

VILLAGE OF MONTEBELLO
LOCAL LAW NO. 6 OF THE YEAR 2019

A LOCAL LAW AMENDING CHAPTER 195, ZONING, TO REPEAL AND REPLACE
ZONING DISTRICT MAPS

Be it enacted by the Village Board of Trustees of the Village of Montebello by authority of Article 7 of the Village Law and Article 10 of the Municipal Home Rule Law, as follows:

(Note 1: Proposed insertions of language into the Code are indicated by underlining. Proposed deletions of language from the Code are indicated by strikeout symbols. All other language shown is to remain unchanged. The symbol “ * * * *” indicates portions of the Code to remain unchanged, which are not shown here for brevity.)*

Section 1: Repeal the following maps adopted as attachments to Chapter 195, Zoning:

- (a) Attachment 6 – Zoning Map*
- (b) Attachment 7 – Aquifers and Wellheads*
- (c) Attachment 8 – F-EPOD Generalized Location Map*
- (d) Attachment 9 – W-EPOD Generalized Location Map*
- (e) Attachment 10 – S-EPOD Generalized Location Map*
- (f) Attachment 11 Historic and Scenic Roads Overlay District Map*

Section 2: Replace the maps repealed in Section 1 above, with the following maps, adopting them as attachments to Chapter 195, Zoning, as follows:

- (a) Attachment 6 – Zoning Map, Districts and Overlay Districts, dated 17 September 2019*
- (b) Attachment 7 – Aquifer and Public Water Supply Wellhead Locations, dated 17 September 2019*
- (c) Attachment 8 – Floodplain Environmental Protection Overlay District, Generalized Location, dated 17 September 2019*
- (d) Attachment 9 – Wetlands, Waterbodies and Streams Environmental Protection Overlay District, Generalized Location, dated 17 September 2019*
- (e) Attachment 10 – Steep Slopes Environmental Protection Overlay District, Generalized Location, dated 17 September 2019*

Section 3: Re-number existing Attachment 12, Historic and Scenic Resources within the Historic and Scenic Roads Overlay as Attachment 11, to following the numbering sequence in Section 2 above.

Section 4. Adjust map references in §195-37 B; §195-63 B(1)(b)[3]; §195-63 B(2)(b)[1]; §195-63 B(3)(b)[1]; and §195-64.1 A, to reflect the changes in Sections 1,2 and 3 above, as follows:

§195-37 Aquifer and wellhead protection

* * * * *

- B. Definition of aquifers and wellheads. The locations of aquifers and public water supply wellheads are shown on the Aquifers and Wellheads Map, dated 17 September 2019, ~~October 2017~~, which, with all explanatory matter thereon, is hereby adopted and made part of this chapter. A copy of said map, indicating the latest amendments, shall be kept up-to-date in the

offices of the Village Clerk-Treasurer for the use and benefit of the public. The entire Village overlays federal sole source aquifers and the west side of the Village rests upon a mapped New York State primary/principal aquifer. NOTE: See Chapter 195, Attachment 7.

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§195-63 Conservation and Environmental Protection Overlay Districts

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Subsection B (1) (b) [3]:

[3] F-EPOD to be depicted by applicant. Any lot plan, site plan, or subdivision plan that is submitted to a board for approval, or to the Building Inspector in support of a building permit application, shall clearly show the limits of the F-EPOD as prepared by the applicant, and all improvements or land disturbance proposed therein. The F-EPOD boundary shall be mapped by a licensed surveyor or engineer on the applicant's site plan, and the location of the F-EPOD as shown on the stamped drawing shall control.

NOTE: See Chapter 195, Attachment 8, [dated 17 September 2019](#), for generalized location. The depiction of the boundaries of the F-EPOD overlay on the F-EPOD Generalized Location Map is for general guidance only.

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Subsection B (2) (b) [1]

[1] W-EPOD boundaries to be depicted by applicant. Any lot plan, site plan, or subdivision plan that is submitted to a board for approval, or to the Building Inspector in support of a building permit application shall clearly show the limits of the W-EPOD as prepared by the applicant, and all improvements or land or vegetation disturbance or limits of clearing proposed therein. Boundaries of wetlands, waterbodies and streams and the extent of any required upland buffer areas, as defined above, shall be determined by a licensed New York State landscape architect, or other qualified licensed or certified New York State professional, and the location of the W-EPOD as shown on the stamped drawing shall control. NOTE: See Chapter 195, Attachment 9, [dated 17 September 2019](#), for generalized location. The depiction of the boundaries of the W-EPOD overlay on the W-EPOD Generalized Location Map is for general guidance only.

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Subsection B (3) (b) [1]

[1] S-EPOD to be depicted by applicant. Any lot plan, site plan, or subdivision plan that is submitted to a board for approval, or to the Building Inspector in support of a building permit application, shall clearly show the limits of the S-EPOD as prepared by the applicant, and all improvements or land disturbance proposed therein. The S-EPOD boundary shall be mapped by a licensed surveyor or engineer on the applicant's site plan, and the location of the S-EPOD as shown on the stamped drawing shall control. NOTE: See Chapter 195, Attachment 10,

dated 17 September 2019, for generalized location. The depiction of the boundaries of the S-EPOD overlay on the S-EPOD Generalized Location Map is for general guidance only.

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§195-64.1 Historic and Scenic Roads Overlay District

- A. Purpose. The Comprehensive Plan recommends adopting the Historic and Scenic Roads Overlay District to maintain the quality of historic and scenic roads, and to protect against inappropriate and incompatible development along said roads. The overlay district boundary shall be 250 feet from the center line of those road segments as shown on the Zoning Map. Note: See Chapter 195, Attachment 6, dated 17 September 2019, as amended. Historic and Scenic Roads Overlay District Map, dated October 2017, which, with all explanatory matters thereon, is hereby adopted and made part of this chapter. A copy of said map, indicating the latest amendments, shall be kept up to date in the offices of the Village Clerk-Treasurer for the use and benefit of the public. Note: See Chapter 195 Attachment 11.

Section 4: This local law shall take effect immediately.

**Village of
Montebello**

**Zoning Map
Districts and Overlay Districts
195 Attachment 6**

Legend

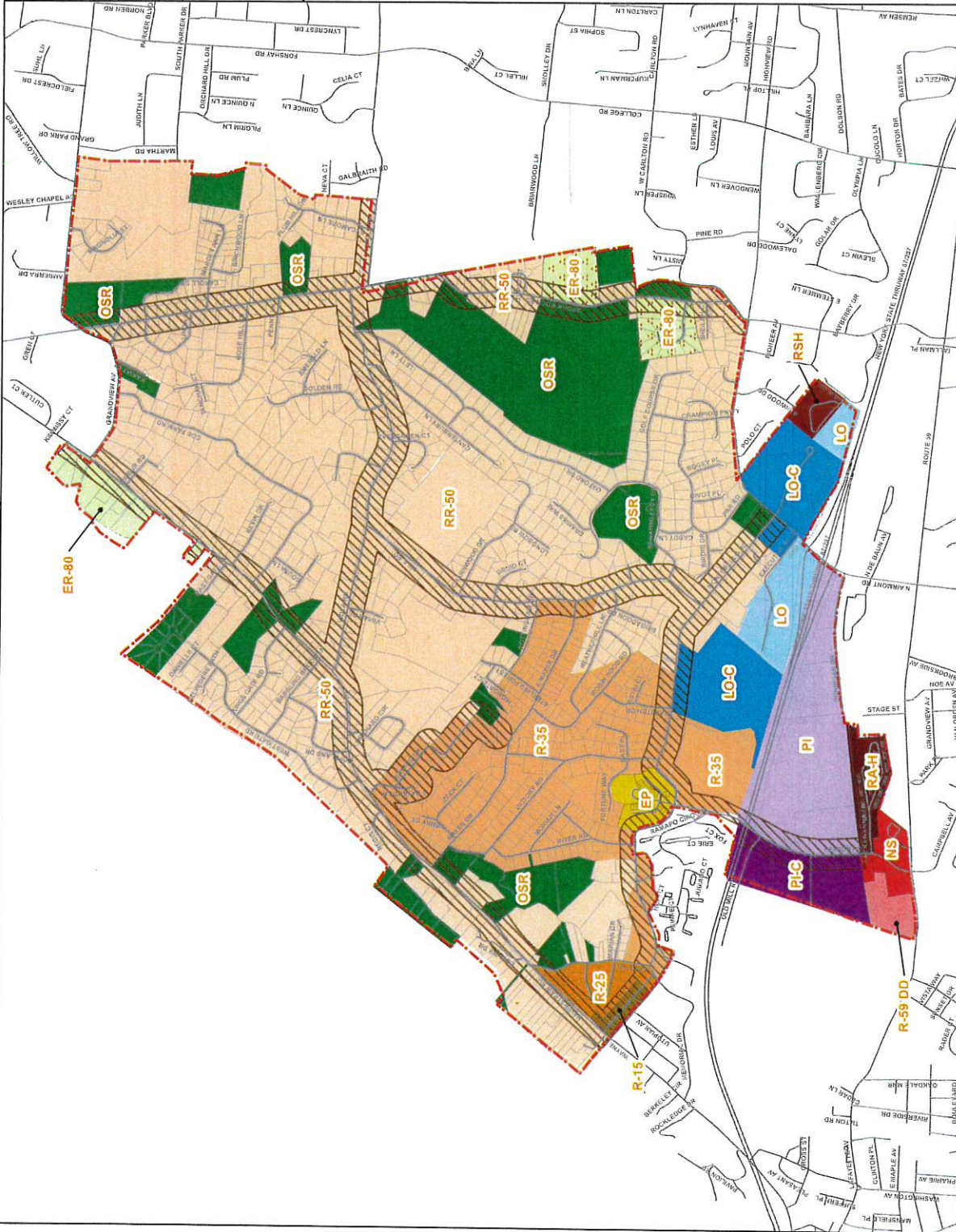
Montebello Parcels

- | Zoning Districts | |
|------------------|---------------------------------------------|
| ER-80 | Estate Residential (80,000 Sq. Ft.) |
| RR-50 | Rural Residential (50,000 Sq. Ft.) |
| R-35 | Low-Density Residential (35,000 Sq. Ft.) |
| R-25 | Low-Density Residential (25,000 Sq. Ft.) |
| R-15 | Medium-Density Residential (15,000 Sq. Ft.) |
| RSH | Residential Senior Citizen |
| RA-H | Medium-Density Affordable Housing |
| R59-DD | Route 59 Development |
| EP | Estate Preservation |
| LO | Laboratory Office |
| LO-C | Laboratory Office-Campus |
| NS | Neighborhood Shopping |
| OSR | Open Space-Recreation |
| PI | Planned Industry |
| PI-C | Planned Industry-Campus |
| HSR | Historic & Scenic Roads Overlay |
| RP | Rural Preservation Overlay |



Rockland County GIS

17 September 2019



Village of Montebello

Aquifer and Public Water Supply Wellhead Locations 195 Attachment 7

Legend

Montebello Parcels

Wellheads

Suez-United Water Wellheads

500 ft. Radius

NY DEC-Regulated Public Wells

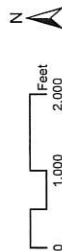
500 ft. Radius

Aquifers

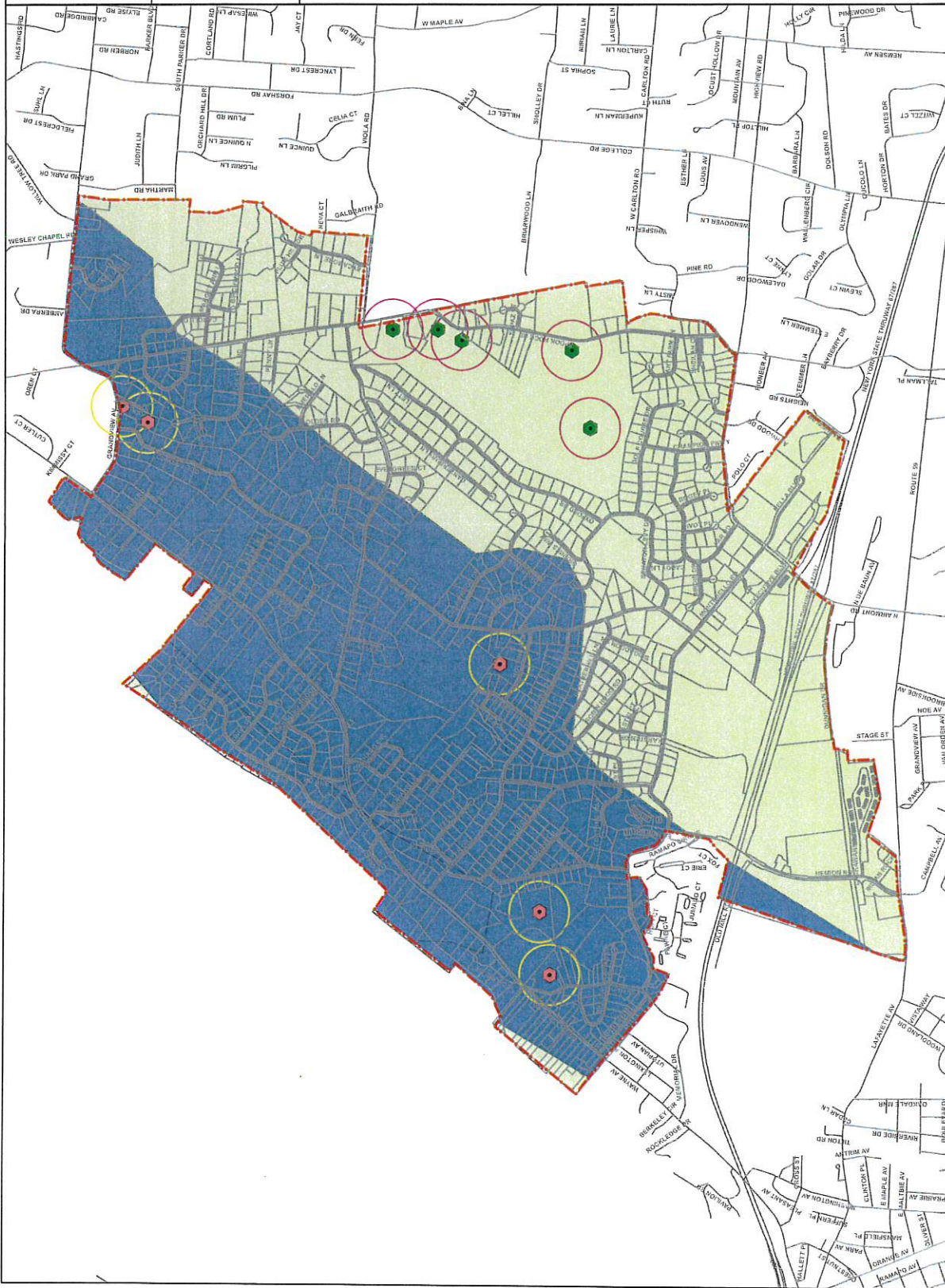
NYS

Primary/Principal Aquifer

Ramapo River Basin - Federal Sole Source Aquifer



Source: ESRI Web Mapping Service;
Rockland County GIS
17 September 2019



Village of Montebello

Zoning Map
Floodplain
Environmental Protection
Overlay District
Generalized Location
(F-EPOD)

195 Attachment 8

Legend

Montebello Parcels

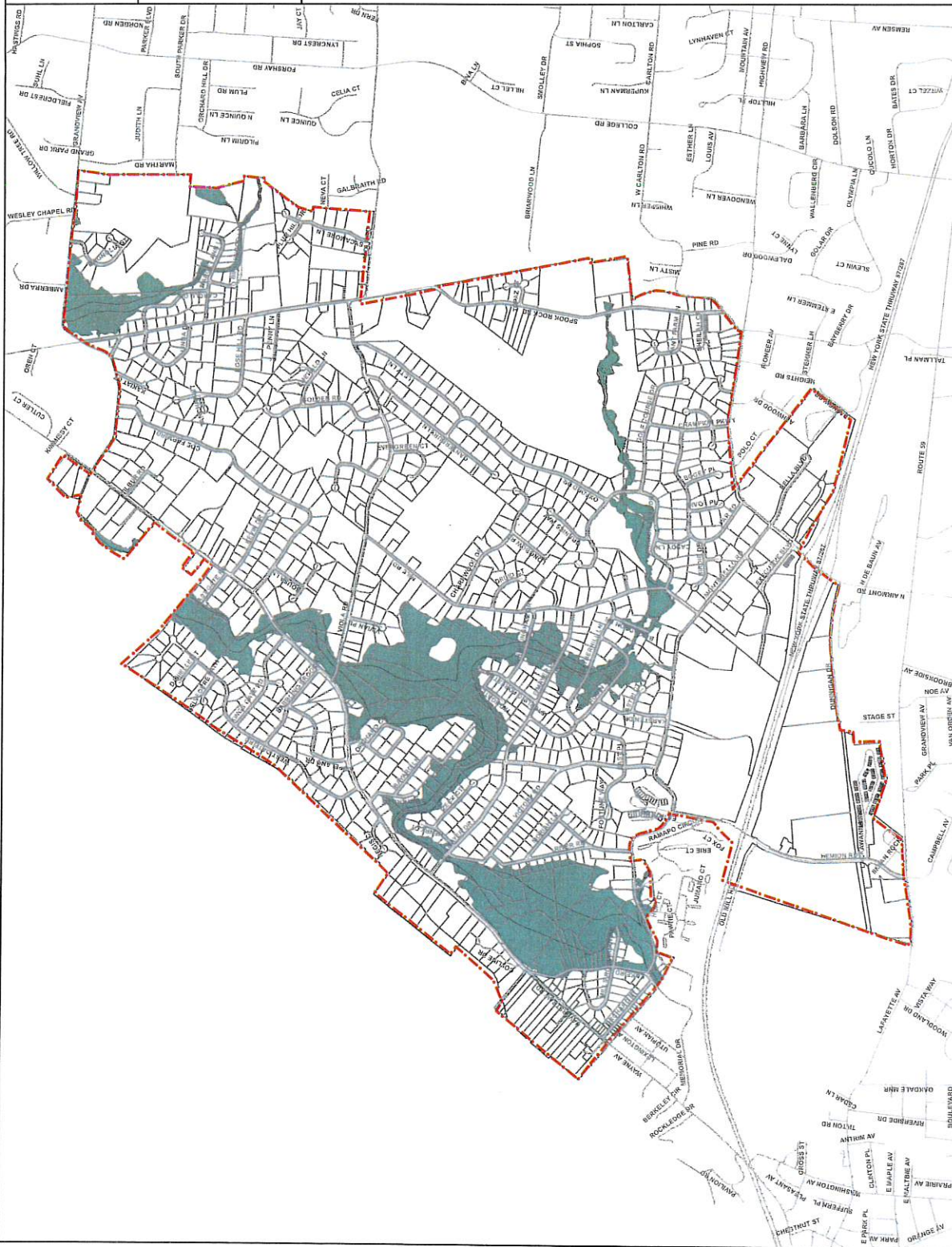
F-EPOD100-year Floodplains

AE - 100-yr. Floodplain



Source: ESRI Web Mapping Service;
Rockland County GIS

17 September 2019



Village of Montebello

Zoning Map Wetlands, Waterbodies and Streams Environmental Protection Overlay District Generalized Location (W-EPOD)

195 Attachment 9

Legend

Montebello Parcels

W-EPOD River & Streams

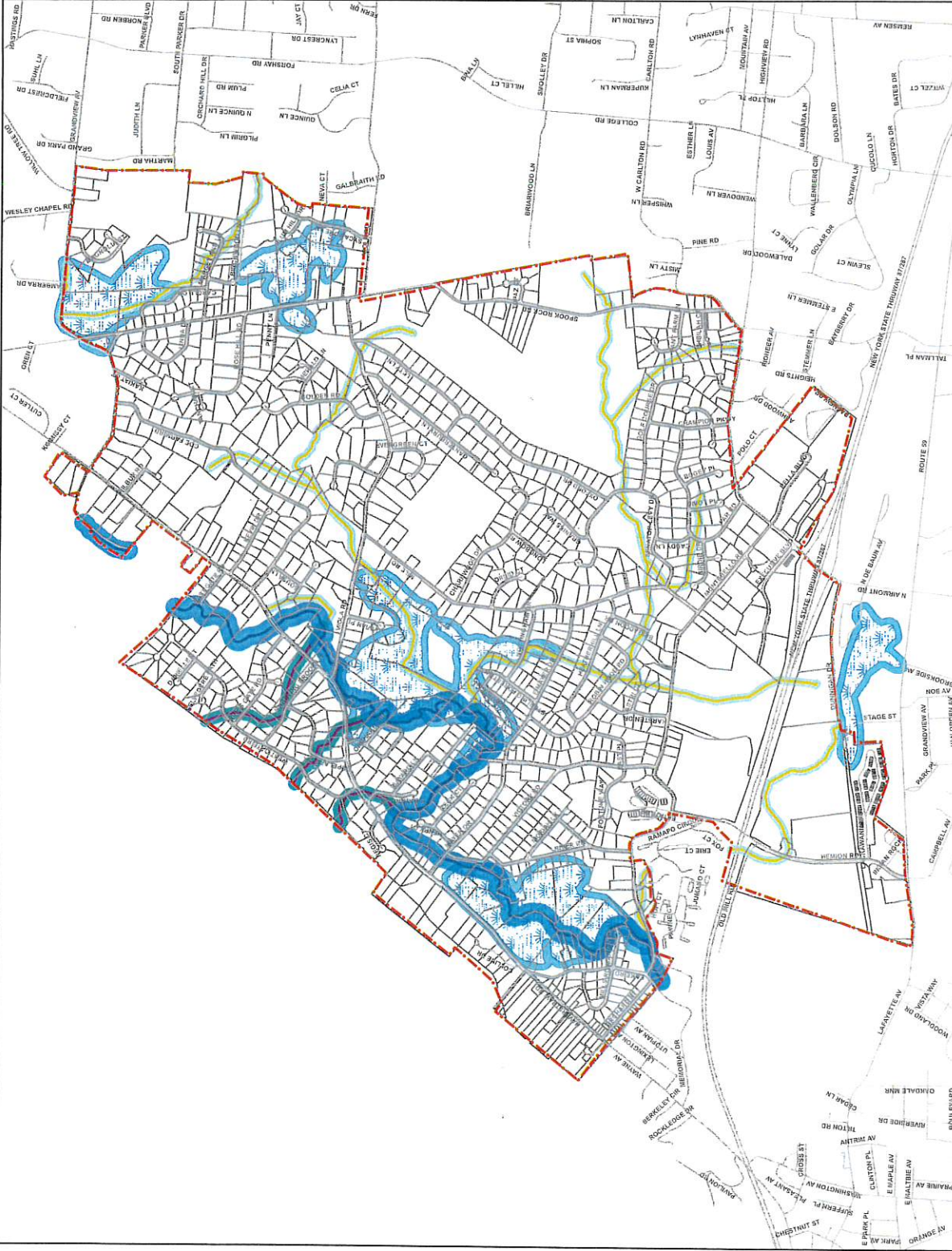
- Class A - Mahwah River
- Mahwah River Buffer - 150 feet
- Class B Stream
- Class B Stream Buffer- 100 feet
- Class C Stream
- Class C Stream Buffer - 75 feet

W-EPOD Wetlands

- Wetland
- Wetland Buffer - 100 feet



Source: ESRI Web Mapping Service;
Rockland County GIS
17 September 2019



Village of
Montebello

Zoning Map
Steep Slopes
Environmental Protection
Overlay District
Generalized Location
(S-EPOD)

195 Attachment 10

Legend

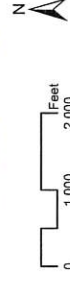
Montebello Parcels

S-EPOD Steep Slopes

Slope 15-25%

Slope 25-35%

Slope 35%+



Source: ESRI Web Mapping Service,
Rockland County GIS
17 September 2019

