retain some portion of its wooded frontage along Route 59 presented challenges to development of the area that must be overcome by site design.



Rt 59 Development District (Across from Good Samaritan Hospital)

Rt 59 Development District (Across from Good Samaritan Hospital)

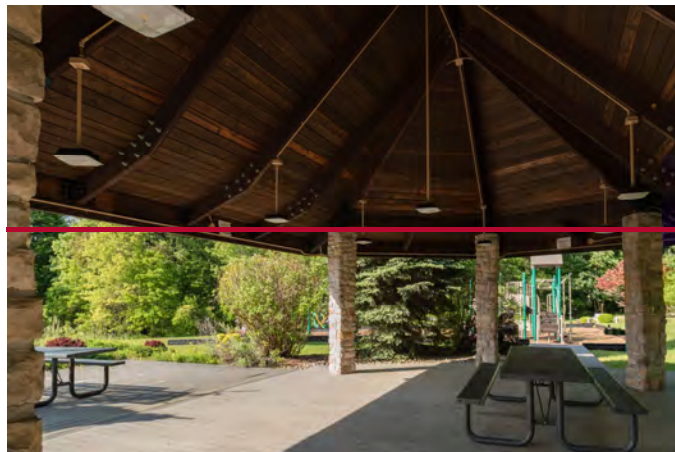
~~At~~Since the ~~time that this~~2017 Comprehensive Plan ~~was under preparation~~Update, an application for development of the parcel was ~~submitted to~~approved by the Village Board of Trustees, in conjunction with the Planning Board, for ~~retail and office use, with a petition submitted to the Board of Trustees to allow~~ an Assisted Living Residential facility. ~~The Comprehensive Plan Commission considered this request for expansion of use to include Assisted Living and believes that this is a good location for such a use with very close access to Good Samaritan Hospital, medical offices, both existing and proposed, and retail including a pharmacy. It is noted that Assisted Living Residential does not generate significant traffic and would therefore seem to be a good fit, the Braemar, for the heavily trafficked Route 59 corridor.northern, rearmost lot on the site. Development was also approved for the front two lots which was never~~

constructed. The future development of the front two lots is unclear at this time, and an application to amend the uses and buildings on the front two lots has been submitted to the Village Board.

Recommendations from the 2017 Comprehensive Plan Update, already Implemented as of 2025:

- Maintain the Route 59 Development District ~~use regulations as currently drafted, but incorporate changes expanding the uses authorized to include assisted~~. Assisted living residences have been added as a permitted use in the overlay district.
- Maintain and enforce the requirement for a conservation buffer between development and the Route 59 corridor and preserve and/or relocate the stone wall on the site as a feature visible from Route 59.

This 2025 update recommends that this area might be appropriate for entry level or work force housing, or a component in a mixed-use development.



Open Air Gazebo adjacent to Village Hall

Civic Area

The Civic area includes the parcel at 1 Montebello Road upon which the municipal offices, Village Pavilion, and the Senior Center are built. The site also has significant open space, a children's playground, gazebo, demonstration rain garden, community garden and an electric vehicle charging station. The Village offices are located on the property in a converted stone, Adirondack-style mansion with features found on a number of older houses scattered throughout the area, as well as in the Palisades Interstate Park system.

The Village also owns the Dr. Jeffrey Oppenheim Community Center on 350 Haverstraw Road, across from the Mayer Drive intersection. This facility includes a large meeting hall used for Village meetings and events and is available for rental to members of the public for special events. It also houses the Village Justice Court, as well as the chambers of the Village Justice. Another portion of the building includes office space rented to ~~the Chabad Jewish Center of Suffern, which generates revenue to help cover operating expenses for the rest of the building outside users.~~

The 2017 Comprehensive Plan ~~recommends~~Update recommended that the four corners of the Montebello/Airmont Road intersection, which Village Hall shares with the Office/Highway Commercial land use area be developed with a unified design to create a "gateway" for the community. ~~This would include construction of additional stonewalls, decorative lighting, and preservation of the trees that are characteristic of Montebello.~~This has been implemented by the Medical Office building development on the southwest corner, and at the Sentinel Assisted Living Facility and the southeast corner.

The 2025 Comprehensive Plan Update Committee does not recommend any change to this land use area.



Open Air Gazebo adjacent to Village Hall



Village Hall viewed from Airmont Road

NATURAL RESOURCES ELEMENT

Overview

Montebello's community character is derived in part from the natural resources found within it. The preservation of natural areas provides the Village its sense of openness and "greenness" as well as many other benefits. For example, avoidance of wetland systems limits potential stormwater runoff impacts associated with development. Wetlands are a natural "filter" and help absorb pollutants within stormwater runoff. Avoidance of development on steep slopes helps to limit soil erosion and sedimentation in the Village's water bodies and streams, also limiting future drainage problems. The Village seeks to protect its natural resources that help to establish its existing community character and protect the environment.



The Village's natural resources support a variety of wildlife

Although many of the following recommendations are affirmations of or build upon recommendations of earlier Village Comprehensive Plans, the need to protect natural resources was demonstrated more recently by the impact of Hurricanes Irene and Sandy. These storms resulted in flooding and environmental damage throughout the Village and compromised Village infrastructure necessary to provide utilities and access to residences for emergency services. While the Village cannot on its own impact global climate change or unilaterally mitigate all flooding impacts, it seeks to be a leader in addressing measures intended to reduce carbon emissions, promote a sustainable development pattern, retain wetlands and flood zones for infiltration and cleaning of stormwater, promote aquifer recharge, prevent erosion from disturbance of steep slopes and prevent other pollutants especially in the vicinity of receiving waters or area of aquifer recharge or watershed.

Physiography and Geology

Montebello's unique form is in part a function of its geology. The Village lies within both the Reading Prong section of the New England physiographic province (known regionally as the Hudson Highlands) characterized by bedrock-controlled uplands and the Triassic Lowlands characterized by small hills and valleys. Most of Montebello is contained within the Triassic Lowlands; the Highlands portion of Montebello is primarily state parkland contained within the Palisades Interstate Park system.

The Ramapo Fault, following the trend of the Mahwah River, separates the Highlands from the Lowlands. Millions of years ago the mountains that form the Highlands in the western portion of the Village were uplifted along this fault zone. Although the Ramapo Fault is not nearly as active or extensive as faults found in other areas of the world, it does represent the source of minor tremors in the area.

Topography and Steep Slopes

Steep ridges and valleys characterize the topography of the western, Highlands, portion of the Village, whereas the eastern, Lowlands, portion of the Village is characterized by rolling terrain with gentle to moderately sloping ridges and valleys. The lowest elevations in the Town of Ramapo are found in the Village surrounding the Mahwah River, with elevations ranging from 200 to 300 feet Mean Sea Level (MSL), whereas the highest elevations and steepest slopes occur in the western, ~~Highlands~~Highland's portion of the Village ranging from 900 to over 1000 feet MSL. Development within the Village is not limited or controlled by significant steep slopes as much of the terrain is rolling. While, development area is reduced to account for the steep slopes, the Village does not prohibit development of steep slopes. Currently, bulk area calculations do not include the area of slopes greater than 25% and only 75% credit for slopes of 15-25% is allowed. Currently, proposed disturbance(s) on a slope of 25% or greater must be reviewed by the Village Engineer and approved by the Planning Board.

Groundwater Resources

Groundwater is defined as water in a saturated zone or stratum beneath the surface of the land. This zone is usually made up of unconsolidated deposits, or porous stone permitting the movement of water and allowing it to travel to wells and springs. Groundwater is a source of potable water supply.

A valley-fill aquifer located along the Mahwah River the source of the Villages' potable water for all private wells and a significant source of the water supply delivered by the Suez New York (formerly United Water) public wells.

This valley-fill aquifer is a NYS designated "primary aquifer" or "principal aquifer." Primary aquifers are defined as "highly productive aquifers presently utilized as sources of water supply by major municipal water supply systems." Principal aquifers are defined as "aquifers known to be highly productive or whose geology suggests abundant potential water supply, but which are not intensively used as sources of water supply by major municipal systems at the present time."⁵ Both of these state designations identify aquifers where groundwater resources are most productive and most vulnerable to contamination, and thus should be considered for protection by the Village.

The NYS designated primary/~~principle~~principal aquifer in Montebello as well as its watershed lands are contained within the larger Ramapo River Basin sole source aquifer system (SSA) designated by the U.S. Environmental Protection Agency (EPA). The federal EPA defines the SSA as an aquifer that supplies at least 50 percent of the drinking water for its service area and there are no reasonably available alternative drinking water sources should the aquifer become contaminated.⁶

The valley-fill aquifer is classified as an unconfined, surficial aquifer that is located close to the land surface and is highly permeable and the groundwater resources of the entirety of Montebello feed (i.e., recharge)

⁵ <http://www.dec.ny.gov/lands/36119.html>

⁶ http://www.epa.gov/dwssa/overview-drinking-water-sole-source-aquifer-program#lWhat_is_SSA

this aquifer. While there are state and federal designations of the aquifers underlying Montebello, the regulations are limited, and further protection and enforcement is left to local municipalities.

At this time, there is no formal Village protection of the aquifer systems from potential pollutants. Much of the Village is residential and the related potential threats to the groundwater system include pesticides and herbicides used on individual properties and household chemicals and hazardous materials (paint, paint thinners, varnishes, oils, gasoline, acidic cleaning products, medications, degreasers, chlorinated solvents, pool chemicals, and batteries, etc.) that are not carefully used and/or disposed. There are similar concerns with respect to commercial uses within the Village.

Aquifers and Wellheads are depicted on Figure NR-5 at the end of this chapter.

Drainage Basins and Surface Water Resources

Montebello is drained by a system of intermittent and year-round streams that discharge to the Mahwah River. From there, water enters the underlying aquifers (discussed earlier) and/or the Ramapo River and drains to the Passaic River in New Jersey. The Passaic River drains to the lower Hudson River bay. Surface waters within the Village are shown on Figure NR-1: "Hydrography and Watercourses" at the end of this chapter.

For purposes of protecting water quality, the NYS Department of Environmental Conservation (NYSDEC) classifies fresh surface waters based on their "best usage". The highest classification, "AA" or

"A₁" are assigned to protect waters for uses including drinking and cooking. Class "B" waters are protected for uses including swimming and other contact recreation, but not for drinking water. The best uses of class "C" are fishing, and fish propagation and survival. Class "D" waters are suitable for fishing; however, due to natural conditions, such as intermittency of flow, the waters will not support fish propagation. Additionally, fresh surface water classifications may also include the modifier (t) indicating that waters are protected at a level that will support trout populations. The NYSDEC regulates activities to streams that are classified "C" and higher.

Sections of the Mahwah River have been classified as A(t) waters, one of the highest water quality standards. Since the adoption of the 2003 Comprehensive Plan, the Village Board has adopted a Wetlands and Stream Protection Law with the stated intention of furthering the Natural Resource portion of the Comprehensive Plan to preserve, protect and conserve its wetlands, water bodies and watercourses. A permit, or waiver, issued by the Planning Board is required to alter any freshwater wetland 1/10 acre or larger or vernal pool or any area within 100 feet of these resources, any watercourse or body shown as a



Mahwah River

blue line on U.S. Geological Survey quadrangle maps, or any area within 50 feet of a natural intermittent watercourse or stream that is running at least three months per year.

In addition to Village wetlands permits, the NYS Department of Environmental Conservation (DEC) and US Army Corps of Engineers have jurisdiction over disturbance to wetlands over certain sizes and containing particular characteristics, and the DEC also regulates a 100-foot adjacent area around a state designated wetland. Any proposed wetland disturbance within the jurisdiction of these agencies must obtain permits and often requires that new wetland areas be created or other wetland areas be expanded as conditions of permit issuance.

Federal and State Legislation since 2006 have created permitting for municipalities under the municipal separate storm sewer system (MS4) program. The State requires the Village to be a permitted MS4 to operate the infrastructure within the Village as part of a clean water initiative for surface waters. Annual reporting is required, including maintenance records, construction project inspections and status, as well as community outreach. To assist the Village in the record keeping and community outreach functions, the Village has maintained its membership in the Stormwater Consortium of Rockland County. Through the Consortium, the Village partners with Cornell Cooperative Extension, which takes the lead in assembling the required meetings, distributions and educational programs. For example, one such education program, in partnership with the Boy Scouts, is a "trees for tributary" program that is planting saplings along tributaries to help stabilize and maintain soil along water courses. The Village is currently in good standing, including a past audit, which found the Village consistent with MS4 Permit requirements.

Floodplains

A floodplain is defined as the area of land, for a given flood event, adjoining a continuous watercourse which has been covered temporarily by water. Floodplains characteristically provided many beneficial functions, including ground water recharge, water quality maintenance, and flood control. The "100-year floodplain" is the area of land subject to a 1% probability, in any given year, of a certain size flood. Floodplain boundaries are often used in flood mitigation efforts to identify areas prone to significant flooding. However, it should be noted that boundaries change as a result of development in an area over time, including changes in impervious surfaces and the contours of the land. The FEMA 100-year floodplains in the Village are located primarily along the Mahwah River and Willow Tree Brook in the northeastern portion of the Village. Several residential neighborhoods have been constructed within the 100-year floodplain that has resulted in drainage and wetness problems for existing residences. The most recent boundaries of FEMA 100-year floodplains within the Village are reflected on Figure NR-4, "FEMA 100-Year (1% Annual Chance) Floodplains: March 2014" at the end of this chapter.

Wetlands

Wetlands are defined as areas of land that are inundated or saturated by ground or surface water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas and provide many benefits, including water quality protection, flood and erosion control, fish and wildlife habitats, groundwater recharge, and opportunities for recreation and education.



Wetlands provide valuable habitat for wildlife.

Wetlands within the Village are protected at the State and/or federal level. Five state-regulated wetlands are located wholly or partially within the Village. State wetlands are classified I, II, III, or IV depending upon the prevalence of one or more of 43 defined characteristics. While all wetlands have value, Class I and II wetlands are considered more valuable than Class III and IV wetlands. All wetlands within Montebello are Class I or II. Wetland SL-4, a Class I wetland, is the location of several Suez wells. TH23 is also the location of a Suez well. As a well has been developed here, it might be appropriate for the Village to petition the NYSDEC to upgrade the wetland classification from II to I. TH-21 should be examined to determine whether there is any hydraulic connection between the wellfield on the west side of Spook Rock Road; if so, redesignation of the wetland from Class II to Class I may also be appropriate. TH-22 and PR-4 are designated Class II wetlands.

In addition to federally and state regulated wetlands, the Village has adopted a Wetlands and Stream Protection Law that regulates any freshwater wetland at least 1/10 acre and any area within 100 feet of the regulated wetland. Potential impacts to wetlands are reviewed by the Planning Board for properties that are subject to site plan or subdivision review and approval. In addition, if an application for a building permit includes a proposed disturbance that would require a wetland permit, the application is referred to the Planning Board for review.

Concern exists as to what happens after a development or project is completed, and individual owners own and maintain the land upon which wetlands are situated. Individual property owners may unknowingly alter, drain or fill in portions of or all of the wetlands thereby negatively impacting the environment. These potential impacts are more difficult to monitor. The adopted Wetlands and Stream Protection Law has penalty provisions, but these are only effective if Village officials have knowledge of actual or potential violations.

The location and classification of federal and state wetlands within the Village are identified on Figure NR-2 entitled "State and Federal Wetlands" at the end of this chapter.

As of January 1, 2025, the New York State Department of Environmental Conservation has revised the regulations surrounding wetlands. The rulemaking amends 6 NYCRR Part 664, Freshwater Wetlands Maps and Classification regulations. The rule making defines key terms, improves the freshwater wetland classification system, establishes criteria for the identification of Wetlands of Unusual Importance, and establishes procedures related to jurisdictional determinations for smaller, unmapped freshwater wetlands.

Soils

Soils are a dynamic natural resource that consists of a physical matrix containing mineral particles and organic matter, which provide a chemical environment and biological setting for the exchange of water, nutrients, air and heat. Detailed descriptions of the soil series and soil map units are available in the 1990 Rockland County Soil Survey, prepared by the Soil Conservation Service (now the Natural Resources Conservation Service – NRCS). Of the 33 soil types in the Village of Montebello the most prevalent are the Wethersfield gravelly silt loams (WeC and WeB), comprising more than 30 percent of the Village. Wetness and slope are the main limitations to building development. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil. Hydric soils are key factors in determining the location of wetland areas. The hydric soils found within the Village are: Adrian Muck (Aa), Alden silt loam (Ad), Carlisle Muck (Ca), Fluvaquent and Medisaprists, Fredon loam (Fr), Palms muck (Pa), Rippowam sandy loam (Ra), Sloan silt loam (Sa).

The Village requires soil erosion and sediment control plans as part of site and subdivision applications to ensure that erosion and sedimentation is limited during land clearing and construction activities. Once a site or subdivision plan is approved, there is continuing review of individual building permit applications that might propose significant grade changes which could result in erosion, and site inspections during construction.

Vegetation

The Village of Montebello consists primarily of a patchwork composition of mixed deciduous woodland, except for the continuous forest found within the state park system. The mixed deciduous woodland includes oak, ash and hickory with conifers including hemlocks and spruce mixed among the hardwoods. The principal characteristic of these uplands is that there is not a single dominant tree, but many. A tree survey performed for the Montebello West subdivision is indicative of the general tree species found in Montebello, which include, but are not limited to: ash, locust, maple, basswood, cherry, hickory, poplar, elm, oak, walnut, birch, tulip, spruce, and beech. While some species are second growth that have taken over abandoned farm fields and pastures, older mature trees can be found scattered throughout the Village. Many mature tree specimens can be found lining the older historic Village roads. Wetland vegetation is found within the wetlands areas described previously, and along stream and riverbanks.

The Village has strict tree preservation laws and policies. In 1998, in an effort to protect the Village's woodland environment, a local law was passed entitled the "Tree Preservation and Landscape Maintenance Law" whose principal purpose was to "preserve an important attribute of the Village, by encouraging owners of existing development lands, and developers of lands, to save or replace as many native and mature tree species as possible when making improvements to real property." Some concern exists that current development trends favor large homes that require more land disturbance and clear cut. In addition, recent residential construction has favored landscaping with large lawn areas, which is inconsistent with other older areas of the Village where more woodland has been preserved. Lawn areas are also much more water consumptive. In 2005, several amendments to the local law were adopted, reflecting experience in applying the provisions of the law.

Tree removal requests remain to be a sensitive balance of maintaining an important attribute of the Village, which lends to the appearance of its rural character and streetscape, as well as resident needs. The current Tree law allows certain number of "As of Right" removals based on lot area with a maximum upper limit. The tree law also allows tree removal for "*Tree(s) which are dead or imminently dead or which endanger public safety and pose imminent peril...*" as permitted activities within Chapter 176, Tree Preservation and Landscape Maintenance 176.6 B (2). Since recent heavy wind events such as Hurricane Sandy (October 2012) tree removals within close proximity of structures have been a frequent removal request.

Significant Species

The presence of rare species in Montebello was discovered through a search of the NYSDEC Natural Heritage Program's database in connection with the 2009 Plan and updated in 2017. [This was updated in 2024 to reflect changes to the statuses of several species.](#) The NYSDEC has indicated that they cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities, but that these are species known to exist in areas adjacent to the Village. This information should not be substituted for on-site surveys that may be required for environment impact assessment. The following species have been identified:

- Timber rattlesnake (*Crotalus horridus*, state-listed as Threatened)- documented at several locations in Harriman State Park near the Village of Montebello and may travel into the Village up to 1.5 miles;
- Brook floater (*Alasmidonta varicosa*, state-listed as Threatened) a freshwater mussel documented in the Mahwah River;
- Dusky dancer (*Argia translata*, not listed by NYS but critically imperiled in the state) a dragonfly, documented on the Mahwah River;
- Gray petaltail (*Tachopteryx thoreyi*, not listed by NYS but imperiled in the state), a dragonfly, was collected somewhere in the Town of Ramapo, but the exact location is unknown

- A high-quality occurrence of chestnut oak forest has been mapped at Harriman State Park, and is adjacent to the Village of Montebello. This forest is considered to be of statewide significance due to its large size, predominantly mature condition, diverse species composition, and landscape context.
- Yellow Corydalis (Corydalis flavula, rare plant watch list) a small, yellow flowering plant of the poppy family.

Additionally, the following species were identified in the 2009 plan, but are no longer suspected to be located in or around the Village based on feedback from NYSDEC:

- Sheep Fescue, a vascular plant (State Endangered);
- Northern Pygmy Clubtail, a Dragonfly/Damselfly (Unprotected);
- Bog Turtle (State endangered/Federal threatened).

Recommendations of the 2017 Comprehensive Plan, already implemented, which should be maintained:

- ~~Adopt~~Maintain Environmental Protection Overlay Districts, as outlined in the Village Greenprint. The “Greenprint” adopted for the Village of Montebello ~~will be in the 2017 Comprehensive Plan~~ is a Village open space and environmental assets map. It ~~will identify~~identifies community open space, parks and recreational areas, as well environmental resources such as steep slopes, floodplains, wetlands, watercourses, ridgelines, etc. that may be fragile or require special regulatory protections to avoid negative environmental impacts in connection with any future development. This process will help identify environmental connections and define the Village’s action strategies relating to the natural environment, open space protection and land use planning, ~~including and provided the underpinning for~~ the designation of Environmental Protection Overlay Districts. A draft Montebello Greenprint was included ~~as Figure NR-1 (at end of chapter)~~ in the 2009 Comprehensive Plan. An updated ~~draft~~ Greenprint map entitled “Greenprint Plan” ~~has been prepared by the Village Planners in connection with this update and was submitted to the Village Board adopted~~ as part of the ~~March 13, 2017 Interim Report. It is included in the Appendix. Comprehensive Plan. Implemented.~~
- ~~Designate~~Maintain Designated Environmental Protection Overlay Districts (“EPODs”): The ~~2009~~2017 Comprehensive Plan recommended ~~removing the current “Conservation Overlay” and instead designating an EPOD covering the entire Greenprint or EPODs that would include only specifically identified portions~~establishment of the Greenprint deserving special consideration based on standards to be established. This Plan recommends the latter approach including a Wetland Protection Overlay District, a Steep Slope Protection Overlay District, a Flood Damage Prevention Overlay District, and a Watercourse Protection Overlay District, based on the Greenprint Plan. These new districts were adopted into the Zoning Chapter by Local Law 4 of 2019.

New regulatory controls applicable to development within each EPOD ~~would~~ provide protection for the sensitive environmental areas and resources within each EPOD.

- EPOD regulations are intended to preserve and protect the Village's unique environmental features; to maintain open space and prevent the irreversible loss of natural resources; to enhance the safety of residents and property located within areas of heightened flood hazard; to improve surface water quality; to maintain soil and slope stability; and to control the impacts of development on the environment. *Implemented*

~~The Commission believes these purposes are so important that, in March 2017, it forwarded this 2009 recommendation to the Village Board for priority implementation with respect to wetlands, steep slopes, flood damage, and watercourses.~~

~~Several draft maps, entitled "Hydrography and Watercourses," "State and Federal Wetlands," "Areas of Steep Slope," and "FEMA 100-Year (1% Annual Chance) Floodplains," and depict areas to be included in EPODs and are included as Figures NR-1 through 4, respectively at the end of this chapter.~~

- ~~Establish~~In 2020, Critical Environmental Areas **were adopted** to include areas within the recommended Historic and Scenic Roads District and suspected Timber Rattlesnake range. The State Environmental Quality Review Act ("SEQRA") provides authorization for municipalities to designate Critical Environmental Areas ("CEA"). CEAs are geographic areas within the community that have an exceptional or unique character such as fish and wildlife habitat, forests and vegetation, open space and areas of important aesthetic or scenic quality; agricultural, social, cultural, historic, archaeological, recreational, or educational values; an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change. Designation allows the municipality to conduct a more extensive SEQRA environmental review of development proposals and may increase the potential to receive grants to protect the identified resources. *ThisImplemented.*
- **Maintain requirements for clustering within environmentally sensitive areas.** The Plan recommends that CEAsclustering be used to limit large lot development in areas that are environmentally sensitive without increasing average density. Remaining environmentally sensitive areas should be created for areas within suspected Timber Rattlesnake rangepreserved within contiguous open space systems that are protected through easement or dedication to the Village and should not be "chopped" up among individual properties wherever possible. It should be clarified that variances are not permitted to be sought in order to increase the density of the standard layout prior to application of average density ~~areas also proposed~~ *Implemented.*

- Continue to look for designation as historic opportunities to acquire flood-damaged properties. As climate change progresses and scenic roadways in the recommended—Historic storms intensify, flooding will likely also intensify. The Village should continue to leverage any federal, state or other programs that assist communities in purchasing or "buying out" homes located in areas of frequent flooding. The Village has already acquired several flood damaged properties along the Mahwah River, including 14 Lake Road, 8 Lake Road and 12 Marian Drive. *Ongoing Implementation.*



Previously flood-damaged residential lot acquired by Village for parkland. Mahwah River is located just behind trees at rear of lot

- The Village should continue to seek grants or other funding for removal of detrimental species and invasive vines, including invasive species that endanger trees within the Village. *Ongoing implementation.*
- The Village should require ongoing proper maintenance of landscaping plans. This includes pruning of trees to avoid improperly screening signage and sight distances, weeding to maintain site planting quality and watering to insure plant health. *Ongoing implementation.*
- Continue to pursue grant opportunities to review the Village's stormwater infrastructure. The Village should work with the Village Engineer to explore measures to survey existing conditions including invert and water elevations, identify and mitigate deficiencies, and establish preventative measures to future degradation. *Ongoing implementation.*
- Continue to discourage nitrogen impacts to water resources. The Village should promote education and outreach to residents within sensitive areas in proximity to wetlands and streams, or overlying the aquifer, of alternative organic measures that can implemented to avoid impacts from landscaping maintenance including the loading of nitrogen. Additionally, the Village should consider nitrogen, and other runoff impacts when enforcing EPOD regulations and the establishment of appropriate buffers. *Ongoing implementation.*
- Continue to promote ecologically sensitive design standards and guidelines. As a general matter, infrastructure improvements and building designs should always attempt to limit impacts to ecological habitat, which supports a diversity of species. For example, wooded wetlands are home to a host of amphibians, including salamanders. Curbs limit the ability of amphibians to move about and within habitats. Bottomless culverts, which retain the natural stream bottom, are much more environmentally friendly than culverts with concrete bases. These standards help to limit impacts to aquatic habitats. Careful consideration should be given to ecological communities

where development is proposed. Where necessary, biological inventories should be conducted to assure that infrastructure and building placement is done in a manner that protects the Village's remaining natural habitats to the maximum extent. Special attention should be given to inventorying ecological species likely to inhabit particular natural habitats in the Village. *Ongoing Implementation.*

Recommendations of this 2025 Comprehensive Plan Update:

- **Consider revising zoning to further limit development within environmentally sensitive areas.** The Village's current net lot area standards require larger minimum lot sizes for properties constrained by certain features, e.g., floodplains, wetlands, water bodies and steep slopes, in order to protect these sensitive environmental features. ~~Scenic Roads District~~The Zoning Code limits but does not prohibit development within these sensitive areas. This 2026 Comprehensive Plan Update recommends that the Zoning Code be reviewed with additional standards considered, to further limit potential disturbance to the environmentally sensitive features, and to provide no credit for sensitive environmental features when determining size. The Village could consider increased buffers (for certain wetlands and waterways that are in areas specifically prone to flooding, similar to recent New Jersey state regulations. These revisions may be potentially done through amendments to the EPOD legislation.
- **Designate an Aquifer Protection Overlay Zone.** The 2009 Plan recommended that an aquifer protection program be instituted and that "the Village consider an aquifer overlay that would limit the land uses and density of development within the aquifer area." This ~~2009~~-recommendation, ~~which had not been implemented,~~ was also considered so important that it was included in carried forward to the March 2017 Interim Report as a recommendation for priority implementation update and was implemented by the Village Board Local Law 6 of 2019.

Figure NR-5 entitled "Aquifers & Wellheads shows that the entire Village overlays a federally designated Sole Source Aquifer, and a substantial portion of the Village also overlays a New York State designated Primary or Principal aquifer. Exhibit VI additionally displays the location of regulated groundwater wells throughout the Village. It distinguishes between public water supply wells owned by Suez Water (formerly United Water, NY), and other NYS DEC-regulated wells, which serve facilities that are open to the public. Within Montebello, the latter of these wells serve the Spook Rock Golf Course and Spook Rock Pool.

Given the highly productive, high-yield pump and flow rates of potable water obtained from wells drilled into the NYS primary and principal aquifers, protection of these wellheads is essential as they provide high-volume, high-quality water resources to serve the local population. This particularly underscores the need for adopting additional wellhead protection measures as part of implementing the prioritized Aquifer Protection Program / Overlay Zone recommendation.

The Commission recommends a multi-tiered protection approach. Appropriate regulations should be promulgated to significantly reduce the potential for intrusion of toxic substances into the groundwater. Further, development coverage that would interfere with groundwater recharge should be limited. Areas directly overlaying the Primary and Principal aquifers should receive the greatest protections, while other areas of the Village only within the Sole Source Aquifer also merit regulatory controls to prevent pollution that may ultimately flow into the Primary and Principal aquifers. Areas encompassing a buffer around public water wellheads within the Village should receive the same protections as areas directly overlaying the primary and principal aquifers, which provide the water supply to those wells.

The commission recommends considering the revision of Article VIII, Aquifers and Wellheads of the zoning chapter, section §195-37.E, to require a one mile buffer of public water supply wellheads, rather than the current requirement of 500 feet.

- **Continue efforts to plant, preserve and maintain Village Trees, and consider revisions to Chapter 176, Tree Preservation and Landscape Maintenance, regarding the size of trees regulated:**
 - The Village should continue to uphold its strict tree preservation policies, maintain its Tree City USA designation, promote the planting and maintenance of native trees, and continue to strictly enforce the Village's stringent tree protections laws, all of which support the Village's commitment to maintaining community character, improving air quality, mitigating climate change, and promoting a greener community.
 - The current Code language allows the Village Engineer the ability to retain an arborist to assist in making an informed decision if trees sought to be removed are dead/dying. This places an undue burden on the Village in soliciting the arborist as well as may delay the process. Many tree companies have staff arborists or have ready access to an arborist. Instead, the Code should allow the Village Engineer to require that the permit applicant provide a detailed report by a certified Arborist in connection with the application to remove a dead or dying tree.
 - Properties that received prior site plan approvals, including landscape plans for projects and campuses, should be encouraged to maintain the landscaping inventory, including some removals and replanting over time because good maintenance may require periodic removals and replanting. In some instances, property owners should be able to submit for an administrative review of plant removals/replacement to the Village and avoid a submittal to a board, which may discourage good maintenance and improvements to landscaping. For example, provisions could be added allowing an administrative approval by the Village Engineer for the replacement of up to 20% of trees shown on an approved

landscape plan in any two calendar years in order to maintain landscaping plans over long-term periods.

- Educational leaflets or materials should be distributed from time to time, or included in Village communications or at events, explaining the benefits of retaining existing woodlands and enhancing existing landscapes to include treed areas, e.g., less maintenance and water consumption compared with lawn areas.
- The Village should work cooperatively with the County Highway Department and New York State Department of Transportation to ensure that trees are preserved along County and State roads.
- Promote The Village should consider relaxing the definition of “Tree” in section §176-3, to a dimension larger than 4 inches, as the current definition appears to be too strict. The Committee suggests that the Village consult with the Village Engineer to determine an appropriate circumference without jeopardizing the rural appearance of the Village.
- ~~Continue to seek ecologically sensitive design standards and guidelines.~~ As a general matter, infrastructure improvements and building designs should always attempt to limit impacts to ecological habitat, which supports a diversity of species. For example, wooded wetlands are home to a host of amphibians, including salamanders. Curbs limit the ability of amphibians to move about and within habitats. Bottomless culverts, which retain the natural stream bottom, are much more environmentally friendly than culverts with concrete bases. These standards help to limit impacts to aquatic habitats. Careful consideration should be given to ecological communities where development is proposed. Where necessary, biological inventories should be conducted to assure that infrastructure and building placement is done in a manner that protects the Village’s remaining natural habitats to the maximum extent. Special attention should be given to inventorying ecological species likely to inhabit particular natural habitats in the Village.
- ~~Encourage clustering within environmentally sensitive areas.~~ The Plan recommends that clustering be used to limit large lot development in areas that are environmentally sensitive without increasing average density. Remaining environmentally sensitive areas should be preserved within contiguous open space systems that are protected through easement or dedication to the Village, and should not be “chopped” up among individual properties wherever possible. It should be clarified that variances are not permitted to be sought in order to increase the density of the standard layout prior to application of average density.
- ~~Revise zoning to limit development within environmentally sensitive areas.~~ The Village’s current zoning law requires larger minimum lot sizes for properties constrained by certain features, e.g., floodplains, wetlands, water bodies and steep slopes, in order to protect these sensitive environmental features. The Zoning Code limits, but does not prohibit development within these sensitive areas. The Plan recommends that the Zoning Code be revised to further limit potential disturbance to the environmentally sensitive features, and to provide no credit for sensitive

~~environmental features when determining size. The Village could consider increased buffers (up to 300-foot buffers) for certain wetlands and waterways that are in areas specifically prone to flooding, similar to recent New Jersey state regulations. These revisions may be potentially done through the EPOD legislation.~~

- ~~• **Continue to look for opportunities to acquire flood-damaged properties.** As climate change progresses and storms intensify, flooding will likely also intensify. The Village should continue to leverage any federal, state or other programs that assist communities in purchasing or "buying out" homes located in areas of frequent flooding.~~

- **Seek out grant funding, or consider a permit fee to fund, long term dredging costs.** Streams and water courses need to be maintained, very much like roads are maintained by resurfacing, because they get silted up over time due to natural erosion as well as runoff from construction sites. Due to



Previously flood-damaged residential lot acquired by Village for parkland. Mahwah River is located just behind trees at rear of lot.

the built-up areas, water courses need to be maintained in their current locations and do not have the latitude to find a new course over geologic time. Therefore, some maintenance dredging of the water courses is recommended but is costly due to environmental permitting, labor and equipment and disposal/trucking. The Village has done some localized sediment removals within the E. Mayer Drive area some years ago, and there may be other areas, such as along Lake Road, that would benefit from dredging. **It is recommended the Village look to leverage any federal, state or other programs to fund dredging projects, or consider other ways to fund such projects, including permit fees.**

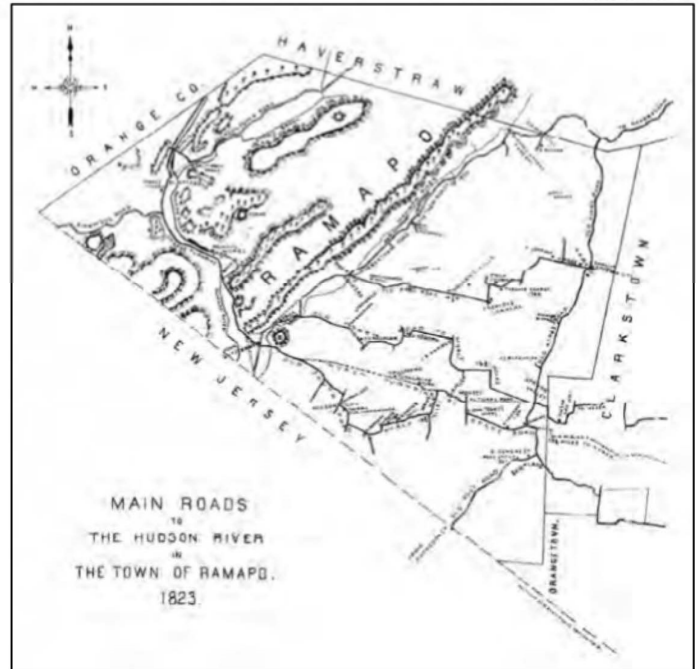
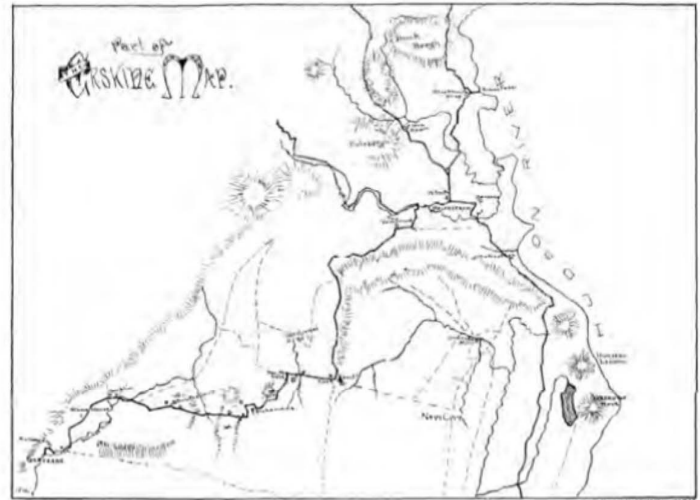
- ~~• **The Village should seek grants or other funding for removal of detrimental species and invasive vines, including invasive species that endanger trees within the Village.**~~
- ~~• **The Village should require ongoing proper maintenance of landscaping plans.** This includes pruning of trees to avoid improperly screening signage and sight distances, weeding to maintain site planting quality and watering to insure plant health.~~
- ~~• **Purse grant opportunities to review the Village's stormwater infrastructure.** The Village should work with the Village Engineer to explore measures to survey existing conditions including invert and water elevations, identify and mitigate deficiencies, and establish preventative measures to future degradation.~~
- **The Village should update its recommended planting list** (in Site Plan Regulations) in accordance with Cornell Cooperative Extension and review periodically to ensure it remains current.

- **The Village should promote the labeling of catch basins that drain to streams.** The Village should require any future catch basins that drain to streams to be emblazoned with the advisory notice. The Village should work with Cornell Cooperative and other not-for-profit and neighborhood groups to provide labeling of existing catch basins.
- **Discourage Natural plantings recommended, versus traditional lawns.** Many communities across America have started to shift away from traditional lawns in an effort to encourage bird and insect pollinators to survive and reproduce. The CPC recommends that Code changes be implemented to encourage natural plantings at existing single-family homes, and at larger projects during site plan review processes. The Village should also consider participating in a “No-Mow” April⁷ each year to further help these essential species.
- **Federal and State Regulatory Consistency.** As the state and federal regulations/guidelines related to natural resources continue to change and evolve, the Village’s code should reflect and support these and any future changes.



⁷ News Flash • City of College Park, Maryland • CivicEngage (collegeparkmd.gov)

- ~~nitrogen impacts to water resources. The Village should promote education and outreach to residents within sensitive areas in proximity to wetlands and streams, or overlying the aquifer, of alternative organic measures that can implemented to avoid impacts from landscaping maintenance including the loading of nitrogen. Additionally, the Village should consider nitrogen and other runoff impacts in the crafting of EPOD regulations and the establishment of appropriate buffers.~~



Early Maps of Rockland County and Town of Ramapo



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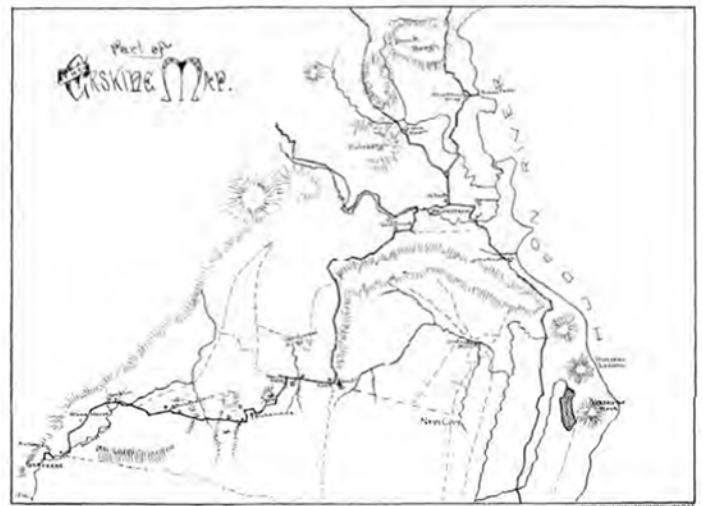
HISTORIC & AESTHETIC PRESERVATION ELEMENT

The Village of Montebello is dotted with older, historic homes, buildings and landscapes reminiscent of its agricultural heritage. The historic homes, outbuildings, stone walls, and other features provide the community with its own unique character and heritage. Many of these structures are recognized as contributing to the historic character of the village, town and county, and several of these structures have been formally designated “historic.”

Recognizing the importance of the Village’s historical heritage and character, the Village created the position of Village Historian (Resolution 87-116) shortly after its incorporation, and in 1987 appointed Craig Long, who continues to hold the position as of this date in 2025.

Montebello’s first Comprehensive Plan in 2003 also recognized the importance to the community of protecting historic and scenic resources in the Village. According to the results of a questionnaire administered to Village residents in connection with that Plan, 65 percent of respondents believed that certain areas or locations in Montebello should be considered for historic designation, with another 20 percent stating “maybe.”

Among its recommendations, the 2003 Comprehensive Plan advocated that the Village “protect the character of the Village’s historic and scenic roads” and “encourage the continued maintenance and preservation of historic resources located in the Village.” It also recommended that the Village’s historic resources be further identified and updated and that a local historic preservation law be considered for enactment. As a result of these recommendations, the Village’s Historic Preservation Commission (“HPC”) was established in 2004, and the Village enacted an historic preservation law providing for designation of local landmarks and historic districts.



Early Maps of Rockland County and Town of Ramapo

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The HPC created under the Municipal Code has consistently been composed of 7-9 members, occasionally fluctuating with 5-7 “regular” members, and typically 2 “ad hoc” members. Per the Village Attorney’s and Village Board’s recommendation, the current composition in 2025 and going forward is 5 regular and 2 ad hoc members (for consistent quorum purposes).

The 2009 Comprehensive Plan continued to emphasize the importance of the Village’s historic and aesthetic resources and recommended ongoing efforts to preserve and protect these resources, including the creation of “historic districts/view sheds where planned new construction should be required to be in keeping with the character of adjoining historic elements,” as well as additional protections for specifically identified historic roads within the Village. The 2009 Plan also recommended that the Village’s HPC work with an architectural historian to formally identify historic structures and resources within the Village and strengthen legal penalties for violations of the Village’s historic preservation laws.

After the completion of the October 2017 Comprehensive Plan, several recommendations were made to the Village Board. Among them was the creation of a “Historic and Scenic Roads District” within the Village, in order to further preserve and protect the Village’s scenic view sheds, rock walls, and natural vegetative buffers on all applicable properties with the District (see current DRAFT page 77, and related map on current DRAFT page 85). In addition, since the last 2017 Comprehensive Plan, upon the recommendation of the Village Board, the HPC and Montebello Parks Commission (“MPC”) were combined in 2019 to form one unified body, the Historic Preservation and Parks Commission (“HPPC”). The newly merged HPPC conducted its first public meeting on April 24, 2019, and continues to serve as the HPPC currently.

In accordance with these Comprehensive Plan recommendations, the HPC obtained a Certified Local Government (“CLG”) grant, helping the Village to retain an historic preservation consulting firm, Larson Fisher Associates, to conduct a formal survey of Village resources and identify those determined to have historic and/or architectural significance. This work culminated in an August 2010 Reconnaissance-Level Historic Resource Survey Final Report (the “Historic Resource Survey”). This 2010 Larson Fisher Survey remains the most recent holistic survey of Montebello’s historic resources, and both the HPPC and this 2025 Comprehensive Plan are considering revisiting the process for a more current Historic Resource Survey.

This element provides a brief narrative of the Village of Montebello’s general history and a discussion of some of the findings of the Historic Resource Survey, followed by recommendations for the continued preservation and protection of the Village’s historic and aesthetic resources.

General History

The Village of Montebello is an incorporated village within the Town of Ramapo. Ramapo was known by the Native American name as “Kakiat”² but was given the official name “New Hempstead” in 1791. In 1829, to avoid confusion with the town of “Hempstead” on Long Island, the Legislature decreed to rename the town “Ramapo.”

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The area now known as Montebello began as a pre-Revolutionary farming community just north of the Village of Suffern. Neighboring Suffern was the location known as the “Point of the Mountain” and was an origination point for pre-Revolutionary or colonial roads destined to regions throughout the original thirteen colonies. Early inland settlements depended on this road network to transport goods to ports along the Hudson River. The combination of fertile land and road network encouraged early inhabitants to choose this area as a place to settle. Pre- and post-revolutionary settlements thrived in this area. Some of the early inhabitants played prominent roles in the founding of our country and in the civil war, including Aaron Burr, who had property in Montebello at one time where he built a cottage. (The cottage no longer exists.)

Development History of the Village of Montebello

The first purchase of land in the Ramapo area from the native people occurred in 1700 by Blandina Bayard, a name that lives on in the Village of Montebello in the form of Bayard Lane. While there was some settlement, it was 1724 before another large tract of land was purchased in the area with resultant rampant land speculation. However, legal issues with patents and boundaries restrained settlement to isolated farms and small milling industries reliant on the ~~water power~~ waterpower afforded by the Mahwah river and its tributaries.

In the second half of the 18th century, John Suffern settled in the area that would later bear his name, the boundary line between New York and New Jersey would finally be set, patent claims settled, the Revolutionary War would result in land surveys and road improvements in the area, and the State of New York would pass legislation calling for construction of new roadways. The early roadways in Rockland County ran primarily east-west, allowing for farm goods and natural resources to be moved from the Ramapo hinterlands to the Hudson River and shipment to the ready market of New York City.

With the coming of the steamboats on the Hudson in the early 19th century and continued roadway improvements, rural development in the area picked up pace. As technology advanced, railroads made the western portions of Rockland County increasingly accessible. The Ramapo area was served by a station in Suffern, which was established in 1841.

By 1860 nearly half of the acreage in Ramapo was improved and cultivated, producing grain, potatoes, apples, butter and milk, among other things, with a large range of livestock such as horses, oxen, cows, sheep and swine. It is to this mid-19th century period that many of Montebello’s extant farmhouses can be traced.

The railroads also fostered tourism in Ramapo, which in the Montebello area, overlapped with and bolstered the rural farm economy. With the increasing ease of access from the New York metropolitan area, the nascent country retreat or estate era of the Gilded Age blossomed in the region, including the area that would become the Village of Montebello. A number of fine examples of country estates were built in this period and many of the old farmhouses were transformed into rustic retreats. The railway connection and continued roadway expansion also allowed for commercial development in neighboring

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Suffern and, with it, construction of residences to house the middle-class merchant class. This resulted in the more urban built environment in the southwest corner of Montebello (Orchard Street)—that may have been related to the recreational amenity provided by Lake Antrim. The technological advance of the automobile, which became increasingly available in the first decades of the 20th century, also served to disperse residential development in the town, but still primarily along established roadways.

The Depression in the 1930s slowed development considerably, and the country estates and farmsteads were sold for pennies on the dollar. Only in the 1940s, particularly after World War II, would development pick up again.

By the mid-20th century, transportation improvements in the form of the Tappan-Zee Bridge and Interstate 287 spurred a dramatic increase in development in the Town of Ramapo that continues to this day. Only periodic economic downturns have temporarily slowed this expansion.

A Chronology of Development, prepared by Larsen Fisher Associates is included as in the 2010 Historic Survey on [filefile](#) at Village Hall. It provides more date-specific information about Montebello's historic context and development.

Montebello's Historic Resources

The 2010 Historic Survey identifies many historic extant resources within the Village of Montebello.

Native American

The earliest inhabitants of the area, now within Montebello's boundaries, left few known remains. One historic resource identified in the 2010 Historic Survey is known as "Indian Rock", a large glacial erratic boulder of granite gneiss, formed in the Proterozoic (Precambrian) era, 1.2 billion to 800 million years ago. It is estimated to weigh ~17,300 tons. The rock was carried to its current location by the internal flow of the continental ice sheet during the last glacial maximum, circa 21,000 years ago. Local historians regard Indian Rock as having originally been a pre-historic Native American worship alter. Legend has it that when the Kakiat Indians were abandoning their ancestral hunting grounds in the early eighteenth century, they stopped at Indian Rock and laid their last offerings and had their final feast before traveling westward. Recent excavations around the site failed to provide physical evidence of its use by the Native Americans; however, the site has been a landmark for over a century, and may have long been a target for artifact hunters. Although a 20th century shopping (strip) mall has been built around the Indian Rock, this historic boulder is widely recognized (the shopping mall taking its name from it) and is preserved for the future at its site on a grassy island, with architecturally appropriate protective fencing and a Village installed marker identifying its historic value. Other undisturbed areas in Montebello may contain remnants of Native American habitation, though these could not be identified in the 2010 Historic Survey.

Early Farm Buildings

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The many early farm buildings that still exist in Montebello, albeit sometimes in altered and expanded forms and/or adopted to new use, exemplify Montebello's rural past. These buildings, which consist of farmhouses, barns, and the occasional outbuilding, are located along the historic routes that traverse the village—Haverstraw Road, Montebello Road, Viola Road, Mile Road and Spook Rock Road. Their wide but relatively regular spacing along these routes is a clue to the size of the farm tracts that dominated the land use of the late 18th century and most of the 19th century. Primarily farmhouses, they fall into two categories: those that are still small in size and recognizable as 19th century forms and those which were expanded and remodeled as country retreats, primarily for New Yorkers.

19th Century Rural Development

Small industrial, commercial, and non-agricultural structures were scarce in the Montebello section of Ramapo, as it was primarily settled by farmers. These buildings typically were utilitarian and generally devoid of architectural embellishment. The following thirty-one (31) properties were identified as significant 19th Century Rural Development in the Historic Resource Survey:

Early Farmhouse Theme					
Parcel ID#	No.	Street Name	Est. Const. Date	Current Land Use	Historical Notes
48.20-1-3	62	Airmont Road	1810	One family residence	"Jas. Young" on 1854 map; "Mrs. Young" on 1876 map; "Young" on Clair Tholl Map of 1975 (pre-1854)
48.13-1-15	224	Haverstraw Road	1875	One family residence	"T. Williams" on 1876 Davis Map
48.10-1-18	325	Haverstraw Road	1890	One family residence	Not on in 1876 or 1887 maps; depicted on 1911 Washburn Map
48.6-1-29	395	Haverstraw Road	1840	One family residence	"D. Sherwood" on 1876 Davis Map; "F. Sherwood" on 1911 Washburn Map; sold to Donald S. and Elizabeth M. Hastings in 1948

Element

48.7-1-51	500	Haverstraw Road	1817	Multiple residences	No evidence remains of the "B.S.Shop" depicted in this vicinity on 1854 O'Connor Map; "L.[Lawrence] D.N. Coe" on 1876 Davis Map; "Poleskie" on 1887 Goldthwaite Map; "A. Houston" on 1911 Washburn Map; rear extension was moved to this site & may be the Adam A. Forshay house depicted on the 1854, 1876 and 1887 maps; 1870 census lists Lawrence D. N. Coe, a farmer age 45, & Margaret Coe, age 46 as husband & wife
40.20-1-25	565	Haverstraw Road	1860	One family residence	"T. Hillard" on 1876 Davis & 1887 Goldthwaite maps; "T. Hillyer" on 1911 Washburn Map
40.19-1-17	578	Haverstraw Road	1875	One family residence	"R.B." on 1876 Map [R. W. Blauvelt]
48.12-1-2	4	Mile Road	1850	One family residence	Depicted on 1854 O'Connor Map; "C. Johnson" on 1876 Davis map; "Peck" on 1911 Washburn Map
48.11-1-31	26	Mile Road	1860	One family residence	"Adam Johnson" on 1876 Davis Map; "S. Crowther" on 1911 Washburn Map
48.11-1-28	29	Mile Road	1880	One family residence	"Benson" on 1911 Washburn Map
48.11-1-30	33	Mile Road	1860	One family residence	"Mrs. Wanamaker" on 1876 Davis Map; "Sutherland" on 1911 Washburn Map
48.15-1-43	38	Mile Road	1860	One family residence	"J. Crows" on 1876 Davis Map; "Crouse" on 1911 Washburn Map
48.15-1-50	46	Mile Road	1850	One family residence	Depicted unlabeled on Tholl Map; "Heirs" [presumably of Young] on 1854 O'Connor Map; "J.T. Young" on 1876 Davis Map; "I. Young" on 1911 Washburn Map
48.19-1-17	77	Mile Road	1870	One family residence	"A.S. Wanamaker" on 1887 Goldthwaite Map; depicted, unlabeled on 1911 Washburn Map
48.19-1-43	32	Montebello Road	1870	One family residence	"T.W. Howell" on 1976 Davis Map; "Mrs. Howell" on 1911 Washburn Map
48.19-1-19	37	Montebello Road	1820	One family residence	"J. Wannemaker" on 1854 O'Connor Map; "P. Ward" on 1876 Davis Map; "Dr. Patterson" on 1911 Washburn Map
48.19-1-25	51	Montebello Road	1778	One family residence	"Henry Wanamaker 1778" on Tholl Bicentennial Map; "L. Wannemaker" on 1854 O'Connor Map; "Wanamaker" on 1859 French Map; "G.R. Mapes" on 1876 Davis & 1887 Goldthwaite maps; not illustrated on 1911 Washburn Map

Element

48.17-1-2	115	Montebello Road	1850	One family residence	"J.N. Wanamaker" on 1854 O'Connor Map
48.17-1-17	9	Orchard Street	1890	One family residence	Depicted, unlabeled, on 1911 Washburn Map; probably the Jacob & Rosie Greenfield House, developers of the Suffern Terrace subdivision (Orchard St.) on their extensive land holdings
41.17-1-11	144	Spook Rock Road	1870	One family residence	"S.Blauvelt" on 1876 Davis Map; "A. Johnson" on 1911 Washburn Map; first home of the Borsodi School of Living prior to purchase of Bayard Lane property
48.16-1-5	199	Spook Rock Road	1840	One family residence	"Young" on Clair Tholl historic map [1975]; "J. Young" on 1854 O'Connor Map; "J.T. Young" on 1876 Davis & Goldthwaite maps; "J. Young" on 1911 Washburn Map
49.13-1-13	220	Spook Rock Road	1870	Converted residence	"T. Johnson" on 1876 Davis Map; "J. Lamont" on 1911 Washburn Map; Willson Riding Academy 1968 site plan/special permit
49.17-1-12	271	Spook Rock Road	1880	One family residence	"Zimmerman" on 1911 Washburn Map
48.7-1-17.1	20	Viola Road	1900	One family residence	Barns and outbuildings associated with the Abbott Cooper estate on 1876 Davis Map
48.8-1-11.-1	24	Viola Road	1870-1976	Estate	Current bldg a 1976 expansion of an earlier house (Damon-Goldberg property); "Putney" on 1911 Washburn Map; ice houseicehouse may remain from the Abbott Cooper estate depicted on 1876 Davis Map; substantial barns remain from 19th century period
48.12-1-4	37	Viola Road	1870	One family residence	"W. Springstein" on 1876 Davis Map; "I.Young" on 1911 Washburn Map
49.5-1-17	84-86	Viola Road	1778	Multiple residences	"Johnson Farm"; Clair Tholl Map gives 1778 date; "W. Johnson" on 1854 O'Connor Map; not depicted on 1876 Davis Map; "Levi Johnson" on 1887 Goldwaithe Map; "L. Johnson" on 1911 Washburn Map; LOCALLY DESIGNATED LANDMARK
49.5-1-4	126	Viola Road	1850	Multiple residences	"S. Johnson" on 1854 O'Connor & 1876 Davis maps; 1-29-1997 <i>Rockland Journal News</i> reported fire in house; address currently listed as # 4 Sycamore Lane as part of "Gaybrook" 1991 subdivision

Element

48.13-1-1	188	Wayne Avenue	1850	One family residence	Not depicted on historic maps - suggests that it was moved to this site
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Antiquarian Country Retreats

“Country Retreat” refers to a dwelling being a second and/or seasonal home for affluent families with permanent residences in New York City. Many of these originated as farmsteads. At the turn of the 20th century, local farms struggled economically and long-established farmsteads became available at quite low prices—to those who wished to escape the heat and ills of the city. Some of these newcomers had antiquarian interests spurred by the nation’s recent centennial and sought older properties they could both appreciate and remodel. These country retreats also proved to be solid financial investments for buyers with the means to support more than one abode, at least until the Depression. The following eighteen (18) Antiquarian Country Retreats were identified in the Historic Resource Survey as significant:

Country Retreats – Antiquarian					
Parcel ID#	No.	Street Name	Est. Const. Date	Current Land Use	Historical Notes
48.9-1-8	10	Colline Drive	1870	One family residence	“T. Springsteen” on 1854 O’Connor Map; “C. Zavistowski” on 1876 Davis Map; “W.F. Taylor” on 1887 Goldthwaite Map; “Dr. Hollister” on 1911 Washburn Map; [Frank Hollister, daughter Gloria Hollister]; included in “Colline Properties” 1979 subdivision
48.6-1-20	1	Copeland Drive	1778	One family residence	Family Geneology <u>Genealogy</u> by Lewis Conklin claims land bought from Indians in 1750; “Concklin’s” on 1778 Erskin Map; “Conklin-Sherwood 1778” on 1975 Tholl Bicentennial Map; “J. Sherwood” on 1854 O’Connor, 1859 French, & 1876 Davis maps; “J.D. Wannamaker” on 1887 Goldthwaite Map
48.6-1-16	2	Copeland Drive	1880	One family residence	Originally associated with “Dexter Manor,” possibly as a carriage house (since converted to a dwelling); included in “Dexter Manor” 1966 subdivision
48.6-1-17	4	Copeland Drive	1880	One family residence	Originally associated with “Dexter Manor”, possibly as a barn (now converted to a dwelling); included in “Dexter Manor” 1966 subdivision
48.9-1-4	314	Haverstraw Road	1850	Two family residence	“E. J. Stuart” on 1854 O’Connor Map; “Wm. Bevans” on 1859 French Map; “W. Bevans” on 1876 Davis Map; “E.J. Straut Est.” on 1887

Element

					Goldthwaite Map; "Dennis" on 1911 Washburn Map; later the summer residence of William Beaumont Putney, prominent lawyer
48.7-1-32	452	Haverstraw Road	1830	One family residence	"Conklin - Sherwood" on Tholl 1975 Bicentennial Map; tenant house associated w/1 Copeland Dr.; "J. Sherwood" on 1854 O'Connor Map; "J. Dewey" on 1876 Davis Map; "J.D. Wannamaker" on 1887 Goldthwaite Map; depicted but unlabeled on 1911 Washburn Map;
48.7-1-7	519	Haverstraw Road	1850	Two family residence	"J.J. Coe" on 1854 O'Connor Map; "A. Coe" on 1876 Davis, 1887 Goldthwaite, & 1911 Washburn maps
40.19-1-34	556	Haverstraw Road	1850	One family residence	"I. [or J.] Depew" on 1854 O'Connor Map; "J.H. Jordan" on 1876 Davis & 1887 Goldthwaite maps; "A.W. Coe" on 1911 Washburn Map

Element

40.20-1-29	603	Haverstraw Road	1870	One family residence	No bldg depicted on 1854 map--Blauvelt property; "G.S. Conklin" on 1876 Davis & 1887 Goldthwaite maps; "W.F. Gurnee" on 1911 Washburn Map
48.7-1-53	1	Kings Gate Road	1880	One family residence	"J.Crum" on 1854 O'Connor Map; "J.C. Crum" on 1876 Davis & 1887 Goldthwaite maps; "Pope" on 1911 Washburn Map
48.15-1-57	40	Mile Road	1870	One family residence	"J.J. Quackenbush" on 1876 Davis Map; "A.A. Ryan" on 1911 Washburn Map
48.19-1-10	63	Mile Road	1850	One family residence	"C. Fredericks" on 1854 O'Connor Map; "Jas. J. Wanamaker" on 1876 Davis Map "J.J. Wanamaker" on 1887 Goldthwaite Map; "Schweickart" on 1911 Washburn Map
48.18-2-10.3	62	Mile Road	1898	One family residence	"D.G." [D. Groesbeck] & "greenhouse" on 1876 Davis Map; Property redeveloped as Thomas F. Ryan's winter home, "Fieldstone Farm"; "J.J. Ryan" on 1911 Washburn Map
49.17-1-2	253-257	Spook Rock Road	1850	Multiple residences	"J.Conklin" on 1854 O'Connor Map; "J. Hunter" on 1859 map; "G. H. Soule" on 1876 Davis Map; "Abbott" on 1911 Washburn Map; LOCALLY DESIGNATED LANDMARK: "FANT FARM"
48.7-1-14	6	Viola Road	1860	One family residence	Grist & saw mill depicted in this location on 1854 O'Connor Map; "J.J. Coe's mill" on 1876 Davis Map; "J.J. Coe" on 1887 Goldthwaite Map; "Joy" on 1911 Washburn Map, known as "Joylands"
49.5-1-7	106	Viola Road	1870	One family residence	"T. Cookfaice" on 1876 Davis Map; "H. Paul" on 1911 Washburn Map; deed info: Henry Paul
48.18-1-3	104	Montebello Road	1840	One family residence	House associated w/mill at 106 Montebello Rd.; "J. Suffern" on 1854 O'Connor Map; "J. [Jacob] Wanamaker" on 1876 Davis Map; "J. Wannamaker" on 1887 Goldthwaite Map; unlabeled on 1911 Washburn Map
48.18-1-2	106	Montebello Road	1840	One family residence	Bldg associated w/house at 104 Montebello Rd.; not depicted on 1778 Erskine Map; The James J. Wanamaker "Saw & Grist Mill" [undated on Tholl Bicentennial Map]; "S.&G. Mill" on 1854 O'Connor Map; "S. Mill - G. Mill" on 1859 French Map; "O.[Oil] Mill" on 1876 Davis Map "Grist Mill" on 1887 Goldthwaite Map; depicted but unlabeled on 1911 Washburn Map

Country Retreats of the Gilded Age

Element

The most extravagant and famous of the mansions or “country retreats” of the Gilded Age is the Village landmarked Thomas Fortune Ryan Mansion, “Montebello,” after which the Village is named. Although built by the Ryan family as a summer home in 1902, the family eventually moved to the community and lived in the house on a year-round basis. The Ryans were significant benefactors of several public or quasi-public institutions, including the hospital, schools, and churches located in Suffern. As discussed later, this property has already received local landmark status from the Village. The following eight (8) Country Retreats of the Gilded Age were identified in the Historic Resource Survey as significant:

Country Retreats – Gilded Age					
Parcel ID#	No.	Street Name	Est. Const. Date	Current Land Use	Historical Notes
48.8-1-51	3	Cobblestone Farm Court	1907	One family residence	Henry von L. Meyer Estate; on 1911 Washburn map; original cobblestone barn for "Cobblestone Farm"
48.8-1-52	4	Cobblestone Farm Court	1907	One family residence	Henry von L. Meyer Estate; on 1911 Washburn map; barns & outbuildings associated with "Cobblestone Farm"
48.8-1-38	4	Emerald Lane	1909	One family residence	Sited on the Aaron Blauvelt Quackenbush Estate, per the Bicentennial/Tholl Map; "R. Quackenbush" on 1854 O'Connor Map; "Mrs. Quackenbush" on 1876 Davis Map; "A.A. (sic - A.J.) Smith" on 1911 Washburn Map; Designed by William Adams, Manhattan- based architect
48.19-1-41	38	Montebello Road	1905	Religious	"Barry Moore" Estate built for John Barry Ryan by his mother Mrs. Thomas Fortune Ryan; AKA; "G.W. Morgan" on 1911 Washburn Map; George W. Morgan died in 1931; most of the original property sold by widow Morgan to the Ramapo School District in 1941;
48.18-2-2	61	Montebello Road	1902	One family residence	Gatehouse for "Montebello"/ Thomas Ryan Estate; on 1911 Washburn Map
48.18-2-1.11	75	Montebello Road	1901	Office Building	Thomas Fortune and Ida Ryan's Mansion, "Montebello" – LOCALLY DESIGNATED LANDMARK
48.14-1-3-1	103	Montebello Road	1850	One family residence	May have remnants of c.1850 A.P. Frederick House; Owned by Ida Ryan as a part of the Montebello Estate; sold to Charles A. Pace in late 1920; purchased by Blind Players Club of NYC in 1921, which made extensive improvement-- probably the Craftsman styled projecting Rt. ell

Element

49.9-1-2	183	Spook Rock Road	1890	One family residence	Not on 1876 Davis or 1887 Goldthwaite maps; depicted, "I. Young" on 1907 School District #9 Map; depicted unlabeled on 1911 Washburn Map; 9-7-1893 <i>Nyack Journal</i> article: "Ira Young adding wing to his house"
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Early 20th Century Houses

As residential development began to increase in the beginning years of the 20th century due to increased economic activity and a consequent growth of the merchant or middle class, the variety of architectural styles increased as well. However, the pattern of development remained generally consistent with earlier times—residential lots were divided from large tracts with new houses built primarily along established town roads. The resurgence of interest in Colonial-style dwellings coming out of the nation's Centennial continued into the new century (and this style's popularity has never really ceased), but alongside these were new approaches to residential design. National distribution of plan books and kit houses popularized new and novel plans. The American Four Square, with its economical and commodious plan became a favorite, particularly as it could be easily customized with the application of various styles. The Arts and Crafts Movement also found expression in domestic architecture as the Craftsman style combined modern approaches to house plans with old-world craftsmanship. Bungalows are a type of dwelling that frequently embodied this aesthetic. Revivals of an English Cottage style, such as Tudor Revival, also appealed to a taste for more asymmetrical facades that grew out of the Queen Anne style.

Lake Road

The intersection of Lake Road and the west end of Montebello Road serves as one of the several gateways into the Village and has a significant historic farmstead—the Wanamaker House—anchoring it. These groupings of houses together with the Mahwah River and stone bridge do much to visually convey the historic legacy of Montebello.

Lake Road District					
Parcel ID#	No.	Street Name	Est. Const. Date	Current Land Use	Historical Notes
48.17-1-0		Montebello Road Row	1930	Structure	Originally featured a stone-faced plate girder bridge; on NYS Inventory of Historic Bridges (BIN 3346120); likely constructed as a Works Progress Administration project; damaged/destroyed during Hurricane Irene in 2011; 53-foot-long replacement bridge was completed in November 2015

Element

48.17-1-25	1	Lake Road	1925	One family residence	Lester & Alice Mitchell House
48.17-1-26	3	Lake Road	1975	Two family residence	
48.17-1-27	5	Lake Road	1927	One family residence	
48.17-1-2	115	Montebello Road	1850	One family residence	"J.N. Wanamaker" on 1854 O'Connor Map
48.17-1-9	36	Memorial Drive	1910	One family residence	"Lexow" on 1911 Washburn Map; Morton & May Lexow House per Deed info 825:1097
48.17-1-5	1	Brooklands	1946	One family residence	REAR PORTION /RIVER FRONTAGE ONLY

Element

48.17-1-6	3	Brooklands	1946	One family residence	REAR PORTION /RIVER FRONTAGE ONLY
48.17-1-7	5	Brooklands	1950	One family residence	REAR PORTION /RIVER FRONTAGE ONLY

Orchard Street

An early exception to the pattern of building along the historic roads was “Suffern Terrace,” the first subdivision on the Montebello area of Ramapo that was drawn up by 1911. Although only part of the subdivision was eventually built, it included the newly created Orchard Street. Its proximity to Lake Antrim, which was less than a block south of Orchard Street at the time, suggests it may have been conceived as a resort development. While some of the homes on Orchard Street were built prior to 1911, most of the homes were built in the 1920s. The street serves as a showplace for early 20th century architectural trends, as its houses display a variety of styles and forms popular in this time period, including the American Four-Square form, Dutch Colonial Revival styles, classic bungalows, some with Craftsman treatment, and Cape Cod-style homes.

Orchard Street District					
Parcel ID#	No.	Street Name	Est. Const. Date	Current Land Use	Historical Notes
48.13-2-64	7	Orchard Street	1911	One family residence	“Suffern Terrace” development, representing the first subdivision in the Montebello area, dating to early 20 th C
48.13-2-61	8	Orchard Street	1920	One family residence	“Suffern Terrace” development, representing the first subdivision in the Montebello area, dating to early 20 th C
48.17-1-17	9	Orchard Street	1890	One family residence	“Jacob & Rosie Greenfield” house; “Suffern Terrace” development, representing the first subdivision in the Montebello area, dating to early 20 th C
48.13-2-63	10	Orchard Street	1920	One family residence	“Suffern Terrace” development, representing the first subdivision in the Montebello area, dating to early 20 th C
48.17-1-16	15	Orchard Street	1925	One family residence	“Suffern Terrace” development, representing the first subdivision in the Montebello area, dating to early 20 th C
48.17-1-18	18	Orchard Street	1920	One family residence	“Suffern Terrace” development, representing the first subdivision in the Montebello area, dating to early 20 th C
48.17-1-21	24	Orchard Street	1940	One family residence	“Suffern Terrace” development, representing the first subdivision in the Montebello area, dating to early 20 th C

Element

48.17-1-11	27	Orchard Street	1923	One family residence	"Suffern Terrace" development, representing the first subdivision in the Montebello area, dating to early 20 th C
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Borsodi School of Living-Bayard Lane

Probably the most notable residential development in the first half of the 1900s is represented by the 1935 planned and unified development underwritten by Independence Foundation Inc., only the second subdivision in the Montebello area after Suffern Terrace. Unlike the prevailing pattern of residential development along historic roads, this was a settlement of 40 acres extending east from Haverstraw Road (Route 202), with seventeen homesteads on lots of one to three acres centered on Bayard Lane. The cooperative venture was based on Ralph Borsodi's School of Living, which advocated agrarian self-sufficiency. Borsodi, a nationally recognized author, economist, and philosopher invited modest income families from New York City to take part in his "utopia" vision of a self-sustaining cooperative community based on an agrarian lifestyle. The historical significance of this movement is compelling and, although there are some intrusions of contemporary houses within the original plat, the development's architectural expression remains relatively visually cohesive. Modest stone and stucco dwellings in the Craftsman style are tucked into a lush riverside landscape that surrounds the development. The houses in the Borsodi School of Living comprise a cohesive neighborhood; they share their scale, massing, materials (stone), and architectural features such as gabled dormers. The architectural style is an amalgamation of Craftsman with Colonial Revival.

This area retains its historic charm and character and is one of the many architectural treasures of Montebello.

Borsodi School of Living District					
Parcel ID#	No.	Street Name	Est. Const. Date	Current Land Use	Historical Notes
48.10-1-76	9	Bayard Lane	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-75	11	Bayard Lane	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-82	12	Bayard Lane	1939	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; alterations 1996 & 2004
48.10-1-81	14	Bayard Lane	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-80	16	Bayard Lane	1939	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; 1955 front porch addition

Element

48.10-1-74	17	Bayard Lane	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-77	19	Bayard Lane	1984	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-78	21	Bayard Lane	1933	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-72	22	Bayard Lane	1955	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-79	23	Bayard Lane	1957	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; porch enclosed 2000
48.10-1-68	26	Bayard Lane	1936	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-73	29	Bayard Lane	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-69	32	Bayard Lane	1954	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-70	34	Bayard Lane	1939	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; alterations & converted garage to SF dwelling 2006
48.10-1-67	35	Bayard Lane	1939	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-66	37	Bayard Lane	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; "Shipard Homestead" on Bldg Permit; 1990 screen porch addition
48.10-1-65	39	Bayard Lane	1937	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-64	41	Bayard Lane	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.11-1-5	42	Bayard Lane	1939	Multiple residences	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; 1941 garage connection to house; 1982 addition to house
48.10-1-63	43	Bayard Lane	1937	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940; 1963 addition; detached garage 2003
48.10-1-13.1	3	Bayard Lane S	2003	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940

Element

48.10-1-14	367	Haverstraw Road	1935	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940
48.10-1-13.2	377	Haverstraw Road	1940	One family residence	Surveyed 1935; "Bayard Lane School of Living" subdivision filed 1940

Post-World War II Suburbanization

The Post World War II development boom had three main causes—the pent-up demand for housing caused by the war, the baby boom that officially began in 1946, and the federal government’s response “to an immediate need for five million new homes by underwriting of a vast new construction program.” (Kenneth T. Jackson. *Crabgrass Frontier-The Suburbanization of the United States*. (New York, NY: Oxford University Press, 1985) pg. 233)

As a result, single-family residential development in the Town of Ramapo took off. This is evidenced by the filing of seven new subdivisions within a decade in the area that would become Montebello: Montebello Estates-Sections 1 & 2 (1949) (also known as “Ramapo Hills”), Brook Knolls (1950-53), Ward Ling Park (1955-57), Montebello Estates-Section 3 (1956), Montebello Estates Section 4A (1958), and Deer Kill Estates (1958). In this period, the ranch, split-level, and raised ranch types being built in these subdivisions were at the leading edge of post-war domestic architectural design. Alongside these was a modern version of the 2-story Colonial Revival style. Although extremely popular throughout the following couple of decades, split-level and ranch dwellings are rarely built these days. Thus, these neighborhoods represent the historic districts of the future if they are conserved.

After the Independent Foundation developed the 30-lot subdivision along Bayard Lane in the 1930s, the next major property to be developed was 300 acres of the former Thomas Fortune Ryan estate, (known as Montebello Estates and marketed as Ramapo Hills). Gustave Mayer had bought the property, and his sons Sidney and Henry began developing portions of it in a manner that was remarkably sensitive to the existing topography and vegetation, with curvilinear roads that followed the service roads crisscrossing the property.

The Modern period became popular after World War II and found expression in domestic architecture in the 1950s, 60s and 70s. Montebello, with its proximity to New York City and rapidly developing landscape, was fertile ground on which the architectural seeds of that time could be sown. Two subdivisions, along with a number of individual buildings, are notable for their interpretations of these trends.

Charnwood Forest was a twenty-nine-lot subdivision off the east side of Mile Road filed in late 1965 (Rockland County Clerk of Court, Map #3396, filed 11-16-1965). It was the first subdivision developed with distinctive Modern homes on its two cul-de-sacs – Charnwood Drive/Longbow Road and Druid Court (There is one exception to the Modern architectural styles embodied by these late-1960s, early-1970s houses, that being #10 Druid Court, a 2-story Colonial Revival painted white in contrast to the dark brown

Element

and natural materials on the neighboring houses). The facades are asymmetrical; some are split levels. Windows are expansive, reaching up to the roof eaves, and the roof rafters are oversized and exposed. Several of the houses feature prominent round-topped skylights, while another has a tremendous front-gabled expanse made possible by technological advances in construction materials and application of industrial approaches.

The now matured naturalistic landscaping throughout the Charnwood Forest neighborhood, with minimal lawn areas, enhances the cohesiveness of this distinctive group of Modern-styled dwellings. ~~Though it will be another decade before~~ As almost all ~~will reach~~ of these late-1960s, early-1970s subdivision properties ~~have now reached~~ 50 years of age as of this 2024 Comprehensive Plan update, they represent a good candidate for a future historic district: (in accordance with National Historic Register guidelines).

The Suffern Knolls subdivision filed in January of 1966, also offered alternatives to the prevailing Colonials and ranches being developed nearby (Rockland County Clerk of Court, Map #3416, filed 1-28-1966/revised 6-29-1966). It adjoined the south and east sides of “Ramapo Hills” and extended Robin Hood Road to connect with a new road, Heatherhill Lane, that accessed Mile Road at its eastern end. A cul-de-sac, Brigadoon Lane, ran south from Heatherhill Lane two lots west of Mile Road. Nearly all the houses in this development were raised ranches designed in the Modern architectural idiom. Stripped of unnecessary ornamentation, they feature wide overhanging eaves angled outward at the gable ends, corner window configurations, entrance door surrounds with large plate-glass transoms and sidelights, and angled transom windows up to the eaves in the gable ends. Wood siding is often vertical, angled, or flush planks rather than the traditional horizontal clapboard. The neighborhood also contains a double house (26 Robin Hood Road). In short, the collective visual expression of these residences is in sharp contrast to the adjacent neighborhood. Like Charnwood Forest, Suffern Knolls is distinctive enough to be a future historic district if demolitions, new construction, and alterations are held to a minimum in the next decade.

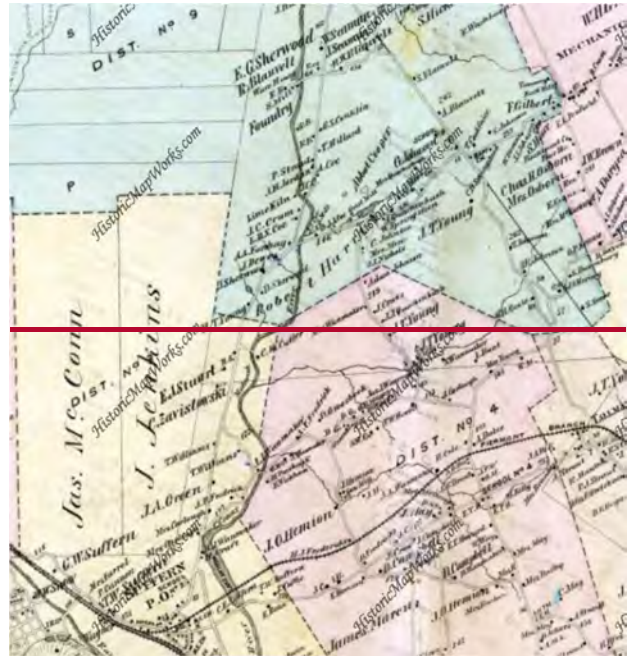
Finally, three Modern dwellings on individual lots could be locally significant as representative of this architectural style: 646 Haverstraw Road (built c. 1951), 3 Brentwood Drive (1974) and 44 Mile Road (1978). While ~~only~~ 646 Haverstraw Road ~~is~~ and 3 Brentwood Drive are now over 50 years old (and thus eligible for the National Register), the remaining ~~two are candidates~~ 44 Mile Road property is a potential candidate for future designation.

Element

Late 20th & Early 21st Century Residential Development

One of the first houses in the last quarter of the 20th century to return to formal architectural classicism is the Damon-Goldberg House at 24 Viola Road. Constructed only 34 years ago, it displays a Neo-Classical style. The property has retained much of the formally designed original landscape of the previous country retreat, which dated to the early 20th century. In addition, farm buildings connect it to the property's historic past as a farmstead. It is unknown whether the cider mill that once existed here is still in evidence, but historical accounts suggest that the grounds may contain archeological evidence of this earlier function.

In the last years of the 20th century and the first decade of the 21st, residential development in the Village has continued to be strong and is remarkably uniform in the types of houses constructed. Most were built within multi-lot subdivisions—at least eighteen were filed during these thirty years. These houses are far larger in scale than those of the immediate post-WW II era and are, for the most part, traditional in their architectural styles. This period would also see the development of numerous apartment complexes in the vicinity; the one major multi-family housing complex located within Montebello is the Lackawanna Condominiums, dating to 1993. The ninety-three units are within sixteen buildings on a parcel of land south of I-287 and wedged between the warehouse/distribution center at 20 Dunnigan Drive and the Indian Rock Shopping Center on Route. 59. The architectural style is a traditional Colonial Revival with gabled roofs and articulated front facades to distinguish each unit.

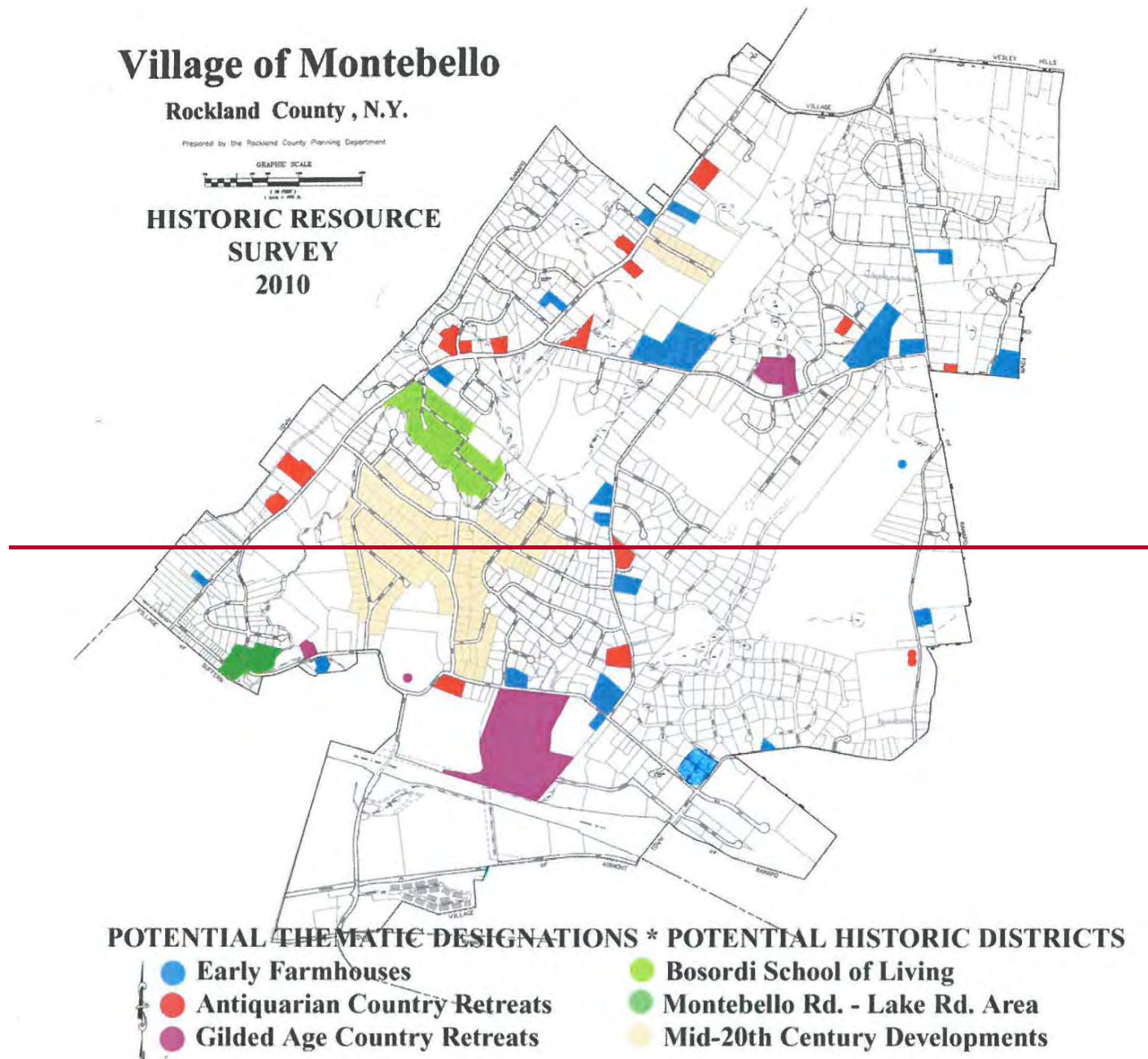


Ramapo, Rockland County: F. A. Davis & Co., 1876

Historic Roads

An early map of the County prepared by Robert Erskine, a Surveyor General for the Continental Congress, illustrated a pre-Revolutionary road following the alignment of lower Route 202 (Haverstraw Road) and Viola Road. Viola Road is one of the oldest roads in the County.

As early as 1794, the importance of these roads was recognized and the state legislature enacted laws to straighten and extend several routes in the area. Haverstraw Road (State Route 202) was a regionally important route for transporting bricks from Haverstraw to Suffern and cordwood from the Haverstraw Mountains (present day Harriman State Park) to Haverstraw. The road was built upon sections of pre-Revolutionary roads and was originally chartered in 1814. However, the road was built piecemeal over the next few years. Obstacles, such as swamps and bypasses, made the road difficult to complete.

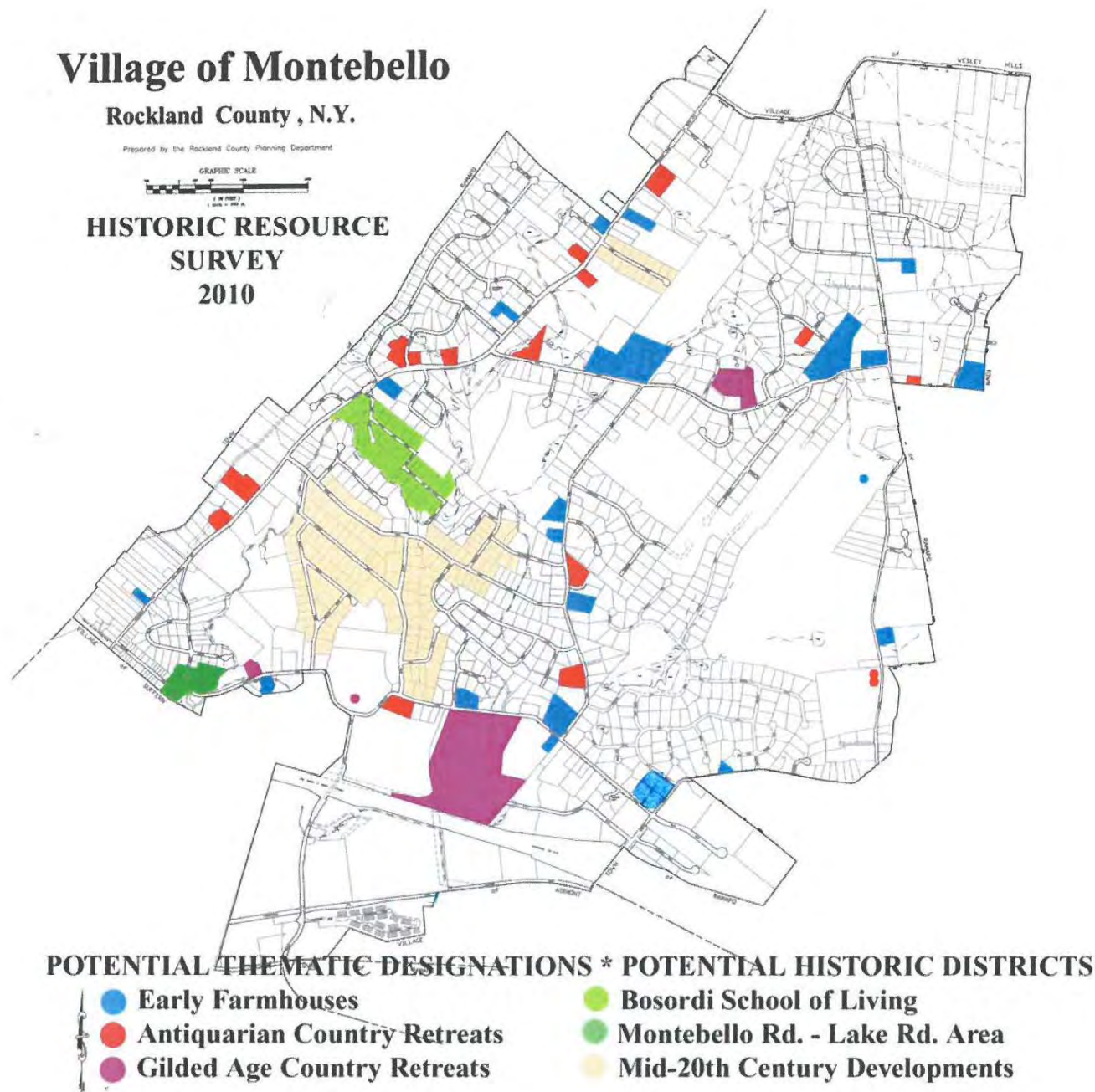


In addition, several local roads were of significant importance during the American Revolution, particularly for the transport of troops and supplies during the northeast and mid-Atlantic War campaigns. In recognition of this local historic character, the HPPC has recently endeavored since before 2020 to identify and mark the pertinent roads/routes within the Village's boundaries, with consistent "W3R" signage in accord with national guidelines:

Element

“The Washington-Rochambeau Revolutionary Route (“W3R”)- National Historic Trail was designated a National Historic Trail by Congress (P.L. 111-11) and signed by President Obama in March 2009. It commemorates the 700 miles of land and water routes followed by the allied Continental and French armies between 1780-83 under their respective leaders’ generals Washington and Rochambeau through Massachusetts, Rhode Island, Connecticut, New York, New Jersey, Pennsylvania, Delaware, Maryland, Virginia and what is now Washington D.C. This march led to the American French victory over British forces under Lord Cornwallis at the siege of Yorktown, Virginia, and essentially ended the War for Independence. The National Historic Trail also includes the allied troops’ return march and water routes and related reconnaissance expeditions of the officers.” (Sources: <https://w3r-us.org/ny/> and <https://w3r-nj.org/index.htm> November 2024). National W3R website: <https://w3r-us.org>.

Locally, the W3R-NY and W3R-NJ state associations seek to identify historic sites along New York and New Jersey’s border sections of the National Historic Trail for marking, preservation, etc. consistent with their state and local partners, providing a rich environment for interpretation and education. The Village of Montebello’s recent W3R signage efforts are consistent with these historical preservation principles.



Map Excerpted from Historic Resource Survey.

Element

Other locally important roads follow the same path as their pre-Revolutionary alignment. Present day Viola Road was known as Old Kings Road and was a main east-west alternative until Nyack Turnpike was constructed (which follows the approximate route of present-day Route 59).

The intersection of Viola Road (Old Kings Road) and Route 202 (Haverstraw Road) was known as “Forshay’s Corners”, the location of an early polling place in Ramapo, and home to a distillery and several homes owned by the Forshay and Conklin families in 1823. Just east of the intersection on the north side of Viola Road was the grist and ~~saw mill~~sawmill of Abbot Copper, built in 1808. The Sherwood, Hopper, and Coe families would also have a presence here.

Viola Road was a main thoroughfare of the farming community located in and around the Montebello area, which traded goods and services in the former hamlet of Mechanicsville, which was renamed Viola in 1882. Mechanicsville, or Viola, was centered in and around the intersection of present-day Viola Road and Maple Avenue, with homes and business extending west and east along the road. The Viola hamlet was still active in 1930, but described in the Town of Ramapo Plan Report as a “place of no great significance except that it is the area of the County Poor Farm and a center for the community of farmers surrounding it.”

Farther north of Forshay’s Corner was an early settlement known as “Sherwoodville” which was centered in present day Wesley Hills, but which extended southward to include the northernmost points of present-day Montebello. Immediately west of the Route 202 intersection with Grandview Avenue, a foundry and mills were situated along the Mahwah River.

Present day Montebello Road was known as Old North Road during the pre-Revolutionary era, and was renamed after the Ryan summer home and grounds, which Mr. Ryan referred to as “Montebello Park.” Portions of the former Old North Road include present day Memorial Road, which turned south toward Suffern.

Present day Lake Road was the only road that connected Suffern to the Haverstraw Road and Kings Highway (present day Viola Road). Although some of these roads may not today have great historic significance because of the changes that have occurred, as the Historic Resource Survey demonstrates, these roads are lined with homes that are historically or architecturally significant. The significance of the homes in this area would be linked to their association with early prominent homesteaders, or because the building represents an excellent example of a particular type of dwelling for its era.



Mahwah River

Element

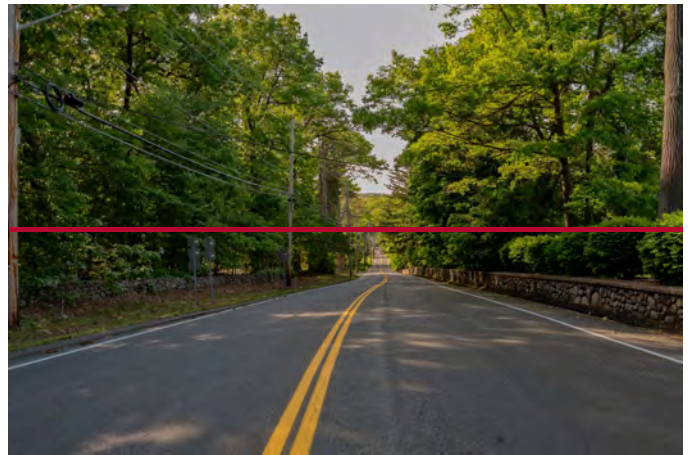
Landscapes

Mahwah River

The Historic Resource Survey identified the Mahwah River as a natural landscape and valuable community amenity. With its wooded shores, the river is relatively hidden from public view except at key locations. These vantage points include the stone bridge on Montebello Road, the Viola Road and Mayer Drive bridge spans, the Coe Farm Scenic Vista along Route 202, and trails through Kakiat County Park (which is outside Village boundaries). Because there are so few public river-viewing opportunities, there is an important role for the HPC and the Village to play to ensure these vantage points are not compromised. The Village vantage points are part of the Historic and Scenic Road Districts recommended in this plan.

Stone walls

The arterial historic roads of the Village provide the most salient evidence of the Village's rural past, being lined almost continuously with stone walls, both old and new. These structures visually define property boundaries and, despite their different construction methods and dates, imbue the roads with a sense of the Village's rural past. Where stone piers flank driveway entrances to private properties, they also signal the country retreat period of development in the Village—a tradition that continues today. The stone walls visually complement the natural rocky terrain and provide a measure of cohesiveness between the historic and newer properties along these routes. The Historic Preservation Survey concluded that "[p]rotective measures to ensure their long-term preservation is indicated."



Montebello Road exhibits both traditional dry-laid stone farm walls (left) and mortared formal walls (right)

Element

Spook Rock Golf Course

The Historic Resource Survey highlighted the “designed landscape and open areas within the Spook Rock Golf Course” as providing “outstanding views to the Ramapo Mountains from its rolling hills and manicured lawns. These views are also enjoyed by those who simply travel along the southern section of Spook Rock Road” and “is a significant landscape that will become increasingly valued over time.” It has hosted the MGA Public Links Championship at least three times. Prior to its development as a golf course, the tract was utilized as a Boy Scout Camp and Jamboree site—one of the first in the nation, which adds to its historical significance.



Spook Rock Golf Course in autumn.

Element

Historic and Scenic Roads District

The Village of Montebello has, from its creation in 1986, been dedicated to preserving its historic resources, stone walls, natural features, and scenic views adjacent to its historic roadways. Based on historic road maps, early surveys and other resources, the Village identified the following historic and scenic roads in its first Comprehensive Plan in 2003, and again in its 2009 Comprehensive Plan: Grandview Avenue, Viola Road, Montebello Road, North Airmont Road, Hemion Road, Spook Rock Road, State Route 202 (Haverstraw Road), Lake Road, Mile Road and Bayard Lane. Both earlier Comprehensive Plans recommended that the Village “protect the character” of these Village historic and scenic roads and set preservation, maintenance and design guidelines for development along these roads.

Based on prior history and recommendations, as well as the results of the Historic Resource Survey conducted after the 2009 Plan, ~~this~~the 2017 Plan identifies the following Historic and Scenic Roads District within the Village:

- Haverstraw Road (Route 202);
- Spook Rock Road;
- Viola Road;
- Mile Road
- Bayard Lane;
- Montebello Road;
- Orchard Street;
- Lake Road (portion);
- Hemion Road (portion);



Viola Road, a tree-lined, winding, narrow carriageway framed by stonewalls and historic resources exemplifies Montebello's historic and scenic rural character

The Historic and Scenic Roads District has been implemented, as outlined below.

Element

This recommendation is consistent with Rockland County recommendations, “To work with and advise the County of Rockland and towns and villages on historic roads programs within Rockland County. These programs should establish guidelines for the maintenance of trees, stone walls and other elements that contribute to the historic character of designated roadways.”⁸ The Rockland County Historic Preservation Board previously evaluated historic roadways within the County and their recommendations included Haverstraw Road (Route 202), Viola Road, North Airmont Road, Montebello Road, Hemion Road, Spook Rock Road and Grandview Avenue.

After consideration, Grandview Avenue, North Airmont Road and a portion of Hemion Road were not designated as Village Historic and Scenic Roads because they lack historic resources along the frontage that is within the Village boundaries as surveyed in the 2010 Historic Resource Survey.

This Plan recognizes that the view sheds, vistas and significant historic structures associated with the roads within the Historic and Scenic Roads District contribute significantly to the overall character of the Village, an attribute the community wishes to preserve and enhance. The Plan recommends that when future development occurs within the Historic and Scenic Roads District, such development should be consistent with maintaining the existing historic and scenic character of the roads and subject to additional review standards and design guidelines.

The specific roads or sections of road identified within the Historic and Scenic Roads District (see Figure HP-1 at end of this chapter), along with the reasons for such inclusion, are:

1. Montebello Road from Airmont Road to Lake Road:

- “Gateway” to Village at Airmont Road
- “Gateway” to Village at Lake Road
- One of the oldest historic roads in the Village, historically known as “Old North Road”
- Lined by historic extant stone walls along significant portions of its length
- Scenic vistas/viewsheds along length of road
- Includes one of few public viewing sites of Mahwah River
- Significant period historic structures along length:
 - Morse Cottage (Local Historic Landmark, One Montebello Road, c.1920)
 - ~~Montebello Village Hall~~
 - Morse Cottage was later converted to Montebello Village Hall after the Village’s incorporation in 1986, and designated Historic by the HPC in 2008, with a raised

⁸ Rockland County Code Chapter 75(A)(4)(E)

Element

“post-style” historic bronze plaque dated 2015 and posted/dedicated soon thereafter

- Montebello Road Bridge: Montebello Road originally featured a stone-faced plate girder bridge and was on NYS Inventory of Historic Bridges (BIN 3346120); likely constructed as a Works Progress Administration project; was damaged/destroyed during Hurricane Irene in 2011. Replacement bridge was designed to reflect historic character of the ——— original bridge and surrounding area. 53-foot-long replacement bridge ——— was completed in November 2015 using stone from the original bridge, and the original bridge’s cornerstone was also preserved.
- The “T.W. Howell” Farm (32 Montebello Road, c. 1870)
- The “J. Wannemaker-P. Ward-Dr. Patterson.” Farm (37 Montebello Road, c.1820)
- “Barry Moore” Estate (38 Montebello Road, c. 1905)
- “Henry Wanamaker 1778-L. Wannemaker-Wanamaker” Farm and Barn —(51 Montebello Road, c. 1778)
- Gatehouse for “Montebello” (61 Montebello Road, c. 1902)
- Fieldstone Farm (62 Montebello Road, c.1898, built by Thomas F. Ryan)
- Ryan Mansion “Montebello” (Local Historic Landmark, 75 Montebello Road, c. 1901, built by Thomas F. Ryan)
- Suffern Middle School (c. 1942)
- Camp Montebello (101 Montebello Road, c. 1956)
- Blind Player’s Club (103 Montebello Road, c. 1850)
- James J. Wanamaker House and Wanamaker Grist & Saw Mill (104 and —106 Montebello Road, c. 1840)
- 108 Montebello Road c. 1900 (associated with Wanamaker Grist Mill)
- The J. N. Wanamaker Farm (115 Montebello Rd, c. 1850)

2. Viola Road from Haverstraw Road (State Route 202) to Village’s Eastern Border:

- One of the oldest historic roads in both the Village and in Rockland County, historically known as “Old Kings Road”
- Lined by historic extant stone walls along significant portions of its length

Element

- “Gateway” to Village at Eastern Border
- Scenic vistas/viewsheds along length of road
- Includes one of few public viewing sites of Mahwah River
- Significant period historic structures along length:
 - “J. J. Coe” Grist and Saw Mills (6 Viola Road, c. 1860) AKA “Joylands”
 - 12 Viola Road, c. 1920
 - Barns and outbuildings, including early ~~ice house~~icehouse/boat house associated with the “Abbott Cooper” estate (20 Viola Road, c. 1900)
 - Expansion of earlier c.1870 house – property also includes historic barns and possibly ~~ice house~~icehouse (24 Viola Road, c. 1870/1976)
 - Quackenbush Farm along Viola Rd/Emerald Lane (later became Henry —von L. Meyer’s Cobblestone Farm, c. 1840)
 - “W. Springsteen-I. Young” House (37 Viola Road, c. 1870)
 - “Johnson Farm” (Local Historic Landmark, 84-86 Viola Road, c. 1778)
 - “George W. Morgan” house, (90 Viola Road, c. 1913)
 - Fieldstone outbuilding and ~~ice house~~icehouse associated with the demolished “R. Johnson” House, 96 Viola Road, c. 1820)
 - “S. Johnson” House (126 Viola Road, c. 1850)
 - “T. Cookfaice-H. Paul” House (106 Viola Road, c. 1870)
 - “Maple Grove Cemetery” (62-72 Viola Road, earliest marked stone: James Goble Carlough, dated 8-12-1811/latest marked stone: Henry —Arthur Fox, dated 12-31-1971)

3. Mile Road from Montebello Road to Viola Road:

- One of the oldest historic roads in the Village
- Lined by historic extant stone walls along significant portions of its length
- Scenic vistas/viewsheds along length of road
- Significant period historic structures along length:
 - “C. Johnson” house (4 Mile Road, c. 1850)

Element

- “Ames” house (6 Mile Road, c. 1910)
- “C. Blanchard” house (11 Mile Road, c. 1925)
- 12 Mile road, c. 1920
- “Adam Johnson” house (26 Mile Road, c. 1860)
- “Benson” house (29 Mile Road, c. 1890)
- “Mrs. Wanamaker-Sutherland” house (33 Mile Road, c. 1860)
- “J. Crows” house (38 Mile Road, c. 1860)
- “J. J. Quackenbush” house (40 Mile Road, c. 1870)
- “J. T. Young” house (46 Mile Road, c. 1850)
- “C. Fredericks-J. J. Wanamaker” house (63 Mile Road, c. 1850)
- “A. S. Wanamaker” house (77 Mile Road, c. 1870)

4. Lower Portion of Haverstraw Road (Route 202) from North to South Village Borders:

- One of the oldest historic roads in the Village, historically known as “Haverstraw Road”
- Lined by historic extant stone walls along significant portions of its length
- “Gateway” to the Village at both North and South ends
- Scenic vistas/viewsheds along length of road, including Kakiat Park and Coe Farm Scenic Vista
- Includes one of few public viewing sites of Mahwah River
- Significant period historic structures along length:
 - “T. Williams” house (224 Haverstraw Road, c. 1875)
 - “E. J. Stuart-Wm. Bevans” house (314 Haverstraw Road, c. 1850)
 - 340 Haverstraw Road, c. 1930
 - Unnamed house (325 Haverstraw Road, c. 1890)
 - “Borsodi School of Living/Bayard Lane School of Living” house (367 Haverstraw Road, c. 1935)
 - “D. Sherwood-F. Sherwood” House (395 Haverstraw Road, c. 1840)

Element

- “Conklin-Sherwood” house (452 Haverstraw Road, c. 1778)
- “Adam A. Forshay-Lawrence D. N. Coe-Poleskie-A. Houston” house (500 Haverstraw Road, c. 1817)
- “Coe” Farmstead barn (519 Haverstraw Road)
- “J. Furman” house (562 Haverstraw Road, c. 1910)
- “T. Hillard” house (565 Haverstraw Road, c. 1860)
- “R. B.” house (578 Haverstraw Road, c. 1875)
- J. J. Coe” house (519 Haverstraw Road, c. 1850)
- “Depew-Jordan” house (556 Haverstraw Road, c. 1850)
- 592 Haverstraw Road, c. 1920
- “Blauvelt-G. S. Conklin-W. F. Gurnee” house (603 Haverstraw Road, c. 1870)
- “Lincoln Fisher” Log Cabin (Kakiat Park, c. 1905)
- “Conklin-Sherwood” house (1 Copeland Drive with house frontage on Haverstraw Road, c. 1778)
- “Dexter Manor-Copeland” or “Dr. Birkett’s” house (2 Copeland Drive, —with house frontage on Haverstraw Road, c. 1880)
- “Sherwood Family Burial Ground” (east side of Haverstraw Road between Orchard Circle and Viola Road; Coe, Conklin, Sherwood burial plot - Oldest marked stone: Lewis Conklin, dated Feb. 22, 1783/latest marked stone: John Sherwood, dated 1896)

5. Hemion Road from Montebello Road to Route 59:

- “Gateway” to Village at Route 59
- Historic extant stone walls evident along portions of its length
- Suffern Middle School (c. 1942)
- Indian Rock (local historic site, deposited on its current site c. 21,000 years ago)
- Mentioned in the 2009 Montebello Comprehensive Plan under “Planned Industry-Campus,” where it was recommended that “in order to protect Hemion Road’s natural and woodland character, the Conservation area extend from the centerline of the Hemion Road right of way approximately 200 feet on both sides of the road from the railroad to

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the Thruway. Buildings, except small accessory utility buildings, decorative fencing, or similar accessory structures that would not detract from the landscape, could be situated within the Conservation area.” This conservation area for sustaining Hemion’s natural and woodland character goes hand-in-hand with the historic road district protections.

6. Spook Rock Road from Airmont Road to Viola Road:

- One of the oldest historic roads in the Village
- “Gateway” to the Village at Airmont Road
- Lined by historic extant stone walls along significant portions of its length
- Scenic vistas/viewsheds along length of road, including Spook Rock Golf Course and Warren Berbit Preserve
- Portions included in Village’s Rural Preservation Overlay District
- Significant period historic structures along length:
 - “S. Blauvelt-A. Johnson” house (144 Spook Rock Road, c. 1870)
 - 164 Spook Rock Road, c. 1926
 - “I. Young” house (183 Spook Rock Road, c. 1890)
 - “J. Young” house (199 Spook Rock Road, c. 1840)
 - 205 Spook Rock Road, c. 1925
 - “Hans Vendt” house (213 Spook Rock Road, c. 1920)
 - “T. Johnson” house (220 Spook Rock Road, c. 1870)
 - “S. R. Johnson” house (236 Spook Rock Road, c. 1850)
 - “Fant Farm” AKA “J. Conklin-J. Hunter-G. H. Soule” house and barns (Local Historic Landmark, 253-257 Spook Rock Road, c. 1850)
 - “Zimmerman” house (271 Spook Rock Road, c. 1880)

7. Bayard Lane

- Historically significant as the location of the Borsodi School of Living
- Significant period historic structures along length:
 - 9 Bayard Lane (c. 1935)

Element

- 11 Bayard Lane (c. 1935)
- 12 Bayard Lane (c. 1939)
- 14 Bayard Lane (c. 1935)
- 16 Bayard Lane (c. 1939)
- 17 Bayard Lane (c. 1935)
- 21 Bayard Lane (c. 1933)
- 22 Bayard Lane (c. 1955)
- 23 Bayard Lane (c. 1957)
- 26 Bayard Land (c. 1936)
- 29 Bayard Lane (c. 1939)
- 32 Bayard Lane (c. 1954)
- 34 Bayard Lane (c. 1939)
- 35 Bayard Lane (c. 1935)
- “Shipard Homestead” @ 37 Bayard Lane (c. 1939)
- 39 Bayard Lane (c. 1937)
- 41 Bayard Lane (c. 1941)
- 42 Bayard Lane (c. 1939)
- 43 Bayard Lane (c. 1937)

8. Orchard Street from Haverstraw Road (State Route 202) to Lake Road

- “Gateway” to the Village at Haverstraw Road
- Orchard Street is the location of the “Suffern Terrace” development, the first subdivision in the Montebello area and dates to the early 20th century (map originally drawn dated 1911/filed 1937). The street serves as a showplace for early 20th century architectural trends, as its houses a display of a variety of styles and forms popular in this time period, including the American 4-Square form, Dutch Colonial Revival styles, classic bungalows, some with Craftsman treatment, and Cape Cod-style homes. (Village of Montebello Historic Resource Survey, 2010).
- Significant period historic structures along length:

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- 7 Orchard Street, c. 1911
- 8 Orchard Street, c. 1920
- "Jacob & Rosie Greenfield" house (9 Orchard Street, c. 1890)
- 10 Orchard Street, c. 1920
- 15 Orchard Street, c. 1925
- 18 Orchard Street, c. 1920
- 24 Orchard Street, c. 1940
- 27 Orchard Street, c. 1923

9. Lake Road, Brooklands, Memorial Drive

- "Gateway" to the Village linking Orchard Street and Montebello Road
- End of proposed Montebello Road Bridge Historic District
- Scenic vistas/viewsheds along length of road
- One of few public viewing sites of Mahwah River
- Portions feature designated parkland with river views
- Significant period historic structures along length:
 - "Lester and Alice Mitchell" house (1 Lake Road, c. 1925)
 - 5 Lake Road, c. 1927
 - "Morton & May Lexow" house, c. 1910 (36 Memorial Drive, depicted on 1911 Washburn Map; per Deed info 825:1097)
 - 1 Brooklands, c. 1946 (rear portion/river frontage only)
 - 3 Brooklands, c. 1946 (rear portion/river frontage only)
 - 5 Brooklands, c. 1946 (rear portion/river frontage only)

Historic Eligibility

A property may achieve historic designation at the national, state or local level if it meets the criteria established for inclusion in such programs.

The National Park Service maintains a list of properties that are eligible for listing on the National Register of Historic Places. The standards for inclusion on this list are set by the U.S. Secretary of the Department

Element

of the Interior and include standards relating to both significance and integrity. Properties are categorized as significant for:

- Their relationship to a historic event or them significant in American history, such as settlement, agriculture or tourism;
- Their association with an individual who made a significant contribution to the history of the local community, state or nation;
- Their distinction as an example of a type, period or method of construction; and
- Their archeological potential to provide information about an important aspect of prehistory or history.:

A property must also retain sufficient physical integrity from its period of significance, and there are National Register criteria to ensure that only authentic buildings receive listings.

Ordinarily, cemeteries, birthplaces, or graves of historic figures, properties owned by religious institutions, or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years are not generally eligible for the National Register of Historic Places unless they fall within the following categories:

- a religious property deriving primary significance from architectural or artistic distinction or historical importance;
- a building or structure removed from it original location but which is significant primarily for architectural values, or which is the surviving structure most importantly associated with a historic person or event; or
- a birthplace or grave of a historic figure of outstanding importance if there is ~~no~~ other appropriate site or building directly associated with his productive life; or
- a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design figures, or from association with historic events; or
- a reconstructed building when accurately executed in a suitable environment and presented as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- a property primarily commemorative in intent of design, age tradition, or symbolic value has invested it with its own historical significance; or a property achieving significance within the past 50 years if it is of exceptional importance.”

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The properties listed on the National Register of Historic Places have been determined to meet a minimum standard of significance as described above. This significance can be at the national, state or local level of importance. A building where George Washington may have headquartered a campaign (national level of significance) and a building of a prominent local citizen such as Montebello Park (local level of significance) are equally eligible for listing on the National Register.

The New York State Historic Register includes New York properties only, and is maintained by the State Historic Preservation Office ("SHPO"), a division of the New York State Office of Parks, Recreation and Historic Preservation. The criteria for State Register listing are identical to National Register listing. Properties in New York that are placed on the National Register are automatically placed on the State Register.

Section 195.60-D of the Montebello Village Code also establishes criteria for historic landmark and district designation based on significance. These criteria mirror those of the National and State Registers. The HPC may recommend a property for designations a local landmark if it:

1. Is associated with, events that have made a significant contribution to the broad patterns of the history of the Village of Montebello, Rockland County, the Hudson River Valley region, New York State or the United States of America;
2. Is associated with the lives of persons significant in [Montebello's] past;
3. Embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master or that possesses high artistic values that represent a significant and distinguishable entity whose components may lack individual distinction;
4. Has yielded or may be likely to yield, information important in prehistory or history; or
5. Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood in which it is situated.

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Register Listing and Landmark Designations

Although many properties within Montebello may be eligible for the National or State Historic Registers, none are listed. Pursuant to Montebello Village Code, at the request of the [HPCHPPC](#), the Village Board has designated the following four properties as local historic landmarks:

- The Ryan Estate “Montebello Park,” c. 1901, at 75 Montebello Road - the mansion and entire subject property including the more recently constructed carriage homes (attached residences); [designated in 2005](#).
- The Morse Cottage, c. 1920, now Montebello Village Hall, at One Montebello Road - the structure and its entire environs; [designated 2008](#).
- The Fant Farm, aka “J. Conklin-J. Hunter-G. H. Soule” house and barns, c.1850, at 253-257 Spook Rock Road -all structures and surrounding environs including the land across the street; [designated 2006-2007](#).
- The Johnson Farm, c. 1778, at 84-86 Viola Road including structures and immediate environs including the viewshed from both directions; [designated in 2006](#).



Plaque recognizing Morse Cottage (now Village Hall)

In addition, when presented with the opportunity to do so, the Planning Board has recognized the aesthetic value of historic properties and requires developers to preserve a historic home’s setting and to integrate elements of that setting, e.g., stone walls, into the overall design of new development.

Recommendations

Throughout its history, Montebello has maintained a rural atmosphere that should be maintained. Preserving this atmosphere is crucial to the continued setting and context of the historic homes, farms and resources in Montebello. The context of this landscape includes the tree-lined winding roads with narrow carriageways, stone walls, older wooden fences, openness and undeveloped setting, as well as the homes and farms that were constructed during various settlement periods in Montebello’s history.

The Plan makes the following recommendations for protecting the historic, aesthetic, and scenic resources in the Village:

1. **Continue to identify and protect as appropriate the historic resources in the Village.**

Element

- a. The HPC should continue to identify the Village's historic structures and resources, including an inventory of its stone walls: "The arterial roads of the Village, which are historic routes, provide the most salient evidence of its rural past, being lined almost continuously with stone walls...The stone walls complement the natural rocky terrain and provide some measure of cohesiveness between the historic and newer properties along these routes. Protective measures to ensure their long-term preservation is indicated." (Village of Montebello 2010 Reconnaissance-Level Historic Resource Survey). Ongoing implementation.
 - b. A complete list of historic resources as they are identified should be compiled on an ongoing basis, which can be accessed by the Village, its boards and clerks, as well as other appropriate staff, in connection with proposed development activity. Implemented, interactive map is posted on the Village website.
 - c. Development adjacent to designated local landmarks should be required to include complementary architectural style, landscaping, stone walls, etc. Not implemented.
 - d. The Village should consider updating the 2010 Historic Resources Survey should be updated in 2020 or over the next five-year time period, from 2025 -2030. Not implemented.
 - e. Considering that there have been no new historically designated properties since the last 2017 Comprehensive Plan, the Village and HPPC should continue to advocate and educate property owners on the preservation benefits of "voluntary applications" for official Village historic designation (see also Recommendations 2.a. and 2.b. below).
2. **Encourage official historic landmark designation and/or registry.** The 2009 Plan recommended that any properties identified in a historic resource survey as having particular significance should be considered for local, state or federal historic designation by the Historic Preservation Commission and Village Board. Structural changes to such properties would require a Certificate of Appropriateness from the Historic Preservation Commission in the case of local designations. Despite the identification of resources in the Historic Resource Survey, there have been no new historical designations under Village Code since 2009-the 2017 Plan. The HPCHPPC has adopted a "don't force but rather try to encourage residents" policy since the 2009 Comprehensive Plan, which has not been fruitful in residents proactively designating their properties. Recommendations going forward include:
- a. The HPCHPPC should encourage property owners to consider designation and listing on the National Register of Historic Places, which will also place the property on the New York State Register of Historic Places. Listing on these Registers does not apply the same restrictions as Village Code historic designation but does provide

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opportunities for specific preservation incentives, including federal and state preservation grants for planning and rehabilitation and investment tax credits. Ongoing implementation.

- b. The HPC should continue to “encourage” rather than “mandate” historic landmark designations under Village Code Section 195-60. Ongoing implementation.
- c. Rework standards for local landmark designation and benefits of designations. The Village Board should consider local incentives (beyond Village tax exemptions for “increase in value” of alteration, renovation or restoration credits to maintain integrity) to encourage designation of historic properties. For example, upon historic designation as a local landmark, similar incentives on a smaller scale set forth in 167-38 should also apply. Not implemented.
- d. The Village newsletter and website should continue to remind residents of availability of formal historic designation under the Village Code, as well as the opportunity to be listed on Federal and State Registers of Historic Places, and the incentives that comes with this designation or registry listing. Ongoing implementation.

3. **Encourage the continued maintenance and preservation of historic resources located in the Village.** It is important to continue to educate the citizens of Montebello on the history of the Village and the merit of preserving historic resources throughout the Village. The following recommendations will support this goal:

- a. Public outreach and education, including:
 - i. Continue the ~~HPC's~~HPPC's annual presence at Montebello Day, or other public events, with historic preservation information, historic home designation request for evaluation applications, artifacts and historic photos, etc. As the annual Montebello Day event (traditionally held the 3rd weekend in September) has been largely discontinued since the 2020 pandemic, if not reinstated then the Village and HPPC should identify other public events to interact with the public, help educate them on local historic preservation and distribute related materials. Examples: the new annual September Montebello Jazz Fest (inaugural year 2024) and planned “Time Capsule” public events currently being planned for 2025-26.
 - ii. The ~~HPC~~HPPC should continue a presence in Montebello newsletters with information on historic properties and the importance of historic preservation ———in our village. Implemented.
 - iii. The ~~HPC~~HPPC should educate the public regarding less-restrictive historical listing on the National Register of Historic Places, maintained by the National Park

Element

Service and NY State Register of Historic Places maintained by the NY State Historic Preservation Office.

- iv. The HPCHPPC should continue to make an ongoing appeal for National and State Registry listings and Village landmark designation of historic properties ~~identified~~ identified in the 2010 Montebello Historic Resource Survey.
- v. The HPCHPPC should make the 2010 Montebello Historic Resource Survey as widely available to public as possible.
- vi. The HPCHPPC should continue to bring historic preservation education opportunities to the Village, such as the National Alliance of Preservation Commissions (NAPC) “CAMP” (Commission Assistance and Mentoring Program) Workshop held for Montebello HPC members and the Rockland County Historic Preservation Board members in May, 2014.
- vii. The HPCHPPC should have a more visible presence on the redesigned village website and showcase markers, historic properties, historic photos, and historic preservation information on the website. Implemented
- viii. Collect oral histories on local historic house (possibly use “Story Corps” website for self-recording - <https://storycorps.org>).
- ix. Create architectural guide to raise awareness of specific properties with an interactive map

Ongoing implementation. (Except for a.vii above, which was implemented.)

- b. Designate public areas at Village Hall for the display of historic information and artifacts. Montebello Village Hall currently has historic photos displayed on its walls. The 2009 Plan discussed using the Village’s Dr. Jeffrey Oppenheim Community Center lobby for historic displays; however, there is not enough foot traffic in that location to effectively raise resident awareness or interest. Instead, it was recommended in the 2017 Plan and is still recommended that the Village Hall historic photo collection be expanded to the Village Hall outdoor glass display, which should be utilized for rotating historic information/interest. In addition, the Community Center should be used to display significant historic photos, sketches, etc.
- i. ~~Recommend using~~ Continue the use of the redesigned/updated Village of Montebello website to act as HP “display” presence where it will add links to access HPCHPPC maps and materials

Element

- ii. Recommend use of social media, including Twitter and Facebook accounts dedicated to Montebello historic preservation.

Ongoing implementation.

- c. Develop a program of proactive outreach by the ~~HPCHPPC~~ to the owners of historic properties.
 - i. Montebello newsletter article with information on historic properties and the importance of historic preservation in our Village and ongoing appeal for designation of historic properties
 - ii. Annual presence at Montebello Day with historic preservation information, historic home designation request for evaluation applications, artifacts and historic photos, etc.
 - iii. Targeted mail to homeowners of significant historic properties identified in 2010 Montebello Historic Resource Survey with information regarding national and state registry listing and designation of historic property, including tax benefits and other available incentives.
 - iv. Compile a list of historic preservation resources to educate and motivate historic property owners
 - v. Notify owners to keep them informed of any changes in standards for local landmark designation and benefits of that designation.
 - vi. Link Montebello website to digitized photos on a variety of sites (HVRH; New City Library, etc.) Implemented

Not implemented, with the exception of c.vi above, which has been implemented

- d. Provide recognition to historic property owners by owners by creating a prestigious “medallion” or “marker” program for historical properties that recognizes the historical significance of the property. Not implemented.
4. **Protect the character and integrity of the Village’s historic and scenic roads by creating a Historic and Scenic Roads District.** The 2017 Plan ~~recommends~~recommended adopting the Historic and Scenic Road District to protect identified historic and scenic roads discussed above. ~~It is recommended that this~~This district has been adopted to include a 250-foot regulated area on both sides of the center line of the roads within the District, in order to capture structures and yards areas that are generally visible from roadways. Implemented.

Element

5. Specific regulations should be ~~adopted~~maintained to protect the historic and scenic characteristics of the roads within the designated Historic and Scenic Roads District. ~~This~~Since the District's adoption after the 2017 Plan includes, the HPPC now regularly hears public applications from Village homeowners and builders for Certificates of Appropriateness ("COA"s) to ensure compliance with the District's view shed and natural vegetative buffer rules. The current standards implement the following 2017 recommendations for the Historic and ~~scenic~~Scenic Roads District:
 - a. Maintain tree cover and general width of the road.
 - b. Avoid unnecessary widening to existing pavement widths.
 - c. ~~Limit~~Continue to limit the type of fencing and/or walls that are allowed within the District to ensure the so that it is consistent with the historic, rural and scenic characteristics within the District area. Preserve all existing and new stone walls and rural wood fences along these roads, and replace missing stone walls and fences as properties are modified. Encourage the use of stone walls in new construction. All new or rebuilt stone walls must be of natural and native stone, not be engineered or synthetic and be consistent with the historic and rural characteristics of its neighborhood. Seek out ways for the Village to restore or encourage the restoration of existing stone walls. Ongoing Implementation.
 - d. Create architectural review standards for visible new construction/structures, or modifications to visible existing structures, which will be consistent with the historic, rural and scenic characteristics of the District area. New development should be compatible in scale, density, design and orientation with existing development. Architectural review within the District should be conducted by the ARB based upon the referral to and written report by the HPC. Not implemented for structures outside of the district, and/or not visible from the street.
 - e. The Commission discussed the Village's overarching goal to protect the historic nature of the Village through its architecture, viewsheds and scenic overlay districts. The Commission recommends that the Village prepare written and pictorial architectural guidelines will assist the HPPC in its review and strengthen the Village's position if HPPC decisions are challenged.
 - e.f. Where a new structure will not be substantially in keeping with the historic character of the road or adjoining historic buildings, it should be screened and set back to minimize its visual impact.

Element

- f.g. Adopt design policies that preserve the character of an historic road. For example, homes on historic roads should be oriented with their front façade to the road; open garage bays should not be the visible element
 - g.h. Create educational materials for property owners within the District explaining the significance of their roads, including historic and scenic significance, and encouraging proactive actions to maintain the scenic and historic character of the District (for example, construction of stone walls, encouraging wall owners to pick up their walls as stones fall out), and identifying destructive vegetation (such as vines and bayberry) that should be removed from walls.
 - h.i. Consider erecting new street signs or other freestanding signs that visually identify the roads as distinct and different from other roads in the community. This could be accomplished by using a different street sign color, an old-world font, or different post or pole to identify the historic roads in the Village.
 - i.j. Petition the County for historic designation and/or recognition signage for the District roads falling within their jurisdiction.
 - j.k. No sidewalks, concrete curbs or other walkways shall be installed within the Historic and Scenic Roads District, except for Hemion Road and North Airmont Road as these ~~these~~ suburban street features sharply contrast with the character of these historic tree-lined winding roads resembling narrow carriageways.
 - k.l. Minimize the impact of new road openings within the District.
 - m. In this 2025 Comprehensive Plan, the HPPC (in consultation with the Village Attorney and Building Clerk) also recommends implementing a process for streamlining some of the more common and frequently recurring COA application items under the Historic & Scenic Roads District guidelines (Examples: frontage distance requirements from street to structures, and the 10% frontage “natural vegetative buffer” requirements). This will allow the COA approval process to be more efficient and expedient for both the HPPC and Village resident homeowners.
 - t.n. Take any opportunity to encourage the underground burial of all existing and future utility lines, and require such burial if a road is being significantly rebuilt. The Village Engineer and Planner will identify potential opportunities, and with the support of the Mayor, aggressively pursue the utility companies to bury all lines. Implemented.
6. **Continue to create special districts for protection of historic resources and viewsheds where planned new construction should be required to be in keeping with the character of its location.** This Plan notes that certain neighborhoods and roads (that are not within the

Element

- currently recommended Historic and Scenic Roads District) are good candidates for future historic district designations. The Plan recommends that the HPC evaluate areas identified in the 2010 Historic Resources Survey, including “Charnwood Forest” (Charnwood Dr., Druid Ct. and Longbow Rd.) for future designation and/or protections. The Village should be concerned that demolitions, new construction, and alterations could irreversibly change the character and architectural significance of this area. Not implemented.
7. **Strengthen the legal penalties for failure to comply with the Village Code and Certificate of Appropriateness process governing historic properties.** The current penalties established in the Village Code are insufficient to prevent a developer or homeowner planning significant construction from demolishing a historic structure. The Plan proposes notifying all homeowners and developers of the Code’s requirements, and then strengthening the penalties for failure to comply with the Code. Not implemented.
 8. **Seek special historic preservation protections for Spook Rock Golf Course ~~in 2019, when it celebrates, which celebrated~~ its 50th anniversary in 2019.** Spook Rock Golf Course was specifically identified as an important Village resource worthy of historic preservation status in the Historic Resource Survey. The designed landscape and open areas provide outstanding views to the Ramapo Mountains both from within the golf course and by those who simply travel along the southern section of Spook Rock Road. It has hosted the MGA Public Links Championship at least three times. Prior to its development as a golf course, the tract was utilized as a Boy Scout Camp and Jamboree site—one of the first in the nation, which adds to its historical significance. The Historic Resource Survey identified this site as one that deserves “special historic preservation protections as it celebrates its 50th anniversary in 2019.” (p.69) Not implemented.
 9. **Ensure that “Village of Montebello” signs and landscaping are maintained at the entrances to the Village.** Ongoing implementation.

Element

10. Preserve Indian Rock through local landmarking or through designation as an important visual feature. Ongoing implementation.

~~10.~~



Indian Rock

ECONOMIC DEVELOPMENT ELEMENT

Background

Montebello recognizes that economic development serves a variety of important Village interests, including improving Montebello's local economy, increasing its tax base and creating employment opportunities. The Village of Montebello and its commercial properties stand in a most desirable and somewhat unique place—just off the New York State Thruway with much of its commercial property accessible by commercial rail. It is the first major employment center south of Orange County on the New York State Thruway and coming north on Interstate 287 from New Jersey. ~~While many~~Since the 2017 Comprehensive Plan, most of the Village's undeveloped commercial areas have been developed, ~~somewith a few~~ undeveloped commercial properties ~~in Montebello~~ still ~~remain~~remaining.

This element provides a narrative of the Village of Montebello's economic development history, followed by a commercial and industrial area inventory, the Village's economic goal and objectives, and recommendations to achieve these objectives.

History of Economic Development in Montebello

The contemporary beginning of economic development in what is now Montebello began in the 1960's with the development of the Dunnigan Drive area, the Holiday Inn (now Crowne Plaza) on Executive Boulevard, the Rube Goldberg Shopping Center (strip retail center on the northwest corner of Hemion Road and Route 59), and the construction of the Airmont Road access to the New York State Thruway (Interchange 14B). This was followed by One and Two Executive Boulevard, both Class A office buildings.

Several decades later, as interest grew in completing the 19-mile missing link of Interstate 287 between Montville, New Jersey and the connection to the Thruway at Suffern/Hillburn, it became evident that the Airmont Road interchange would become the first full interchange after crossing from New Jersey into New York. The Office Center at Montebello, located at 400 Rella Boulevard, was started in anticipation of the interstate connection. It was to be part of an office campus of Class A buildings, but the commercial recession of the late 1980's postponed construction of the balance of the campus, ~~which still remains undeveloped today~~.

When Montebello was formed as an independent Village with its own land use controls, the leaders of the Village decided that non-residential zoning should remain restricted to the area south of the Thruway except for the established but not fully developed Rella Boulevard and Executive Boulevard areas and the properties between them, with the balance of the Village remaining residential.

The Indian Rock Plaza Shopping Center and the Indian Rock residential community followed a failed attempt to develop that property into an industrial park and the Village Board saw the opportunity to provide work force housing on a portion of the property with retail, restaurant and service businesses northeast of the prominent intersection of Route 59 and Hemion Road.

The 2003 Comprehensive Plan identified areas then zoned for commercial and/or industrial activities on the westerly side of Hemion Road, and proposed a “Village Center”. This new designation, consisting of four separate parcels containing the Rube Goldberg Shopping Center and a small office building with direct access to Hemion Road, was designed to provide for a mix of retail, offices and residential dwellings. This designation did not result in the desired development of the parcels.

In May of 2007, Montebello’s Village Board created an Economic Development Commission (EDC) for the purpose of preparing an Economic Development Report that would provide recommendations to promote economic development revolving around three key initiatives:

1. Identifying strategic public investments to promote and strengthen the economic activity of Montebello in an effort to create jobs and enhance the tax base.
2. Identifying key real estate properties and suggesting policies and land-use regulations to foster economic growth.
3. Proposing tax incentives, credits and fee reductions to leverage quality development and attract future development.

The EDC issued its draft report in June of 2008. The Report was reviewed in connection with the Village’s 2009 and 2017 Comprehensive ~~Plan, as well as this updated PlanPlans~~.

The 2009 Comprehensive Plan recommended the elimination of the Village Center land use designation at Hemion Road and Route 59 and instead recommended the creation of a Route 59 Development District for two undeveloped parcels in that area, which would allow for commercial (retail and/or office) development, residential development or a mixed usage. The Village implemented this Plan recommendation by amending the zoning and other lots within the former Village Center District were returned to their former designations.

Commercial and Industrial Village Inventory

As part of its review, the EDC conducted a commercial and industrial area inventory, which was updated in connection with the 2009 and 2017 Comprehensive ~~PlanPlans~~. This Plan includes an updated version (~~2017~~2025) of that inventory. A “Commercial and Industrial Property Inventory Map” (see Figure ED-1 at end of this chapter), ~~the “Map”~~ identifies and labels current and proposed commercial and industrial land use areas in Montebello.

A “Commercial Industrial Property Inventory Table” (see Figure ED-2 at end of this chapter) sets forth the current use of identified commercial and industrial areas and notes undeveloped sites.

A more detailed description of the current status of the Village’s major commercial areas, ~~which highlights key sites~~, follows. As can be seen, there has been significant development in ~~some~~many of

the commercial areas since the ~~2009~~2017 Comprehensive Plan ~~(e.g., Dunnigan Drive area), while some areas have continued undeveloped (e.g. portions of Rella Boulevard area).~~

Dunnigan Drive Area: This distribution center/warehouse area with relatively large buildings and a high amount of truck traffic is located between Airmont and Hemion Roads, running along the southern border of the NYS Thruway. The area is desirable for distribution operations because it has immediate access to a full interchange on the NYS Thruway and the interstate system, as well as rail availability. The westerly end of Dunnigan Drive as a public road terminates at the Raymour & Flanigan property. An internal private drive continues along the northern side of the parking lot and continues to Hemion Road, where truck access is prohibited as a condition of site plan approval.

Currently, there are no undeveloped parcels in the Dunnigan Drive area, with Storage Post, Manhattan Beer and Raymour & Flanigan located there. Raymour & Flanigan ~~now~~ occupies the D-4 site on the ~~Inventory Map, with subtenant Par Pharmaceutical, taking over (30 Dunnigan Drive), which includes some currently unoccupied rental~~ space previously occupied by ~~Dress Barn and Xerox subtenant Par Pharmaceutical.~~ Raymour & Flanigan also occupies the ~~previously undeveloped~~ D-5 site that ~~now~~ houses its recycling center (50 Dunnigan Drive, which handles company waste like cardboard and foam with state-of-the-art sustainable practices) and its truck maintenance facility (60 Dunnigan Drive, which also uses sustainable practices such as heating the facility with waste oil). Storage Post, which is located at D-1 on the ~~Inventory Map, (2 and 4 Dunnigan Drive)~~, expanded its operations in 2016 by adding a new building on the site.

Manhattan Beer, which merged its previous two lots via lot line disclaimer, is D-3 on the Map (20 Dunnigan Drive), and has completed an addition to house its automatic storage and retrieval system and added a parking deck, rail sidings, and loading docks to further support its beverage warehouse and distribution center.

Rella Boulevard area: Rella Boulevard is a public street located off Airmont Road near the NYS Thruway exchange, ~~presently providing access to 400 Rella Boulevard, a multi-tenant office building currently containing the corporate headquarters for Sterling National Bank. With a relatively new owner, this office building has rebounded over the last few years and has a stable occupancy rate, with tenants including mortgage and insurance companies, attorneys, and Regus, an office space consolidator that offers short-term leases of furnished offices in a shared suite with shared services. At the time of the 2017 Plan, only 400 Rella Boulevard, a multi-tenant office building (R-1 on the Map) was developed. After recommendations in the 2017 Plan to encourage additional commercial development and uses, 200 Rella Boulevard, the Sentinel Assisted Living Facility, was developed (R-3 on the Map) and 300 Rella Boulevard is the approved site of a warehouse. (R-2 on the Map) Upon completion of this approved development, Rella Boulevard will be fully developed.~~

North Airmont Road: ~~There are still three undeveloped parcels in this area totaling 25.7 acres. One parcel is 8.61 acres on the south side (identified as R-2) of the Boulevard, with two parcels (identified as R-3 and R-4) totaling 17.03 acres on the north side.~~

~~In addition, there is an unapproved and undeveloped 6-lot 6.85-acre subdivision (A-2) at 31 N. Airmont Road located between the NYS Thruway and the southern portion of the Rella Boulevard area (identified as property A-2 on the Inventory Map);~~ there is, however, no access from Rella Boulevard.

~~The remaining parcels in this area, A-1 and A-3, have been developed with office buildings (29 N. Airmont Road) and 49 N. Airmont Road.~~

Executive Boulevard Area: Executive Boulevard is a public street, accessed off of Airmont Road near the NYS Thruway interchange. The surrounding area has been under development for over ~~30~~³⁵ years (as market conditions warrant) in accordance with an overall site plan originally approved by the Town of Ramapo. A Crowne Plaza Hotel with a catering hall (E-3 on the Map) and three office buildings (E-1, E-2 and E-3 on the Map) are currently located there. ~~The last~~ There is only one undeveloped parcel of 5.59 acres (E-5 on the Map) remaining unconstructed on the original site plan to be developed. A medical office building previously approved (directly west of the Crowne Plaza), had a building permit issued in 2016 (E-6) bordering Airmont and Montebello Roads, but there has been now with access from Executive Boulevard, is currently under construction activity since that time.

Executive Boulevard also abuts ~~several zoned commercial properties, including~~ the 46-acre site zoned for commercial use (Map O-1), currently owned by the New York Archdiocese (~~identified as O-1 on the Inventory Map~~) and ~~currently~~ used as a Sisters of Life convent. There is an entrance to this property off ~~of~~ Montebello Road. This property is zoned LO-C and is substantially undeveloped, except for the convent building; and both an abandoned pool house that was converted to additional dormitories and an abandoned garage that was converted to office space since the last Comprehensive Plan. The Archdiocese has indicated its plans to continue to own and use the property for the foreseeable future; ~~and it has been making significant improvements to the property (e.g., stone walls along Montebello Road) in keeping with this stated intention.~~

~~Another property, identified as A-4 on the Inventory Map, has frontage on Montebello Road and Airmont Road. A medical office building was proposed some years ago but was not built, and the property remains wooded.~~

Hemion Road Area: There are commercial lots located along Hemion Road between the southern border of the NYS Thruway and Route 59. ~~One vacant parcel (identified as H-3 on the Inventory Map) remains south of the railroad right of way. It is located on the west side of Hemion Road between the~~ Indian Rock Plaza (H-1), which was largely retail and restaurants at the 2017 Comprehensive Plan, now contains many medical offices with some retail, including a longstanding CVS, and there are no

~~longer restaurants, with a physical therapy center replacing the largest restaurant. The Rube Goldberg Shopping Center (H-2) includes retail, KinderCare, a dialysis center, and a Medical and Professional Office Building (H-4) just south of the railroad tracks. Valley National Bank of New Jersey received site plan approval in June of 2009, but there still pizza & deli. Site H-3 (5 Hemion Road) has been no construction activity at the site. approved for a two-story office building, while H-4 (7-9 Hemion Road) has two medical and professional office buildings. Development has started on Montebello Crossing, in the Route 59 Development District (H-5, H-6 & H-7) with The Braemer Assisted Living Facility completed (H-5). Although there were approved plans for a 10,000 square foot medical office building and a new pharmacy with drive through in (H-6 & H-7), those plans are being withdrawn and new development plans are being pursued.~~

As identified above, in connection with the Dunnigan Drive area, Raymour & Flanigan ~~now~~ has a recycling center and a truck maintenance facility bordering on Hemion Road (identified as D-5 on figure ED-1).

~~In addition~~ Finally, there is an undeveloped parcel (identified as O-3 on the Inventory Map) on the west side of Hemion Road. This property borders and acted as a buffer for the former Novartis office and production facilities, which were situated in the Village of Suffern to the west. ~~Novartis is in the process of selling the site, and it is currently not being used for any operations. The Suffern site is being developed by Brookfield Properties as a 1.2 million-square-foot, three building distribution campus, with ingress and egress through the Montebello parcel.~~

~~Finally, the large remaining parcel west of the Rube Goldberg Shopping Center that was designated in 2009 as the Route 59 Development District (H-5) is currently before the Village Board and Planning Board with an application for an assisted living facility (subject to a zone change allowing such use in the district), a 14,000-square foot CVS pharmacy with drive through, and a medical office building.~~

List of Remaining Undeveloped Commercial Parcels:

- 5.59 acres at Nine Executive Boulevard (E-5)-LO zone
- 6.85 acres at 31 N. Airmont Road (A-2)-LO-C zone
- 3.3 & 1.48 acres at 250 Lafayette Ave -Montebello Crossing-Rte. 59 DD zone
- 36.58 acres along Hemion Road bordering new Brookfield Properties Suffern site (O-3)-PI-C zone

Economic Goal and Objectives

This Plan continues to embrace the following economic goal set forth in the 2009 Plan: To promote quality economic development in the Village to improve Montebello's economy, increase its tax base and create employment opportunities while maintaining and enhancing the Village's character and quality of life.

This Plan continues to incorporate the following four objectives in order to attain the Village's economic goal:

1. Identify current and future locations of commercial and industrial facilities
2. Seek quality employers who fall within the Village's economic vision and provide a positive environment to retain existing businesses
3. Encourage sustainable practices in the design, construction, expansion and operation of commercial, industrial and institutional facilities
4. Maintain Village character and Core Village Values in connection with current commercial developments and future projects

Recommendations:

~~In order to meet of the Village's economic development goal and objectives, this 2017 Comprehensive Plan makes the following recommendations~~Already Implemented:

- The Ryan Mansion estate property, identified as site O-2 on the Inventory Map, ~~should be~~has been rezoned as described in the Land Use Element ~~of the 2017 Comprehensive Plan.~~Implemented.
- Authorized uses within the Office Campus Area ~~should have been~~ modified and expanded as described in the Land Use Element. Implemented.
- ~~In connection with any future development on the northwest corner of Montebello Road and Airmont Road (i.e., A-4 on the Inventory Map):~~
 - ~~○ Access should be along Executive Boulevard only;~~
 - ~~○ The rock walls along Montebello Road and Airmont Road should be preserved; and~~
 - ~~○ As it is located in the area viewed as Montebello's Four Corners gateway (across from Village Hall) and within the recommended Historic and Scenic Roads District, particular attention should be paid to maintaining adequate tree buffers and complying with appropriate landscape and design standards of that District.~~
- Authorized uses within the Planned Industrial Campus area ~~should have been~~ modified and expanded as described in the Land Use Element: Implemented.

Recommendations of this 2025 Comprehensive Plan Update:

- **See the recommendations regarding Home occupations/home professional offices in the Land Use Element.** The Village's home business/occupation laws should be expanded and amended as described in the Land Use Element.
- This 2025 Plan acknowledges the growth of home-based businesses since the ~~2003 and~~ 2009 Village and 2017 Comprehensive Plans, particularly in light of the 2020 pandemic, and recognizes the numerous benefits such businesses provide for both home workers and the community. Home based businesses can encourage business growth by eliminating the need for new and/or small businesses to rent commercial space; working at home can save commuting and ~~child~~ care costs; and it can provide opportunities to earn a living for those who might be unable to work outside the home, including single parents, the elderly and the disabled. While recognizing the benefits and need for allowing home businesses, this Plan also recognizes the rights of residents to enjoy the residential character of their neighborhood.
- **The As previously recommended in 2-17, the Village Building Inspector and/or appropriate Village personnel should evaluate the Village Code to determine how it can be updated to encourage economic development without sacrificing Village Character.**

The Plan recommends that appropriate Village personnel review the Village Code to determine if there are provisions that unnecessarily impede commercial development. Such a review previously occurred with respect to the Zoning Code's definition of "Gross Floor Area". The definition was amended to exclude basement or cellar mechanical rooms and underground parking. The purpose of the amendment was to discourage the unsightly placement of mechanical rooms on the roof, and to reduce the amount of surface parking, thereby reducing the amount of impervious coverage. By doing so, it made development more attractive (in that a building with more usable office space could be built), but it also fostered the Village's desire to reduce paved surfaces and increase the aesthetics of buildings. A further review by appropriate Village staff may identify other portions of the Zoning Code that could be amended to encourage economic development while still protecting the environment. Ongoing implementation.

- **The As recommended in 2017, the Village should conduct activities that promote and encourage support of local businesses.**
- While specific activities would need to be determined, the Plan recognizes the importance of promoting local businesses in Montebello and the surrounding community. Possible actions could

include a local business showcase, the publication of a local business directory for distribution, or spotlighting a local business in the Village newsletter.

- ~~Continue to monitor New York State's Tappan Zee Bridge/I-87/287 Corridor Project and evaluate appropriate economic development opportunities (See Traffic and Circulation Element for additional details).~~

- ~~The Village should work with the Town of Ramapo, the County of Rockland, and NY State to correct the difficulty of ingress and egress to Dunnigan Drive, and address the more general problem of traffic congestion on Route 59 and along Airmont Road, encouraging solutions such as the possible creation of additional NYS Thruway entrances and exits.~~

~~There is no traffic signal at the intersection of Dunnigan Drive and Airmont Road, despite large amounts of truck traffic. In addition, too much traffic channels through the Exit 14B Thruway interchange. This Plan recognizes the challenges of resolving this issue, including:~~

- ~~a. The number of intersections and driveways along Airmont Road from Route 59 to the Montebello Road—Rella Boulevard intersection;~~
 - ~~a. The number of traffic signals in this same area;~~
 - ~~a. The need to give priority to the interstate highway, state highway, and county roads (in that order) to maintain traffic movement on this heavily traveled area; and~~
 - ~~a. The multiple governmental jurisdictions needing to concur with potential solutions to the traffic problems.~~

~~The creation of an additional Thruway interchange could help alleviate some of the congestion in this area. The Lower Hudson Transit Link Program, which will correspond with the opening of the replacement Tappan Zee Bridge and will include traffic signal upgrades at the entrances to the NYS Thruway in Montebello, may help alleviate some of the congestion in this area, although details were not released at the time of this Plan.~~

- The Village should continue to take action to **improve the visual aesthetics along Airmont Road by the Thruway ramps through the use of cohesive, coordinated signage supplemented with landscaping.** The Village should reach out and try to coordinate action among the appropriate public and private entities involved.

Figure ED - 2 – Commercial and Industrial Property Inventory TableCommercial and Industrial Properties in Montebello as of ~~May 2017~~September 2024

MAP ID NO.	NAME/ADDRESS	CURRENT USE	ZONING	TAX ID	ACREAGE
<u>Dunnigan Drive (some rail access)</u>					
D-1	Storage Post	Mini-storage Storage (2 Buildings)	PI	55.07-1-13	3.69
D-2	Manhattan Beer	Beer & Soft Drink Distributors	PI	55.07-1-11	5.61
D-3	Manhattan Beer	Beer & Soft Drink Distributors Warehouse/Dist.	PI	55.07-1-12	15.51 14.5
D-4	Raymour & Flanigan, Par Pharmaceutical	Corp. Offices, Distribution Facility	PI	55.06-1-3.1	49.12
D-5	Raymour & Flanigan	Recycling Center & Truck Maintenance Facility	PI	55.06-1-3.2	16.16
<u>Executive Blvd.</u>					
E-1	One Executive Blvd.	Offices	LO	55.07-1-4	1.95
E-2	Two Executive Blvd.	Offices	LO	55.07-1-7.2	3.85
E-3	Crowne Plaza	Hotel	LO	55.07-1-5	9.00
E-4	Four Executive Blvd.	Offices	LO	55.07-1-7.1	3.85
E-5	Five Nine Executive Blvd.	Approved Office Building (Undeveloped)	LO	55.07-1-9	5.59
E-6	Ten Executive Blvd.	Offices	LO	55.07-1-8	4.5
<u>Rella Blvd.</u>					
R-1	400 Rella Blvd.	Offices	LO	55.08-1-8	12.99
R-2	Undeveloped 300 Rella Blvd.	Future site of a Warehouse Distribution Center and a Retail Self-Storage facility Undeveloped	LO-C	55.08-1- 56	8.61 18.52
R-3	Undeveloped	Undeveloped	LO-C	55.08-1-6	10.73
R-4 3	Undeveloped 200 Rella Blvd.	Undeveloped The Sentinel Assisted Living Facility	LO-C	55.08-1-9	6.36

Airmont Road					
A-1	29 N. Airmont Road	Offices	LO-C	55.08-1-16	1.16
A-2	31 N. Airmont Road	Undeveloped	LO-C	55.08-1-10 thru 15	6.85
A-3	49 N. Airmont Road	Offices	LO-C	55.08-1-4	.91
A-4	34 N. Airmont Road	Undeveloped	LO-C	55.08-1-3	4.5
Hemion Road at Route 59					
H-1	Indian Rock Plaza	Shopping Center Medical offices and retail	NS	55.10-1-5.1	8.21
H-2	Rube Goldberg Shopping Center	Shopping Center	VCNS	55.10-1-5.3	3.27
H-3	Proposed Valley Natl Bank 5 Hemion Road	Approved Bank (Undeveloped) Proposed Office Building	VCNS	55.10-1-5.2	1.57
H-4	7-9 Hemion Road	Offices	VCNS	55.10-1-4	1.1
H-5	250 Lafayette Ave.	The Braemar Assisted Living Facility	Rte. 59DD	55.10-1-2.1	6.1
H-6	250 Lafayette Ave.	Undeveloped	Rte. 59DD	55.10-1-2.2	3.3
H-57	Montebello Crossing 250 Lafayette Ave.	Proposed assisted living facility, CVS & medical office building (Undeveloped)	Rte. 59 DD59DD	55.10-1-2.3	11.1.48
Others					
O-1	Archdiocese of NY	Convent/Mostly Undeveloped	LO-C	48.19-1.41	45.00
O-2	Montebello Park	Offices and carriage homes	LO-C	48.14-1.11	4.95
O-3	Formerly Novartis – Hemion Road	Undeveloped/ monument sign	PI-C	55.06-1-1	36.58

COMMUNITY FACILITIES, RECREATION & OPEN SPACE ELEMENT

Overview

Community services and facilities are important components of the Village that enhance its quality of life. The term “community” includes not only those facilities owned by the Village, but also those owned and operated by the Town of Ramapo, Rockland County, and other public, quasi-public, and private organizations for the benefit of the Village’s population. The demand for more and varied community facilities and services will increase as the Village’s population increases, existing facilities become outmoded, and public expectations rise.

In a 1998 Village Survey, passive recreation such as wildlife viewing areas rated highest among all land use options for vacant lands. In the 2002 Visual Preference Survey conducted in the development of the 2003 Plan, 80% of respondents supported passive parks and 74% supported a community green or common. Another 71% supported active recreation facilities. The 2003 Plan recommended a comprehensive Recreation and Open Space Study. In 2007 a Montebello Citizens Committee generated a draft report of Open Space recommendations. The 2009 Comprehensive Plan supported the conclusions reached in the 2007 draft report “regarding the importance of preserving additional open space to maintain the rural nature, low density and bucolic setting of the village.” (p. 53) This committee developed the following priorities for acquisition of open space:

1. The impact of development on sensitive ecologies;
2. The need to preserve historically significant sites;
3. The preservation of areas of unique aesthetic value;
4. The impact of development on quality-of-life issues such as traffic, school crowding, and drainage and sewer capacity; and
5. The potential for present and projected recreational uses.

This Comprehensive Plan affirms the Village’s commitment to providing quality open space and recreation sites for the use and enjoyment of residents.

This section summarizes emergency services, police protection, educational facilities, libraries and other facilities, open space and recreation and concludes with recommendations. Community facilities are shown in Figure C-1 at the end of this chapter.

Emergency Services

Ambulance and Medical Service

~~The Ramapo Valley Ambulance Corps (Rt. 59 and Airmont Road) serves the Town of Ramapo west of Route 306, including the Villages of Montebello, Airmont, and Suffern. It is anticipated that the corps will continue to serve the Village of Montebello.~~

Both Spring Hill Community Ambulance and William P. Faist Volunteer Ambulance serve Montebello, along with Rockland Paramedics for ALS (Advanced Life Support).

Good Samaritan Hospital, a member of the Westchester Medical Center Health Network, adjoins the Village along its southwesterly border with Suffern. It is a non-profit, 286-bed hospital providing emergency, medical, surgical, obstetrical/ gynecological and acute care services to residents of Rockland and southern Orange Counties in New York and northern Bergen County, New Jersey. The hospital also serves these communities as an Area Level HIII Adult Trauma Center. It provides regional specialty services, including comprehensive cancer treatment services ~~and the first and only~~ a cardiovascular program ~~in the lower Hudson Valley area~~, which includes; open heart surgery, cardiac catheterization laboratory, emergency angioplasty, electrophysiology studies, and a pacemaker clinic. Good Samaritan is certified and designated as a Primary Stroke Center and ~~also~~ offers a Wound and Hyperbaric Care Center, Institute. It provides maternal/child services, including a high level II ~~special care nursery and the Children's Diagnostic Center, which utilizes the services of pediatric subspecialists from Westchester Medical Center. The hospital also provides~~ Neonatal Intensive Care Unit, as well as social, psychiatric and substance abuse services for the area and kidney dialysis services through its Frank and Fannie Weiss Renal Center. Good Samaritan Hospital's Certified Home Care Agency provides home health care service to the residents of Rockland and Orange Counties, New York. While not physically located in the Village, use and expansion of the hospital facility has implications for land use planning within the southwestern portion of the Village.

Fire Protection

Fire services are provided to the Village primarily by Fire District #20, the Tallman Volunteer Fire Department, 289 Route 59, Tallman, New York. In addition, Fire District #7, the Brewer Fire Engine Company #1, 16 Grove Street, Monsey, New York, serves a very small portion of Montebello. Each district has approximately 50-60 part-time volunteer fire fighters and seven fire trucks; the Brewer district has approximately 50-60 part time volunteer firefighters and seven trucks. District # 20 has a special Ice Rescue ~~Dive~~ Team and members who are qualified for swift water rescue. Other than increases in local traffic and local residents' failure to recognize and/or yield to fire volunteers (who have cars with dashboard flashing blue lights), there are no reported difficulties responding to fire calls.

Police Protection

The Town of Ramapo Police Department, located at 237 Route 59 in Airmont, provides police protection in Montebello. ~~The Police Department with its force of 120 officers, serves approximately 74,000 of Ramapo's 135,844 residents. The Ramapo Police Department is divided into three units consisting of a Patrol Division, which has patrol squads providing 24-hour coverage in all patrol sectors, a Headquarters Division, which is the administrative body of the police department, and a Special Services unit. The Special Services unit is responsible for criminal investigations, as well as community collaborations with school administrators and health educators to prevent substance abuse. It consists of the following eight functional units: detectives, youth officers, community selective enforcement team, community policing, narcotics, intelligence, and D.A.R.E. and school resource officers. Future plans include assigning personnel to the joint terrorism task force. The Department handled approximately 49,550 calls for service in 2016 consisting of police, medical emergency and general service calls.~~

The Rockland County Sheriff's Department is involved with county jurisdictional cases. The New York State Police are primarily responsible for patrolling Route 87/287. Although they do have the power to patrol and enforce laws on all roads in New York State they primarily rely on the Ramapo Police Department to handle enforcement in the Village of Montebello.

With regard to police protection and enforcement, the Village has expressed concern with speeding in the Village ~~and the number of vehicular accidents that occur within its borders, including school bus speeding and illegal turns.~~

Public Educational and Library Services

RamapoSuffern Central School District

Public school services, from pre-kindergarten to grade 12, are offered to residents in Montebello by the RamapoSuffern Central School District. The RamapoSuffern Central School District serves all or parts of the Villages of Wesley Hills, Airmont, Hillburn, Montebello, Suffern, Sloatsburg and a small-unincorporated area of the Town of Ramapo. The district's facilities include fivefour elementary schools, one middle school and one high school serving a total student population of 4,247000 students as of March 31, 2017, ~~a decrease of approximately 400 students since the 2009 Comprehensive Plan. Four2024-25 school year.~~ Three of the seven district schools, ~~Viola Elementary~~, Montebello Elementary, Suffern Middle School and Suffern High School, are located in Montebello.



Suffern Middle School

~~The~~For the 2024-25 school year, the elementary schools have been restructured to a modified Princeton model, in which two serve ~~students in~~ grades Pre-K through second, and two serve grades 3-5, ~~the~~. The middle school enrolls students in grades 6 through 8, and the high school enrolls students in grades 9 through 12. Universal Pre-kindergarten (“UPK”) and Statewide Full-day Pre-K programs are available to provide preschool experience for children of eligible families who will be four years old by December 1st of the school year. Currently, there are 95 UPK and 20 full day Pre-K slots available on a lottery basis.

The school district has confirmed that there are no plans to either expand or close any of the school buildings. At the time of this Plan, the school district has petitioned NYS to change its name to the Suffern Central School District.

As of 2025, the Ramapo Central School District has been renamed to the Suffern Central School District. The school district appears to have a decrease in overall enrollment, which may be attributed to the shifting cultural changes of the community resulting in more private schools. The table below shows the enrollment for the public and nonpublic schools in Suffern Central School District for the 2022-2023 school year.

	<i>Enrollment Total</i>													
	<i>K</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>11</i>	<i>12</i>	<i>Total</i>
<i>Public</i>	<u>201</u>	<u>240</u>	<u>232</u>	<u>240</u>	<u>290</u>	<u>260</u>	<u>265</u>	<u>284</u>	<u>287</u>	<u>357</u>	<u>379</u>	<u>346</u>	<u>398</u>	<u>3779</u>
<i>Nonpublic</i>	<u>357</u>	<u>262</u>	<u>235</u>	<u>189</u>	<u>150</u>	<u>144</u>	<u>124</u>	<u>135</u>	<u>129</u>	<u>147</u>	<u>127</u>	<u>67</u>	<u>68</u>	<u>2134</u>
<i>Sources: NYSED's Student Information Repository System (SIRS) 2022-23.</i>														

Post-Secondary Education

There are no post-secondary educational facilities located in the Village. However, Rockland County Community College property directly adjoins the Village at the southeast corner of Spook Rock Road and Viola Road. As this campus expands, it is possible that secondary effects, particularly traffic, will be experienced in the Village. As the enrollment continues to increase, it is possible that the campus could be expanded in a manner that would have a more direct, noticeable impact on the Village's environs.

Library

The Suffern Free Library, a facility located in Suffern just west of Montebello on Route 59, serves Village residents as well as other communities in the Ramapo Central School District. The library loans books, music and videos and offers many programs for children and adults. The library is a member of the Ramapo Catskill Library System. The Plan anticipates that the Suffern Library has sufficient capacity to handle the additional demand for service that may be generated by future Village residents. While the library is located within walking distance of the southwestern portion of the Village, there is currently no pedestrian connection for children or non-driving members of Montebello's population to access the facility.

Governmental Services

Day-to-day governmental services are administered through a combination of Village and Town programs and services. Functions carried out at Montebello Village Hall, located at the northwest corner of the Montebello Road/North Airmont Road intersection, include: local law enactment; building inspection/code enforcement; park planning for Village facilities; site and subdivision plan review; land use approval boards; and senior citizen programs. Montebello's court system was established in 2012 to more effectively and efficiently enforce vehicle and traffic laws, local laws and zoning violations, as well as permit Village citizens to adjudicate small claims. It utilizes both Montebello Village Hall, where the Court Clerk has offices, and the Dr. Jeffrey Oppenheim Community Center, which houses the courtroom and Village Justice chambers. Tax assessment and the maintenance of local roads are administered by the Town of Ramapo. Ramapo Town Hall is located on Route 59 in Airmont.

The Town's Highway Department adjoins the Village and is located at the southwestern corner of North Airmont Road and Spook Rock Road.

Other Facilities:

KinderCare is a daycare and learning center located at 36 Route 59, in the southwesterly portion of the Village. There is an assisted living facility ~~currently proposed~~that opened in 2024 in the Route 59 Development District near ~~the~~ KinderCare center~~-,~~ and The Sentinel Assisted Living Facility, located on Rella Boulevard, opened in 2021 after the 2017 Comprehensive Plan.

Recreation and Open Space

Recreational facilities and properties are located throughout the Village and are owned and maintained by a number of regional and local agencies. These include:

State Parks and Open Space

Harriman State Park – Harriman State Park borders the Village; a small area of the park is located in Montebello. The state park system is owned and maintained by the Palisades Interstate Park Commission (PIPC). The park spans over 46,000 acres in both Rockland and Orange counties. Recreational activities permitted in Harriman State Park include:

- Hiking (200 park trails including Appalachian Trail, Long Trail)
- Picnicking
- Boating
- Camping
- Swimming (several beaches)
- Road Biking
- Cross-Country Skiing

County Parks and Open Space

The 376-acre Kakiat County Park, which became a county park in 1972, is located in Montebello west of Route 202 in the vicinity of Viola Elementary School. It includes diverse topography, from flat areas to rolling hills to steep mountainside, and abundant wildlife. Amenities within the park include fishing along the Mahwah River, guided tours by Park Rangers, hiking (the Kakiat Trail starting from the parking area crosses through the park into Harriman State Park ending up in Dater Mountain County Park), horseback riding, picnicking, and scenic lookouts. An off-leash dog run/park is located near the parking lot. The park supports a number of wildlife and forestry conservation projects. A footbridge crosses the Mahwah River, which is stocked annually with trout, and a pavilion can be found near the river. Improvements to hiking trails, picnic areas, and additional conservation programs are planned for the future.

Town Parks and Open Space

Spook Rock Pool and Spook Rock Golf Course, both located on Spook Rock Road, are major Town park facilities within Montebello. This 160-acre area houses a golf course, driving range, caterer, restaurants, a swimming pool and basketball courts. The golf course provides golf lessons and free clinics, and The Chalet at Spook Rock is a catering facility available for special events. Spook Rock Pool offers swim instruction for all age groups and levels.

Orchard Hills Park is located along the Village's northeast border with the Town of Ramapo, with active recreational development outside of Montebello's borders. The facility includes two tennis courts, two handball courts, basketball hoops, a ball field and playground; there is no direct access to this facility from Montebello. It also has extensive open space.

The Town of Ramapo's Senior Citizen Community Center is located on the corner of Route 202 and Mayer Drive in Montebello. It provides various activities including arts & crafts, bingo, games, fitness classes, special theme events and luncheons.

In addition to its facilities located within Montebello's borders, the Town of Ramapo has expanded its recreational facilities in areas in close proximity to Montebello. The Joseph T. St. Lawrence Community, Health and Sports Center located on Torne Valley Road is home to an outdoor turf field for football, lacrosse, soccer and field hockey. Viewing stands seat 1,800 spectators complete with restrooms and a concession stand. The indoor Sports Dome is heated and air conditioned and contains a multi-recreational indoor turf field. The community center has indoor basketball courts, tennis courts, a running track, cardio equipment, racquetball courts, locker rooms and meeting rooms. It offers fitness classes, basketball leagues, soccer, tennis and basketball instruction, and open recreation time for toddlers. It also affords passive recreation with its nature walk across a bridge over the Ramapo River to 37 acres of preserved land for hikes, picnics and bird watching.

Ramapo Tennis at Rustic Brook is a 10-acre facility in Airmont that is home to eight har-tru tennis courts, two hard courts, locker rooms playground, tennis lessons and clinics, and a summer camp. Camp Scuffy, also located in Airmont, is a 25-acre camp property with swimming pools, boating pond, ball fields, tennis courts and other camp facilities. It is open during the non-camp season for walking, ballgames and general community enjoyment. Finally, the Ramapo Equestrian Center, 60 acres at the foothills of the Ramapo Mountains, is located just off of Route 202 and includes outdoor and indoor horseback riding rings, trails, horse stalls and riding lessons.

Village Parks and Open Space

Kathryn Gorman Ponds Park, dedicated to the Village's first Mayor, is located on Senator Levy Drive off of Mile Road in the southeastern portion of the Village. It has been developed as a natural passive park and nature preserve consisting of 24+ acres, including seven ponds, providing peaceful vistas and wildlife. The park is a sanctuary for white tail deer, red fox, a variety of turtles, egrets and other ~~water-fowl~~waterfowl. It includes benches, a picnic area and approximately 2 miles of natural walking trails (partially built by an Eagle Scout). A viewing pavilion at its largest pond is under construction. It is open dawn to dusk.



Winter sunset at Kathryn Gorman Ponds Park

Other passive parklands and open space within the Village include Warren Berbit Preserve, a 12-acre natural park on Spook Rock Road, which is maintained as open space. Named for the first Village Attorney, this park was originally part of the open space required from the Fant Farm Rural Preservation Overlay subdivision; and was dedicated to the Village to preserve the magnificent vista of the original farmland. The Coe Farm Scenic Vista along Route 202 and a Lake Road preserve along the Mahwah River are other passive open spaces.



Montebello Village Hall grounds include a playground; a 9/11 Memorial Garden, built by an Eagle Scout, which includes a 250-pound steel relic from the World Trade Center; a 41-plot community organic vegetable garden for Village residents (sign up and fee required); a demonstration rain garden; and the Jaeger Center in Village Hall, which is used by Montebello's senior citizen club. The grounds also contain a gazebo pavilion that can be used for community events and a charging station for electric vehicles. Village Hall is powered by solar energy.



Organic community garden and playground at Village

The Dr. Jeffrey Oppenheim Community Center, located along Route 202 near Mayer Drive, is a Village owned facility that it is used for community events and Village board meetings, and houses the Village courtroom. It is available to Montebello residents for private functions, events and clubs on a fee basis, and is also powered by solar energy.

While private, the Indian Rock residential neighborhood has two playgrounds for use by its residents.



Dr. Jeffrey Oppenheim Community Center

Ramapo Central School District Recreational Facilities

The Village of Montebello is home to four of the seven school sites serving children enrolled in the Ramapo Central School District. These facilities have recreational fields and equipment that are available for Village use during non-school hours. These facilities include but are not limited to: tot lots; playground equipment; basketball hoops; softball/baseball fields; tennis courts; and track, football, soccer, baseball and softball fields.

Many of these recreational facilities have been expanded and/or improved in recent years including the installation of two synthetic turf fields at Suffern Middle School with lights for evening play. These fields can be used for soccer, football and lacrosse, and the main field, along with the new track that surrounds it, comprises a track and field facility. Suffern High School has had its track, tennis courts, outdoor basketball courts, indoor pool and fitness center all renovated and refurbished in recent years. The fields at Viola and Montebello Elementary Schools have also been refurbished.

Community Gathering Places and Places of Worship

~~The following places of worship are known to be located in the Village of Montebello:~~

Montebello is at the forefront of zoning for inclusivity to ensure all residents of Montebello feel welcome and there are opportunities for personal religious observation and for non-religious gatherings. In response to the 2017 Plan recommendations, the Village established a three-tier system including residential gathering places, neighborhood places of worship and larger site community places of worship. Examples of current places of worship located in the Village of Montebello include:

- Congregation Shaarey Israel – 18 Montebello Road
- MSC of Montebello ~~Jewish Center~~ – 34 Montebello Road
- Sisters of Life Convent – 38 Montebello Road

- Chabad Jewish Center of Suffern – 350 Haverstraw Road (Route 202)
- International Christian Fellowship – 506 Haverstraw Road (Route 202)

Recommendations

1. The Village should continue, initiate and/or expand relationships with other service providers to share the burden of providing services and community facilities where economically appropriate.

In identifying current and future needs relating to governmental services and community facilities, the Plan is sensitive to the results of the 2002 Village Park Survey (“VPS”) where 75 percent of respondents expressed that it is “important” to “very important” to keep the current tax burden essentially the same. The Village will need to balance the needs of the community with the costs associated with expanded services and new facilities. Given the Village’s current and anticipated population base, this Plan continues to recommend that the Village explore partnerships where the cost and maintenance of services and facilities are shared among other agencies and service providers, whenever appropriate. The Plan recognizes that the Village is one of many incorporated communities within the larger Town of Ramapo. Where possible and economically viable, the Village should continue to partner with other local communities and/or the Town of Ramapo or Rockland County in connection with community services and facilities. Ongoing implementation.

2. The Village should strive to preserve more undeveloped land as open space and additional passive recreational opportunities should be pursued by the Village whenever possible. The Village Parks Commission should evaluate on a periodic basis whether additional parks and recreational facilities are needed based on changing population and available facilities.

Open Space: The Village was founded on preservation values including the protection of open space, trees, and limited and sustainable development. The Village’s stringent tree laws are an example of its longstanding and continuing desire to preserve the Village’s natural beauty. These foundational principles should always be in the forefront and guide Village development and decisions.

This Plan continues to support the conclusions reached by the 2007 draft Report of the Citizens’ Committee on Open Space regarding the importance of preserving additional open space to maintain the rural nature, low density and bucolic setting of the village. These goals can be reached by the acquisition of undeveloped land through agreements with developers, average-density subdivision, direct purchases, and land swaps, as well as grant opportunities, such as the FEMA program that enabled the Village to purchase two residential lots along the Mahwah River to be maintained as open space.

Passive Recreation: Village residents have been surveyed on several occasions to communicate their recreational preferences. In a 1998 Village survey, passive recreation (e.g., wildlife viewing areas) rated highest among all options. In the 2002 VPS survey, 80% of those who responded supported passive parks.

This Plan continues to recommend that the Village continue efforts to acquire and develop passive recreation facilities within the village, when the opportunity arises. It should look for opportunities to designate lands for passive activities and allocate resources to make these locations available to residents where possible. One example of such an opportunity would be the possible creation of a trailhead into

Harriman State Park from the Dr. Jeffrey Oppenheim Community Center on Route 202 to make the park more accessible to Montebello residents.

Active Recreation: In the 2002 VPS Survey 71% of respondents favored active recreation facilities, like soccer fields, ball fields, including night lighting.

Based on the conditions at the time, the 2003 Plan recommended a Comprehensive Recreation Study. The Plan was never completed and the 2009 Plan no longer recommended the study because, in intervening years, a significant number of regional active recreational facilities had been developed, including new ball fields at local schools and the nearby the Joseph T. St. Lawrence Community Health & Sports Center in Torne Valley. It should be noted, however, that these facilities must be shared with residents of several neighboring towns and villages. This Plan recommends that the Village Parks Commission periodically evaluate whether the active recreational needs of the Village are being met. This Plan also includes recommendations that expand the siting of commercial recreational facilities within the Village (see recommendation in Land Use Element for Office-Campus and Industrial-Campus land use areas.) Ongoing implementation.

3. The Village should pursue the establishment of the biking and walking trail network known as the Montebello Trail, as identified in the Appendix.

The Montebello Trail system, first proposed in the 2003 Plan, and recommended again in the 2009 Plan and 2017 Plans, was intended to provide a cohesive and comprehensive system of walking/bike paths that would link Montebello's schools, parks, and neighborhoods.

Only a small portion of the Montebello Trail System has been designated and created to date (i.e., Coe Farm Road in Montebello Fields and Montebello West). The trail system has not been fully realized because connecting paths were never established due to safety concerns; (as described below), budgetary constraints and/or property/land ownership/legal issues. This Plan recognizes that the development of a trail system is still a goal to which the community should aspire; while acknowledging both the challenges and time it will take to implement such an ambitious and multifaceted plan. Accordingly, this Plan still recognizes and supports the goal of creating a healthy and safe network of trails for the benefit of the community. The Plan, however, recommends certain changes to the originally proposed trail system.

The Parks Commission, now the Historic Preservation and Parks Commission (HPPC) since 2019, has for many years reviewed the original Montebello Trail and considers Mile Road and Viola Road to present significant safety challenges. The winding carriage roads are characterized by narrow travel ways and historically and scenically important rock walls and mature trees right up to the travel way. Encouraging the sharing of the travel way with vehicular traffic would potentially endanger pedestrians and cyclists, while widening the roadway or constructing adjacent off-road facilities would endanger two frequently traveled roadways that are central to the geography and character of the community. Accordingly, this 2025 Plan recommends removal of these roads from the trail system, instead encouraging non-motorized traffic onto adjacent parallel paths such as along Oxford Drive.

The ~~2017~~ Plan ~~adds added~~ to the suggested Montebello Trail an already completed loop in Kathryn Gorman Ponds Park, known as the Daniel Beard Trail (which begins in the parking lot and loops the park). In addition, ~~this the 2017~~ Plan ~~recommends recommended~~ continuing the trail to the southerly end of Canterbury Lane.

This 2025 Plan now considers the potentially usable and viably safest sections of the proposed Trail to be from the Suffern High School track area to Canterbury Lane, continuing to Oxford Drive and into the KGPP area, further through the Montebello Pines area via Caddy Lane and Par Road, and up to Village Hall at the corner of North Airmont Road and Montebello Road. A subsequent continuous part of the Trail would require safely crossing Montebello Road on North Airmont Road and down Executive Boulevard, crossing behind the Archdiocese property and continuing into the Montebello Elementary/Suffern Middle School properties and circular track/open recreation areas. This Plan recommends that the HPPC consider and effect implementation of these recommendations.

The ~~trail~~Trail envisions a segment that will contain a boardwalk across a ~~wetland~~wetlands area to help educate the public concerning ~~wetland~~wetlands functions and beauty; help build support for protection and restoration of wetlands and related resources; enable bird watching and other wildlife viewing; and facilitate science education and research. Considering that the Village now owns multiple parcels of wetland property (totaling approximately 12.5 acres per the Village Attorney Warren E. Berit), this Plan recommends establishing a wetlands environment and education section of the proposed Montebello Trail. For a similar regional example of this type of environmentally viable and continuously sustainable trail improvement, please see the “Pochuck Boardwalk” section of the Appalachian Trail near Vernon, New Jersey.

While the trail is not intended to include sidewalks, as that would be inconsistent with the Village's rural character north of Montebello Road, it could allow for sidewalks or other appropriate walkable surface from the Suffern Middle School south to Route 59 along Hemion Road. This would provide a safe path for students walking from school to neighborhood retail and the Suffern Public Library. In addition, workers from the Dunnigan Drive commercial district would have a safe walking path to Montebello restaurants and services, while cutting down on local traffic in already congested Airmont Road area. Finally, the Village may explore the possibility of having a segment of the trail that runs from Hemion Road through the proposed Montebello Crossing development in the RR-59 Development District. This could allow access to the Suffern Library if an easement can be worked out with the property (Tagaste Monastery) between Montebello Crossing and the library.

The ownership of this project should be assigned to the Montebello Historic Preservation and Parks Commission. ~~The Parks Commission which~~ should put together an action plan identifying next steps and priorities, seek state and other public or private funding sources to implement portions of the Montebello Trail network. Not yet implemented.

4. The Village should change the zoning of Spook Rock Golf Course and Spook Rock Pool as well as other significant parcels in the Greenprint that have traditionally provided outdoor recreation opportunities or open space important to the rural character of the Montebello to a recreation and open space zoning district (see discussion in Land Use Element)

The Spook Rock Golf Course and Pool is an open space and recreational resource that is important to the character of the community dating back to the 1970s. It is perhaps the most critical of open space within the Village as it provides an integral and central connection between the eastern and southwestern portions of the Greenprint. The 2010 Historic Survey highlighted the significance of the “designed landscape and open areas within the Spook Rock Golf Course” as providing “outstanding views to the Ramapo Mountains,” not only to those on the course, but also to those who travel along the southern section of Spook Rock Road. The open space provided by the park lends to the tree-lined and open character of the community and conveys a premium and upscale quality at the heart of the Village. Preservation of recreation and public open space parcels not directly under Village control is vital. Implemented.



Spook Rock Golf Course

TRAFFIC & CIRCULATION ELEMENT

Overview

The Traffic and Circulation Element addresses the existing vehicular and pedestrian concerns in Montebello and takes into consideration the future traffic that will be generated as the Village grows.

The Plan recognizes that not all the roads through the Village are under its direct jurisdiction. Therefore, many of the circulation issues will need the approval of other jurisdictions.

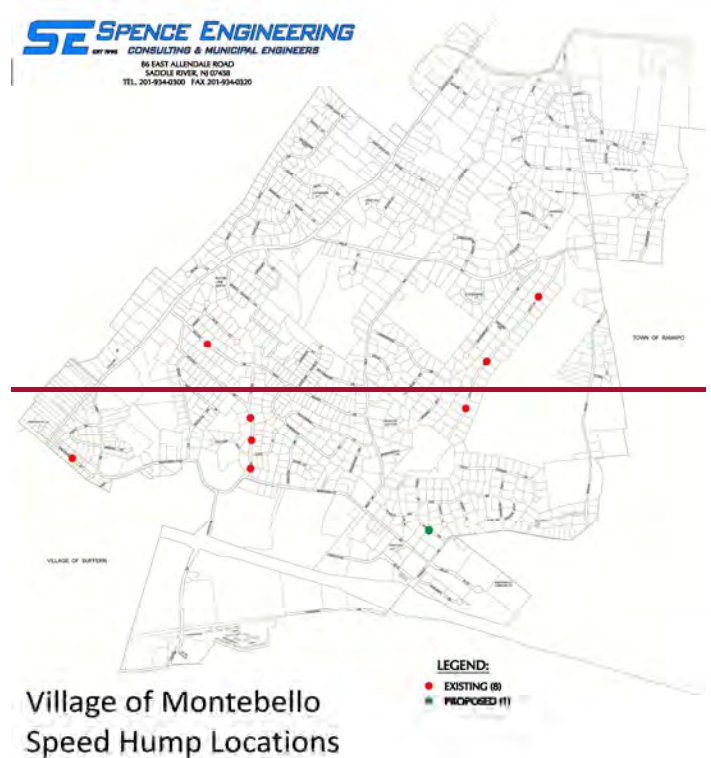
Goal 1: To improve driving safety

Both speeding and dangerous intersections are problems in most villages and towns. A study conducted for the Montebello 2003 Comprehensive Plan spent considerable resources identifying Village areas of concern and defining possible solutions, including the installation of speed tables (~~commonly~~also referred to as “speed humps”).

Since 2007 the Village has installed speed ~~humpstables~~ in select locations of the Village. Speed ~~humpstables~~ consist of a controlled raised pavement ~~sectionsections~~ usually several inches high and 10 to 20 feet in width. They are much wider than speed bumps and intended to slow vehicles to 10 to 15 miles per hour.

The criteria for installation includes residents petitioning the Village Board for speed ~~humpstables~~ on a particular local road (not a County, State or privately-owned road) and the Village Engineer performing site inspections to determine feasibility. The petition request includes a process of obtaining signatures (i.e., 75% of every homeowner who lives on that road, as well every homeowner who would have no other alternate means of egress that avoids encountering the speed humps) and a review period with public hearing.

Recommendations for installation are based on vehicular sight distances and safety, as well as residential appearance. Locations are attempted to



Map of Existing (red) and proposed (green) speed humps - courtesy: Spence Engineering, P.C.

courtesy: Spence Engineering, P.C.

coincide with property lines so as to locate the humpstables at the greatest distance from house locations thereby minimizing noise and visual impacts. Signage and striping is required and may impact final locations.

To date, the Village has installed ~~eight (8)~~twelve (12) speed humpstables on the following roads: Lety Lane, Oxford Drive, Orchard Street ~~and~~, Mayer Drive. ~~A speed table installation is currently under review for a portion of~~, Par Road ~~and~~ Coe Farm Road.

Generally, the Village has received positive comments where speed humpstables have been installed, with no known poor performance or non-function. Possible issues relating to snow removal or other access problems have not been encountered. Costs for installation of the speed hump, (asphalt, signage and striping) have ranged in the past between \$4,500 to \$6,500.



Speed hump on Mayer Road:

Speeding on the Village's major thoroughfares still remains a problem, including streets that cross the Village connecting to major thoroughfares. ~~Speeds~~ Speed tables on these higher-traffic roads are typically not practical. Further, the majority of these

roads are under ~~state~~State or ~~county~~County jurisdiction and those agencies may prioritize traffic flow over traffic calming considerations that the Village would prioritize.

Based on the 2003 study there was also a perception that a number of intersections were congested and/or dangerous. Since then, a number of those intersections have been improved (e.g., the NYS Thruway interchange and Hemion/Montebello Roads).

As part of ~~this~~the 2017 Plan, accident and police reports for ~~the past~~ two years prior were reviewed to identify the major thoroughfares and intersections that are most prone to accidents. In particular, during ~~this~~that planning process, some residents identified the intersection of Montebello and Hemion Roads as an intersection of particular concern. The police report review showed one accident at that intersection during the ~~past two years~~ year period. Other intersections examined ~~include~~included Mile Road at Montebello Road and at Viola Road. It ~~is~~was not believed that any of the reviewed intersections had abnormally high numbers of accidents over the ~~last~~ two years, prior to 2017.

In 2025, the Committee determined that no further study of traffic/intersections was warranted noting that all new development that potentially impacts traffic will be subject to site-specific studies submitted by the developer and reviewed by the Village. In addition, due to concerns of the impact of increased density and high traffic uses surrounding the Village in the Town of Ramapo, the Plan recommends that

the Village request that the Town of Ramapo provide site specific traffic studies for nearby development that could negatively impact Village corridor and gateway traffic.

Goal 2: To improve pedestrian / cyclist safety

As a community that places high value on its rural character and respect for its historic elements, most of the roads in the Village have intentionally been designed to eschew typical suburban characteristics such as sidewalks, curbing, wide travel lanes, street lighting and striped crosswalks and centerline striping. If improperly designed this practice can make walking and bicycling in the village a challenge. The Village should insure that it is incorporating traffic calming practices, including tree or stone walled edges, narrow vehicular travel ways, and meandering paths into its road design.

The Plan recognizes that walking and biking continue to become more important modes of transportation as fuel costs increase, the effects of automobile carbon emissions become more understood, and health considerations reinforce the importance of physical exercise. Improving the safety, as well as the enjoyment, of walking and biking in Montebello is an important goal to pursue in both the short and long term.

Difficulties with building a network of paths and trails in an established, built-out community are numerous. Most importantly, the availability of land to build connectors between roads, as well as the availability of right-of-way space on older roads can be very difficult to surmount. Other problems that may be encountered include the effect that road-widening or tree clearing for trails can have on speeding, increased opportunities for accidents at major intersections, liability concerns, snow clearing and maintenance concerns, neighborhoods that do not welcome additional foot traffic by their homes, and budgetary constraints.

Recommendations:

- 1. Continue to allow residents to request speed tables on local streets where feasible and pursue other traffic calming practices that may be identified in the future. Periodically publicize the availability of this option in quarterly newsletters or other publications.**
- 2. Recommend that school speed zones be implemented on Mile Road and Viola Road by Suffern High School.**
- 3. Request Rockland County look into improvements along Montebello Road to improve safety.**
- 4. Continue to request more police presence, including temporary speed activated signs, along roads that are known for speeding.**

~~**humps on local streets where feasible and pursue other traffic calming practices that may be identified in the future.** Periodically publicize the availability of this option in quarterly newsletters or other publications.~~

- ~~2. Recommend that school speed zones be implemented on Mile Road and Viola Road by Suffern High School.~~
- ~~3. Request Rockland County look into improvements along Montebello Road to improve safety.~~
- ~~4. Continue to request more police presence, including temporary speed activated signs, along roads that are known for speeding.~~
- 5: ~~Continue to review~~**Review** accident and police reports periodically to identify major thoroughfares and intersections that are most accident-prone. Work with state and county highway agencies to evaluate possible traffic calming and safety solutions and document the outcome.~~Work with state and county highway agencies to evaluate possible traffic calming and safety solutions and document the outcome.~~
- 6: The Village, led by the Montebello **Historic Preservation and** Parks Commission, should continue to pursue the establishment of the biking and walking trail network known as the Montebello Trail (see Appendix). The HPPC should put together an action plan identifying next steps and priorities and seek out state and other public or private funding sources to implement portions of the Montebello Trail network (see Community Facilities Element for specific recommendations regarding the path of the Montebello Trail).
7. The Village should request New York State to make improvements along the shoulders of Route 202 to make the route more pedestrian and cycling friendly.
- 8. Given the impending opening of the Brookfield Warehouse project in the neighboring Village of Suffern, and the attendant increases in truck traffic, Montebello should work with the Town of Ramapo, the County of Rockland, NY State DOT, and the Villages of Airmont and Suffern, to:**
 - a. Correct the difficulty of ingress and egress to Dunnigan Drive, at the North Airmont Road intersection,
 - b. Address the more general problem of traffic congestion on Hemion Road at the intersection of Old Mill Road, Hemion Road and Route 59; and at Route 59 and North Airmont Road, encouraging solutions such as
 - i. improving the geometry to allow better turning movements at each intersection.
 - ii. Adding new and/or extended turning lanes at each intersection.
 - iii. the possible creation of additional NYS Thruway entrances and exits, so that Brookfield Properties may more directly access the Thruway.
 - iv. creation of a new through street connecting Dunnigan Drive to Hemion Road.

There is no traffic signal at the intersection of Dunnigan Drive and Airmont Road, despite large amounts of truck traffic. In addition, too much traffic channels through the Exit 14B Thruway interchange. This Plan recognizes the challenges of resolving this issue, including:

- a. The number of intersections and driveways along Airmont Road from Route 59 to the Montebello Road – Rella Boulevard intersection;
- b. The number of traffic signals in this same area;
- c. The need to give priority to the interstate highway, state highway, and county roads (in that order) to maintain traffic movement on this heavily traveled area; and
- d. The multiple governmental jurisdictions needing to concur with potential solutions to the traffic problems.

Many of these solutions were included in the EIS for the approved Brookfield Properties Warehouse project, and the Village should work with all of the involved agencies to ensure that all promised improvements are obtained.

The creation of an additional Thruway interchange could help alleviate some of the congestion in this area.

~~The Parks Commission should put together an action plan identifying next steps and priorities and seek out state and other public or private funding sources to implement portions of the Montebello Trail network (see Community Facilities Element for specific recommendations regarding the path of the Montebello Trail).~~

~~7. The Village should request New York State to make improvements along the shoulders of Route 202 to make the route more pedestrian and cycling friendly.~~

~~8. Continue to monitor, evaluate and assist, as appropriate, the Mario M. Cuomo Bridge (i.e., replacement Tappan Zee Bridge) Project, including any public transportation initiatives that may benefit Village residents.~~

~~There has been significant progress in building the replacement Tappan Zee Bridge (the Mario M. Cuomo Bridge) and it is expected to open in Fall 2018. A proposed Commuter Rail Transit (CRT) that would have provided a one seat ride from Suffern to Grand Central Station in Manhattan is not part of the current project plans. A proposed full corridor Bus Rapid Transit (BRT) system running from Suffern to Port Chester also is not included in the current project plans.~~

~~However, the New York State Department of Transportation (“NYSDOT”) is implementing a Lower Hudson Transit Link (“LHTL”) Program expected to start in the Fall of 2018; corresponding with the full opening of the Mario M. Cuomo Bridge. The LHTL will run in both directions from Suffern (and incorporate new bus stations by Airmont Road and~~

Route 59) to Tarrytown (including its Metro-North Hudson Line) and to White Plains (including its Metro-North Harlem Line). There are additional stops, including in the Nyack area and at the Palisades Center. Using an Integrated Corridor Management (“ICM”) System, it should improve travel time for all users.

Phase I of the LHTL Program does not include building any new Park & Ride facilities; however, in future phases, NYSDOT might consider commuter parking facilities in Montebello if the Village identifies locations for it in its Comprehensive Plan. Although the Plan considered identifying such locations, it was ultimately rejected because the Village has a limited amount of commercial property and any undeveloped commercial areas are critical to the Village’s tax base, economy and local employment opportunities.

The LHTL Program will include traffic signal upgrades at some of the entrances to the NYS Thruway, including those in Montebello, that could improve traffic conditions at the Thruway interchange and along Airmont Road, although specific details have not yet been released.

The Lower Hudson Transit Link Program includes traffic signal upgrades which may help alleviate some of the future traffic congestion in this area, although the positive impacts are expected to be minor. Ongoing implementation.

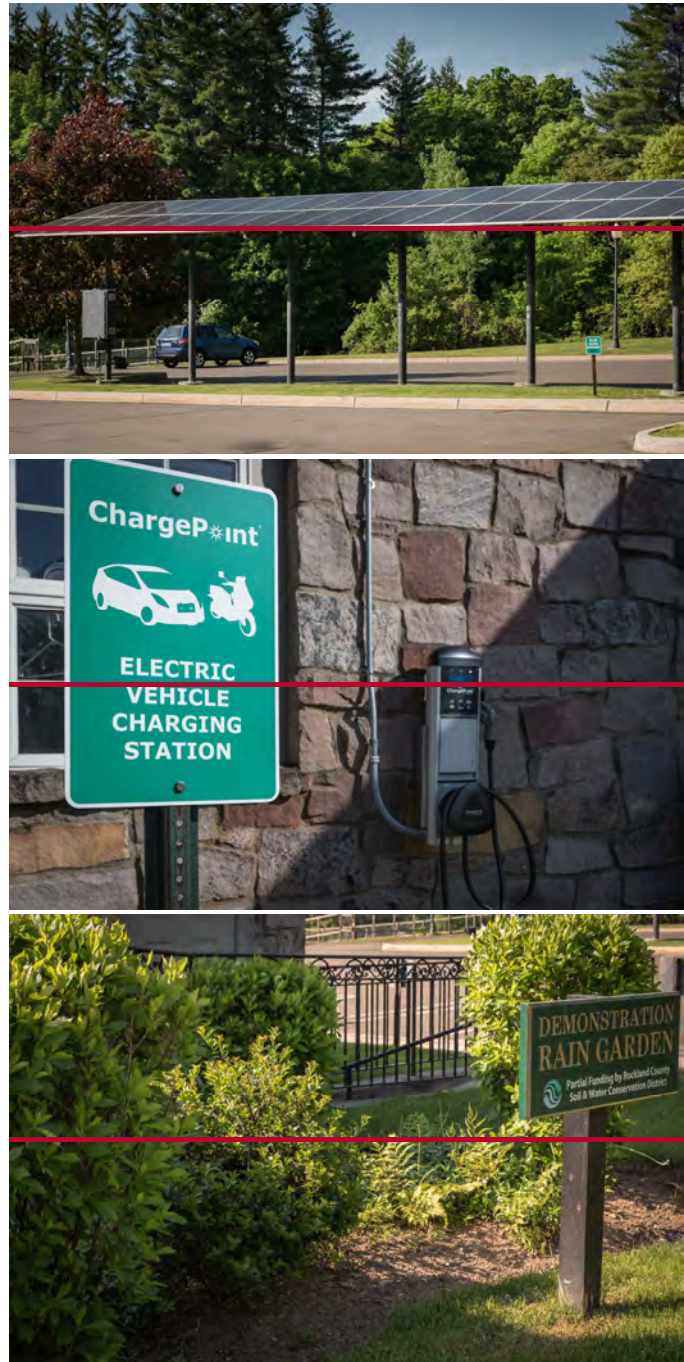
- 9. The Village should consider adjusting the permitted use lists and standards for the PI-C District on Hemion Road, given the project increases in truck traffic entering from the Village of Suffern at Old Mill Road.**

SUSTAINABILITY ELEMENT

Overview

Montebello, “beautiful mountain” in Italian, has a steady and unwavering history of enhancing community well-being with efforts to protect and restore the Village’s natural environment. It also recognizes that its actions towards environmental sustainability will not only have positive local impacts but can help address the more global environmental issues facing its citizens. While encouraging environmental sustainability and “green” practices, Montebello continually seeks to lead by example.

Montebello was the first village in Rockland County to install a solar photovoltaic system to help power its Village Hall (2007) and it also uses solar energy to help power the Dr. Jeffrey Oppenheim Community Center. In Rockland, it was both the first Tree City USA, as certified by the Arbor Day Foundation (2008), and the first to obtain "Certified Local Government" status for historic preservation by NYS Historic Preservation Office (2008). The Village also installed the first electric vehicle charging station in Rockland County (2011). It created an Organic Community Garden in 2011 that now provides 41 plots for Village residents to grow vegetables. It installed a demonstration rain garden at Village Hall as part of its efforts to educate residents on natural stormwater management techniques. In addition, the Village implemented a ~~street light~~streetlight removal program in order to save energy and



Photovoltaic system, electric vehicle charging station and demonstration rain garden at Village Hall.

improve the Village's natural environment by reducing light pollution. ~~It has replaced and will continue to replace existing Village streetlights with LED bulbs or eliminate them entirely where not absolutely necessary for public safety.~~ The Village Board investigated acquiring Village street lighting from Orange & Rockland utilities and replacing them with LED standoff/lighting with a Smart Control Option. However, the Village Board concluded that the optimal path forward is to leave streetlights with Orange & Rockland and participate in future programs that Orange and Rockland may potentially offer to shift to smart LED lighting and will replace individual lights on a case as case basis as appropriate.

In 2013, Montebello became the first recipient of the Rockland County Environmental Management Council's (EMC) **"Green Champion"** Award due to its environmental commitment and initiatives.

One of the five main goals of the 2009 Comprehensive Plan, which the 2017 and this Plan ~~reaffirms~~reaffirm, is to, "Create a greener community by becoming more carbon neutral to help mitigate climate change and employing more sustainable practices in connection with land use and development."

Climate Change

The Village considers climate change a real and increasing threat to our local and global environments. The impacts of climate change can endanger our infrastructure, economy and livelihoods; harm our ecological communities; spread invasive species and diseases; reduce drinking water supplies; increase flooding and sedimentation buildup downstream; and pose health threats to our residents.

The Village believes that its actions in response to climate change can provide an opportunity to build a livable, energy-independent and secure community with resilient infrastructure, while also providing cost savings.

There is a scientific consensus that human activity is increasing the concentration of greenhouse gas ("GHG") emissions into the atmosphere and this, in turn, contributes to climate change. Emissions of carbon dioxide represent the vast majority of the total GHG emissions in the state and a significant portion of these emissions result from fuel combustion. The Village seeks to engage in and promote practices and activities that will reduce GHG emissions, while also maintaining Montebello's community character.

Climate Smart Community Program

In furtherance of its goals of mitigating climate change and employing more sustainable practices, the Village took the Climate Smart Community Pledge in 2010: (Resolution 10-015). The Climate Smart Community Program is an initiative led by the New York State Department of Environmental Conservation ("NYSDEC") to help local governments reduce municipal and ~~GHG emissions. In becoming a Climate~~

Smart Community, Montebello has committed towards the following goals: Green House Gas (GHG) emissions.

In becoming a GHG Climate Smart Community, Montebello, in order to reduce greenhouse gas emission and adapt to a change in climate, resolved to work toward the following ten goals:

- 1) Build a climate-smart community.
- 2) Inventory emissions inventory, set goals, and developing a plan for climate action plan;
- 3) Decreasing community Decrease energy use;
- 4) Increasing community use of Shift to clean, renewable energy;
- 5) Realizing benefits of recycling and other Use climate-smart solid waste materials management practices;
- 6) Reducing GHG emissions through use of Implement climate-smart land-use tools;
- 7) Enhancing Enhance community resilience and preparing for the effects of climate change;
- 8) Supporting development of Support a green innovation economy;
- 9) Informing Inform and inspiring inspire the public; and;
- 10) Committing to Engage in an evolving process of climate action.

The Village remains a registered climate smart community but is not currently certified at any of the Bronze, Silver or Gold levels. See recommendation.

Tree Policies

Another Village action that helps mitigate climate change is its strict tree preservation laws and policies. Trees, through the natural process of photosynthesis, absorb CO² and other pollutant particulates, then store the carbon and emit pure oxygen, which helps combat climate change. The Village fought for several years to defend its potent tree preservation law, which was challenged in a lawsuit. Ultimately, in 2013, New York's Appellate Division upheld Montebello's tree preservation laws. This Plan recommends that the Village continue to uphold its strict tree preservation policies, maintain its Tree City USA designation and promote the planting and maintenance of native trees, all of which support the Village's commitment to air quality and a greener community. However, see the Natural Resources Element for

the recommendation to change the definition of “tree” triggering protection upwards from the current minimum size of 4 inches.

Environmental Design & Green Building Practices

The U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) program has created a rating system to measure the energy and environmental performance of buildings. The LEED rating system works for all buildings—from homes to corporate headquarters—at all phases of development. Projects pursuing LEED certification earn points across several areas that address sustainability issues. Based on the number of points achieved, a project receives one of four LEED rating levels: Certified, Silver, Gold and Platinum. LEED-certified buildings are resource efficient. They use less water and energy and reduce greenhouse gas emissions, while providing cost savings opportunities. Although Montebello is a largely built-out community, it is still appropriate that the Village look to the LEED rating system as a model to support green infrastructure and building.

Another tool for sustainable building practices is the use of energy efficient products. Energy Star is a joint program of the United States Environmental Protection Agency (“EPA”) and the United States Department of Energy that identifies and promotes energy efficiency in products, homes and buildings nationwide. The Energy Star label is on many items including major appliances, office equipment, lighting, and home electronics. The EPA has expanded the Energy Star label to include energy efficient new homes and commercial and industrial buildings.

Finally, the NYStretch Energy Code–2020 (NYStretch) is a model energy code developed by the New York State Energy Research and Development Authority (NYSERDA) that allows municipalities in New York to adopt a more stringent building energy code than the 2020 Energy Conservation Construction Code of New York State (2020 ECCCNY). By adopting NYStretch, municipalities can promote greater energy efficiency in new construction within their jurisdictions, and help meet their energy and climate goals by accelerating savings obtained through their local building energy codes. NYStretch amends the 2020 ECCCNY with a standard that is 10–12% more efficient, depending on climate zone and building type. To a large degree, NYStretch is an early look at New York State’s next energy code.

On average, residential buildings that meet NYStretch can save an estimated 19.7% in terms of energy cost compared to those built to the 2020 ECCCNY. Likewise, a homeowner would see, on average, an estimated 19.7% reduction in their utility bill over the course of one year. The prescriptive residential provisions of NYStretch were modeled using whole building energy simulation software to quantify energy savings beyond what will be expected under the 2020 ECCCNY. While adopting this code will increase energy efficiency and reduce energy consumption costs, adopting the code will increase building costs. Third-party incremental cost analyses show that incremental costs range from \$1,506 to \$2,463 per home for single family homes, while multifamily apartments will have incremental costs ranging from \$1,488 to \$1,750 per dwelling unit.

Communities that adopt NYStretch may become eligible for grant funding and designation as a Clean Energy Community. Currently, Villages such as Dobbs Ferry and Hastings-on-Hudson, the Town of Bedford and New York City have adopted NYStretch.

Business Community

Montebello values businesses that share its sustainable vision, and this Plan recommends that the Village continue to encourage and embrace businesses that incorporate policies and practices to minimize their environmental footprint.

~~For example, Manhattan Beer Distributors has converted a significant portion of its fleet of trucks from diesel to Compressed Natural Gas (“CNG”), which emits significantly less greenhouse gas emissions into the atmosphere. It utilizes solar panels to help power its Montebello facilities, and has built one of New York’s largest privately owned solar installations at its nearby corporate offices.~~For example, in 2024, Manhattan Beer Distributors eliminated diesel trucks from its outbound delivery fleet at its Montebello facility and 75% of the miles driven by the company’s delivery fleet is powered by alternative fuels, namely renewable natural gas and electric. It utilizes a >1MW solar installation panel on the roof of its Montebello facility. The company recently invested in doubling its capacity to receive inbound shipments via rail at its Dunnigan Drive facility. Each rail car the company receives eliminates 8 tractor-trailer trips from local roads, resulting in thousands of fewer truck trips each year. Its Village distribution center is equipped with LED lighting, and it has sponsored the local Earth Day Film Festival at the Suffern Lafayette Theater.

Raymour & Flanagan has built one of its recycling centers in the Village. It brings back packaging materials from its deliveries and turns them into raw materials that can be repurposed into useful everyday items. In the ~~last~~ year prior to the 2017 Plan, the company’s recycling operations at its Montebello campus ~~have~~ processed approximately 3,893 tons of cardboard, 225 tons of plastic, and 233 tons of Styrofoam, keeping these materials out of overburdened and polluting landfills. In addition, the transportation and vehicle repair facility on the campus is heated by furnaces that use spent motor oil from company fleet vehicles. Lastly, the main distribution building has been upgraded to “best in class” lighting and energy management systems.

These examples highlight commercial practices within our Village that reflect ~~our community focus~~the Village’s land use values on sustainability, being a good citizen and reducing our Village’s carbon footprint. The Village ~~values companies that share these values, and~~ should continue to support and encourage eco-friendly commercial companies and practices.

Recommendations:

The Village should:

1. Continue to take the necessary steps to achieve **Climate Smart Community certification** from NYSDEC starting with creating a community Climate Smart Community task force. That task force should also investigate participating in the Clean Energy Communities (CEC) Program sponsored by The New York State Energy Research and Development Authority (NYSERDA), which provides tools, resources (including grant funding), and technical assistance to help implement clean energy actions.
2. **Adopt the NYStretch Energy Code** to enhance energy efficiency in new developments, aligning Montebello with state climate goals while reducing long-term energy costs for residents.
 - Emphasize long-term savings despite upfront costs through case studies from nearby villages (e.g., Dobbs Ferry).
 - Highlight available grant opportunities to reduce financial burdens for residents and developers.
2. • Encourage more energy efficient buildings within the Village (i.e., codes can require or encourage Energy Star or LEED standards) For example, the Village could consider providing a rebate on building permit fees based on the level of LEED-type compliance.
3. Promote the use of Energy Star products.
4. Continue to seek ways to use energy efficient products and incorporate green building practices in the Village’s municipal facilities and projects.
5. Expand solar installations to parking lots and unused municipal lands.
- 5.6. Use Village Hall and the Dr. Jeffrey Oppenheim Community Center as a model for ~~use of renewable energy and encourage~~ the use of renewable energy ~~sources while promoting similar installations in current and future new~~ residential and commercial ~~development. developments.~~
7. The Committee recommends that the Village upgrade the “slow” EV charger at Village Hall to a “fast” EV charger and install a fast EV charger at Dr. Jeffery Oppenheim Community Center.
- 6.8. Continue to protect and promote the planting and maintenance of native trees within the Village to support carbon sequestration and energy conservation; maintain Montebello’s “Tree City” designation; and continue to strictly enforce Montebello’s tree laws. However, see Natural Resources Element for recommended change to the definition of “tree.”
- 7.9. Continue to educate residents on natural stormwater management techniques, including the use of natural rain gardens; make the Village Demonstration Rain Garden available to schools and residents for educational purposes.
- 8.10. Continue to implement the Montebello Trail System, a safe network of natural or existing bicycling, jogging and walking paths, that could reduce automobile traffic while maintaining the community character which the Village residents so value.

~~9.11.~~ Seek out and promote businesses that share the Village’s environmental values. Encourage sustainable and “green” practices in the Village’s commercial community and recognize local businesses for their environmental stewardship practices and activities.

~~10.12.~~ Continue to educate residents on sustainability actions and initiatives using the Village website, newsletters and at community events.

~~11.13.~~ Continue to encourage neighboring communities to incorporate sustainable development practices into projects proposed near Village Boundaries, including by participating in intermunicipal reviews.

~~12.14.~~ The Village Building Inspector and/or other appropriate Village personnel or agencies should review and evaluate village codes and/or provide incentives to incorporate “green” standards wherever possible. Potential initiatives could include:

- Encouraging the use of solar, geothermal and small wind energy units, ~~perhaps with tax incentives.~~ The Village has already been a leader in this regard with its installation of solar panels at Village Hall.
- Encouraging commercial buildings that are “green” building certified, such as those certified under Leadership in Energy and Environmental Design (LEED) provisions. The United States Green Building Council’s LEED Green Building Rating System includes integrated and measurable goals relating to the design, construction and operation of commercial and institutional buildings.
- Encouraging or requiring that native species constitute a minimum percentage (perhaps 30%) of landscaping material in new commercial developments. This requirement would reduce the need for water, fertilizer, and pesticides.
- Encouraging alternative parking initiatives that reduce impervious ground cover. For example, underground parking is extremely expensive to construct but has the advantage of limiting impervious surface and allowing for more open space and trees. The Village could consider providing various incentives for underground parking. Multi-level parking or under building parking has similar environmental benefits but code provisions may discourage or prevent such parking designs.



15. Adopt a Climate Resilience Plan: Develop a municipal plan for climate adaptation, addressing flooding, extreme weather, and heatwaves.
16. Waste Reduction Goals: Expand composting services and mandate commercial recycling programs.
17. Dark Sky Compliance: Strengthen light pollution reduction measures by requiring Dark Sky-certified outdoor lighting, strictly enforcing dark sky regulations and zealously prosecuting violations.
18. Fleet Electrification: Transition the municipal vehicle fleet to electric or hybrid models

APPENDICES

Greenprint Map - 2017

Montebello Trail Map - 2017

ESRI Demographic Information – Updated 2025

ESRI Market Research -2017

Raw Results Report from Public Open House 2017