

The 2024 Comprehensive Plan of the Village of Montebello held a meeting on Wednesday, January 22, 2025 at Village Hall, One Montebello Road, Montebello, NY. Chair Golden called the meeting to order at 3:32 p.m.

PRESENT

Melanie Golden, Chairperson
Ariel Aufgang, Committee Member
Ezra Bryan, Committee Member
Matthew Moetzing, Committee Member
Deborah Munitz, Committee Member

OTHERS

Jonathan Lockman, Village Planner
Alyse Terhune, Asst. Village Attorney
Regina Rivera, Planning/Zoning Clerk

Meeting Minutes Approval

Member Moetzing made a motion to approve the December 18, 2024 comp plan meeting minutes as discussed. Member Munitz seconded the motion and upon vote, all were in favor.

Chairperson and Planner updates

Chair Golden stated that March will be Mr. Lockman's last meeting because he is retiring. Any subsequent changes after March will be managed by Max Stach, Jonathan's colleague at NVP and replacement as Montebello Village Planner.

Next steps:

1. J. Lockman will incorporate all changes, and rewrite the intro and summary.
2. Member Munitz will format the entire document.
3. Complete draft ready for review, discussion and comments for February 26th meeting.
4. Any changes discussed at that meeting will be incorporated into the draft **at least 10 days before the March 26th public hearing.**
5. April 23rd meeting to incorporate any public comments into the draft, if applicable.
6. Draft goes to the Village Board of Trustees for their review, public hearing and final approval/adoption.

Chair Golden strongly urged the committee to review the draft in its entirety before the February meeting so that any outstanding issues can be discussed and incorporated in time for the public hearing.

Discussion turned to the PI-C (Planned Industry-Campus) zone, specifically, the 35 acre lot that abuts the Brookfield property on Hemion Road. At the last meeting, the committee toyed with the idea of limiting allowable uses such as warehouses in that zone. Mr. Lockman stated the property is restricted by the Historic and Scenic Roads Overlay District as well as a Conservation Overlay, and there has been little interest in development over the years.

Chair Golden noted that the Board of Trustees is making some progress vis-à-vis traffic issues that will be caused by increased tractor trailer traffic through Montebello on their way to the Brookfield project. Ms. Terhune suggested adding this to the Traffic element and everyone agreed.

Sustainability

Chair Golden and Member Bryan

Tree laws: The committee noted that some residents find the village tree laws too restrictive. However, all agreed that the law is solid and that the comp plan could instead recommend changing

the definition of a tree per Member Aufgang's suggestion. Currently any tree with a 4" caliper or more requires a permit to remove, and the committee felt that that number could be higher. Member Munitz suggested that homeowners be given more leniency to remove trees from the interior of their properties while tree removal from the peripheries should be more restrictive. Member Bryan wasn't comfortable with including the tree law in the Sustainability Element because allowing more trees to be removed is counter to sustainability. Chair Golden and Ms. Terhune noted, however, that this is where the tree policy has been in all past comp plans.

After further discussion, the Committee agreed to recommend an increased tree diameter threshold that would trigger a tree removal permit.

Permeable pavers: Mr. Lockman explained that pervious pavers are problematic because without careful maintenance, they become impervious over time. Ms. Terhune noted that the Village does not discount pervious pavers from development coverage.

Car chargers: All agreed that the electric vehicle charger at Village Hall should be upgraded to a level two or a super charger, and to consider adding some to the Community Center.

Stretch code incentives: Member Aufgang urged the committee to consider incentives to upgrade homes and properties to be more energy efficient, such as offering more FAR for single-family homes. Ms. Terhune offered, however, that adding more room would require more energy consumption. Mr. Lockman said he will add stretch code incentives to the element without including specifics, and that the Board of Trustees could look into what incentives they wish to entertain.

Community facilities and Open Spaces.

Member Moetzinger.

Montebello Trail: Recommendation #3 Active recreation. Mr. Moetzinger explained that a walking trail was proposed in the 2003 comp plan, and reiterated in the 2009 and 2017 comp plans. The intent was to have one contiguous trail throughout the village beginning at Suffern High School track, through Canterbury Lane and Oxford Drive, to Kathy Gormand Ponds Park and up to Village Hall. However, there were obstacles and some parts of the trail had to be scrapped, such as on Mile and Viola Roads due to dangerous road conditions, but the main portions of the trail remain viable. Member Moetzinger said he would confer with the HPPC for coherent ways to amend the trail.

Chair Golden again reminded everyone to submit all changes well before the next meeting on February 26th. The Commission agreed to start the meeting at 3:00 p.m. so they may have ample time to agree on the final draft for the public hearing.

The meeting was adjourned at 5:08 p.m.

The next meeting will be held on Wednesday, February 26, 2025 at 3:00 p.m.