

Village of Montebello

Comprehensive Plan

CPC Final Draft Recommended to the Board of Trustees



August 7, 2017

Acknowledgements

The Board of Trustees of the Village of Montebello

- Hon. Lance N. Millman, Mayor
- Hon. Stacy Caridi, Deputy Mayor
- Hon. Steven A. Sorillo
- Hon. Melanie L. Golden
- Hon. Steven Beldock

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

- Melanie Golden- Village Trustee 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

As well as the assistance of Village staff and professionals:

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- Lawrence Picarello - Village Building Inspector
- Martin Spence, P.E. - Village Engineer
- Regina Rivera - Planning, Zoning & Building Department Clerk

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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

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

As part of continuing periodic reviews, a Comprehensive Review Commission (the “Commission”) was once again formed and appointed on May 18, 2016. The Commission was 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 Trustee 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 a matrix that listed recommendations from the 2009 and 2003 Plans and provide 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 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 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 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 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;
- 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 June 28, 2017 and a plan was recommended to the Village Board on August 7, 2017.

Executive Overview

This Montebello Comprehensive Plan is an update to the 2009 and 2003 Plans, 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 Plan. Although most of the 2003 recommendations were 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.

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.

Key Recommendations for this plan

1. The Commission recommended priority implementation of the [Greenprint] Environmental Protection Overlay District (EPOD) previously recommended in the 2009 Plan and further recommended that separate districts and regulations be 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.
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 development in a manner that maintains the important historic character of the areas and preserves scenic vistas.

3. The 2009 recommendation for Critical Environmental Areas (“CEAs”) 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 the Historic and Scenic Road areas 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 in the vicinity of Executive and Rella Boulevards in order to encourage and promote economic development, which provides a variety of public benefits, including tax ratables and additional employment opportunities in the Village.
5. Additional uses were also added to the Planned Industry Campus and Neighborhood Services areas of the Village in hope of encouraging economic development.
6. 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 to a traditional non-overlay district that recognizes existing uses and allows for continuing adaptive reuse of the Mansion.
7. The Commission acknowledges 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.
8. The Commission recommends the implementation of regulations to provide for smaller-scale “neighborhood-scale” places of worship and other public assembly uses. Recommendations are also made for the regulation of schools and residential uses accessory to schools.
9. The Commission took up the evolving concerns regarding home-based businesses, including transient overnight accommodations in private residences (such as AirBNB). Expanded protections for residential neighborhoods from potential impacts of home-based businesses that include overnight accommodation are recommended while allowing streamlined review of more basic and less impactful home-based businesses.
10. The Commission is recommending Village tax incentives for voluntary historic designation of eligible structures, as well as the creation of a prestigious “medallion” or “marker” program for historical properties.
11. Montebello continues to be concerned with houses in older sections of the Village 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.
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.
14. 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 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).

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 Village “Greenprint” to preserve the integrity of unfragmented natural resources to the extent that is still possible. The Greenprint will identify 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 Environmental Protection Overlay Districts (EPODs) for the Greenprint that allow for stricter development standards to achieve the Village’s environmental protection goals.
- c) Consider the designation of Critical Environmental Areas pursuant to the implementing regulations of the State Environmental Quality Review Act.
- 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 "humps" now in use within the Village.
- b) Pursue greater enforcement of traffic speed limits.
- c) Reduce the amount of congestion on Airmont Road, encouraging solutions such as 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.

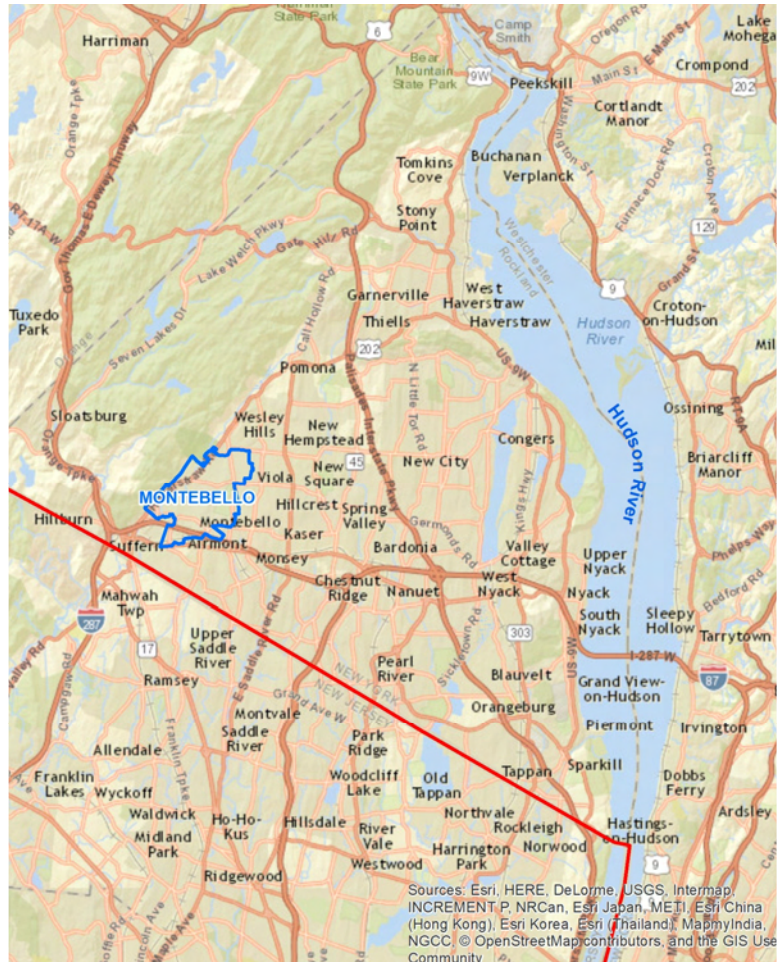
Village Overview

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 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 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. The ACS also projects a population of 4,991 persons in 2021.



Regional Location

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 16 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. The aging of the population may cause pressure on supply and demand.

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

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 land use on a parcel by parcel basis. 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 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 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 2017 Land Use Element similarly build upon previous recommendations and reflect 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 (see Figure LU-2 at the end of this Chapter) is 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 Plan strongly suggests 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 recommended Land Use Plan 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**

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 well and wellhead protection properties, the existing Spook Rock Golf Course and Ramapo Town Pool, public school sites, and Conservation Easements. 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

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.

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:

- The Plan recommends the Village establish a formal Greenprint Map (An updated draft Greenprint Plan is included as an Appendix).
- Environmental Protection Overlay Districts (EPODs) are proposed 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 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 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 limited to such uses as open space, parkland, recreational use, and agriculture. In addition 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.



Outstanding views from Spook Rock Golf Course

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 Commission 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). 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.

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 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

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).

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:

- Places of Worship.** The Village should designate places of worship as special permit uses in all residential districts, which is not presently the case. On the other hand, because of the lack of remaining land for economic development, it is suggested that places of worship continue to be excluded from non-residential zoning districts in order to encourage in those 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 be 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 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 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 identify that adequate facilities exist to provide appropriate pedestrian safety. To streamline review, the Planning Board should be 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 would still be entitled to apply for relief from the Zoning Board of Appeals for a variance in accordance with applicable law.
- Schools.** The current code distinction between general instruction and religious instruction should be eliminated. Seminaries and religious vocational schools should be 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 permitted by special permit in all residential zoning districts but should not be 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

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).

trade schools that pose significant negative environmental externalities, should be 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 prescribed for all schools within residential areas. The permissible size of a school should be related to lot size and environmental constraints, and larger schools should be 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 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 permitted accessory to any type of school in a residential zoning district. Special permit criteria should be developed to ensure that the housing is truly accessory and subordinate to the principal use as a school and that impacts to surrounding residential neighborhoods be minimized to the maximum extent allowed by law. The definition of dormitory should be revised to include any accessory residential use accessory to a school. The outward appearance and density of dormitories should be in harmony with the surrounding residential Village fabric. Accessory school housing should only be permitted on large building lots.
- **Cluster Subdivision.** Currently, average density subdivision is permitted only after authorization by the Village Board. The Village Board should consider allowing or requiring average density subdivision (clustering) to be entrusted to the Planning Board to streamline review.
- **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 the use private residences for commercial overnight accommodations (such as AirBnB), and, if allowed, it should be regulated in a manner that provides adequate security to neighbors and does not lead to 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 for the preservation of existing mature trees consistent with the Village’s Tree Preservation and Landscape Maintenance Law. Similarly, it is important that existing natural contours of the land be preserved. Greater variety should be required in the building setback and angle to the street, façades should incorporate natural appearance materials (wood, stone), and a palette of natural colors should be utilized.
- **Personal Horticulture (Hobby Farms).** The Village currently only allows agriculture on 10 acres or more, but recently the Village has received interest in use of 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 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 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 five-year period
- **Stone Walls.** The stone walls found throughout the Village are highly recommended for preservation and/or installation along property lines and street frontages in all residential districts.
- **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, and should not be “chopped” up among individual properties wherever possible.

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.

Recommendations:

- 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.

Site Specific Estate Residential Areas

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. 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, that these areas continue to be developed in a manner that meets the following objectives:

- Preserve the vistas of the property visible from Spook Rock Road;
- Preserve the existing evergreens on the property;
- Preserve the existing homesteads by allowing a limited number of non-residential uses to occur provided the structures are retained in their essential character;
- Any new construction should be consistent with the existing “rural” architectural character of the area; and

- Situate new homes in locations not readily visible from Spook Rock Road.

To this end, the Rural Preservation overlay district was enacted that provided certain standards for the development of the two historic areas - Fant Farm and Minetto Farm

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 Stonehedge Farm. An application for an 11-lot subdivision comprised of single-family homes and proposing to preserve the existing 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:



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 be preserved;
- Single-family attached or detached homes 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 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 developed under the auspices of the Estate Preservation Overlay District. 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.

Recommendations:

- The current zoning implementing this land use area is LO-C (generally Office-Campus areas) with 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 already been built out, it is suggested that the Estate Preservation Overlay District be eliminated, and the current LO-C district in this area be rezoned to a new Estate Preservation District. The District should include 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.



Existing mansion converted to offices



Carriage House style homes built around mansion

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:

- 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
 - 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.



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



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

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.



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

Recommendations:

- 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.

- 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



Mayer Road exemplifies rural design qualities.

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.

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:

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.

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 \$300,000³) compared to the Village of Montebello (estimated at approximately \$530,000 on average⁴).



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

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.

³ Based on a search of Zillow.com on May 11, 2017.

⁴ Ibid.

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.



Existing Office Building on Executive Boulevard.

Recommendations:

- Create 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 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.
- Allow day-care uses only as an accessory to professional or medical offices.

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



View of Office Campus Area

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.

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:

- Expand 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 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 be consistent and preferably be in keeping with the historical roots of Montebello. Any parking areas should 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 be 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 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 viewsapes. 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.

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:



Self-storage facility at NYS Thruway Off-Ramp

- 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.

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 Comprehensive Plan. The most recent additions are a vehicle maintenance facility and a recycling center accessory to a retail distribution center, and an addition to a previously approved self-storage facility. This Plan continues to make the following recommendations with regard to possible redevelopment, expansion or reuse of existing facilities:



Warehouse and Distribution accessed via Dunnigan Drive

- 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 feet just south of the New York State Thruway and Old Mill Road, and consists of 36.58 acres. The portion of the property in Montebello is vacant land except for a secondary driveway that traverses the site to gain access to the main 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.



Planned Industry-Campus (Undeveloped)

If developed in the future, the primary objective is to retain the Hemion Road frontage of the Novartis property in its current wooded/landscaped setting. In the vicinity of the existing identification sign, the treeline 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 property 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:

- 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.
- Upon a condition of gaining access (via easements) through the industrial parcels to the east so that tractor-trailer traffic bound for the Thruway travels via Dunnigan Drive as opposed to Route 59 or Montebello Road, the following uses should be permitted in the Planned Industry-Campus area:
 - Warehousing;
 - Distribution;
 - Industrial Park (Contractor Storage).
- The Plan continues to recommend that a conservation area extend from the centerline of the Hemion Road right of-way approximately 200 feet from the railroad to the Thruway. 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.

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 Plan recommends 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 entire land use area is recommended to be zoned NS, with the remaining PO 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 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, any retail sales or personal services be permitted.
- Museums, Libraries and noncommercial art galleries should be removed as a permitted use as these are uses that do not further the economic development interests of the Village.
- Provisions should be added to the Village Tree Law 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 require sufficient plant variety to avoid monocultures susceptible to a single blight or infestation.

RT. 59 Development District

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 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)

At the time that this Plan was under preparation, an application for development of the parcel was submitted to 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 for the heavily-trafficked Route 59 corridor.

Recommendations:

- Maintain the Route 59 Development District use regulations as currently drafted, but incorporate changes expanding the uses authorized to include assisted living residences.
- 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.

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.



Open Air Gazebo adjacent to Village Hall

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.

The Plan recommends 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.



Village Hall viewed from Airmont Road

LEGEND

Existing Land Use

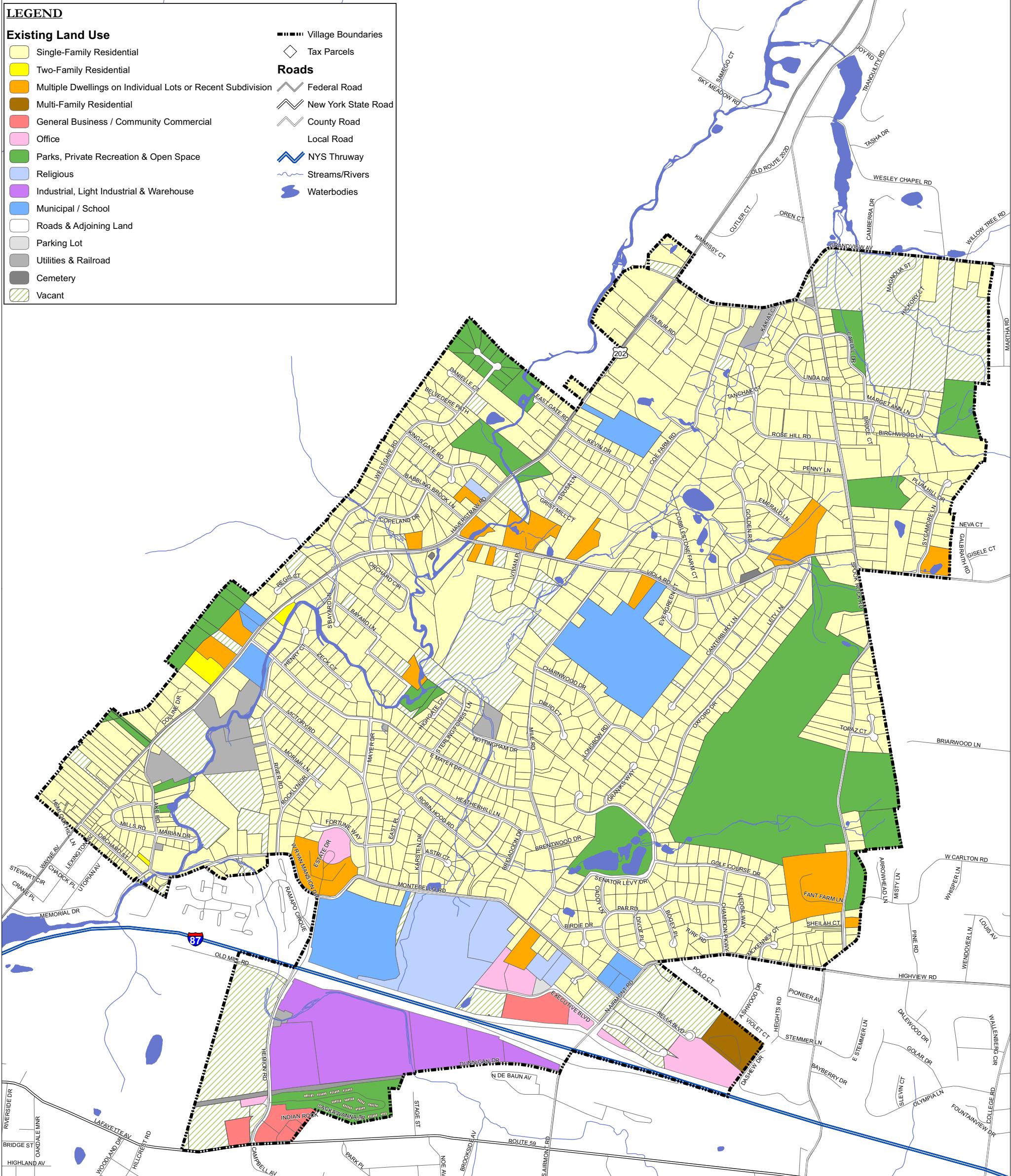
- Single-Family Residential
- Two-Family Residential
- Multiple Dwellings on Individual Lots or Recent Subdivision
- Multi-Family Residential
- General Business / Community Commercial
- Office
- Parks, Private Recreation & Open Space
- Religious
- Industrial, Light Industrial & Warehouse
- Municipal / School
- Roads & Adjoining Land
- Parking Lot
- Utilities & Railroad
- Cemetery
- Vacant

Village Boundaries

- Village Boundaries
- Tax Parcels

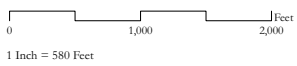
Roads

- Federal Road
- New York State Road
- County Road
- Local Road
- NYS Thruway
- Streams/Rivers
- Waterbodies



Note: This DRAFT map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

JULY 2017



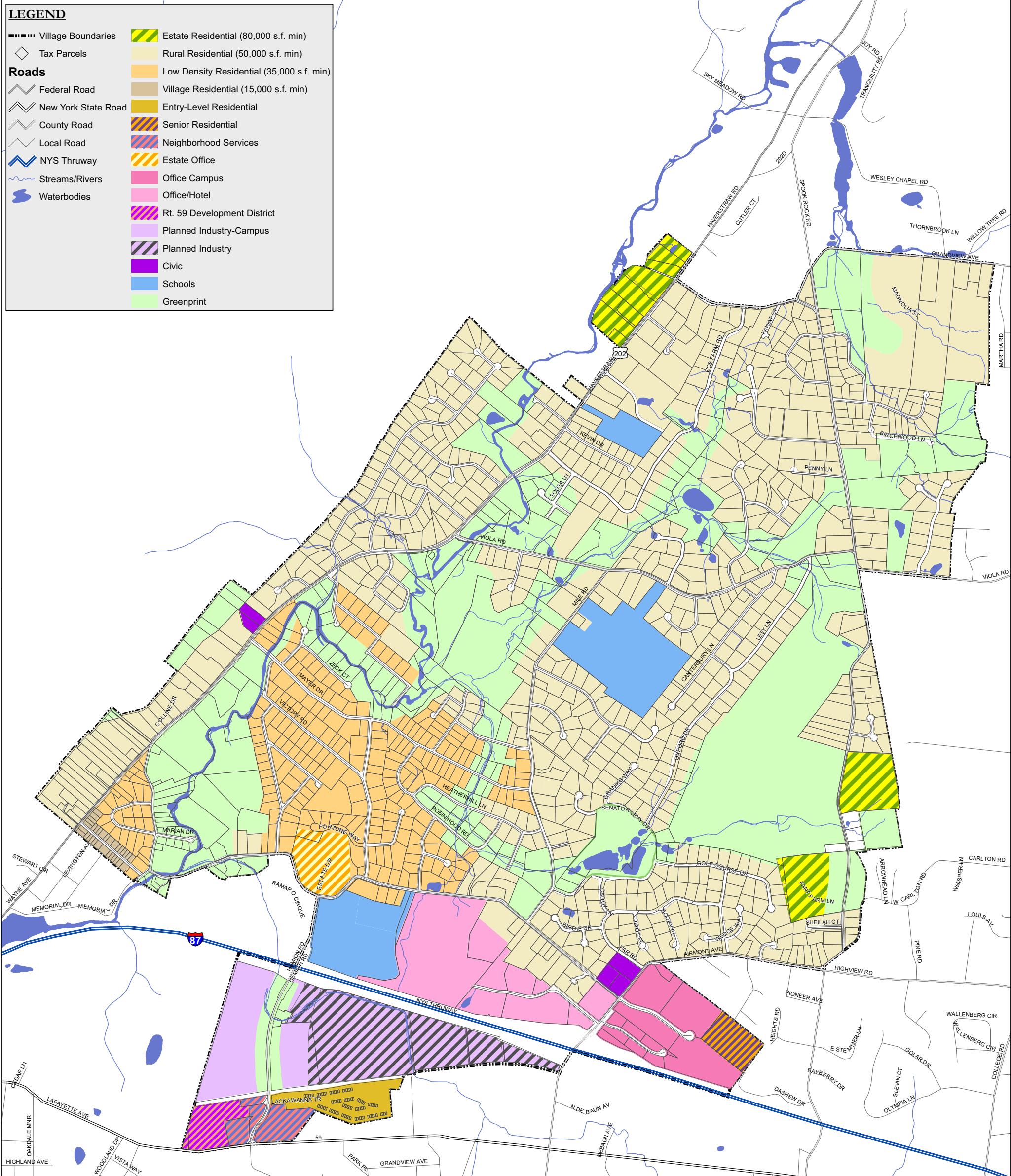
LOCUS MAP
■ Montebello



EXISTING LAND USE
 MONTEBELLO COMPREHENSIVE PLAN UPDATE
 Village of Montebello, New York
 Prepared for Montebello Comprehensive Plan Commission

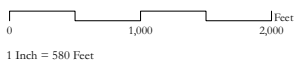
LEGEND

<ul style="list-style-type: none"> --- Village Boundaries ◇ Tax Parcels <p>Roads</p> <ul style="list-style-type: none"> — Federal Road — New York State Road — County Road — Local Road — NYS Thruway — Streams/Rivers — Waterbodies 	<ul style="list-style-type: none"> ■ Estate Residential (80,000 s.f. min) ■ Rural Residential (50,000 s.f. min) ■ Low Density Residential (35,000 s.f. min) ■ Village Residential (15,000 s.f. min) ■ Entry-Level Residential ■ Senior Residential ■ Neighborhood Services ■ Estate Office ■ Office Campus ■ Office/Hotel ■ Rt. 59 Development District ■ Planned Industry-Campus ■ Planned Industry ■ Civic ■ Schools ■ Greenprint
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Note: This DRAFT map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

JULY 2017



LOCUS MAP
 ■ Montebello



LAND USE PLAN
 MONTEBELLO COMPREHENSIVE PLAN UPDATE
Village of Montebello, New York
 Prepared for Montebello Comprehensive Plan Commission

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 floodzones 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 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 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) 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.

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

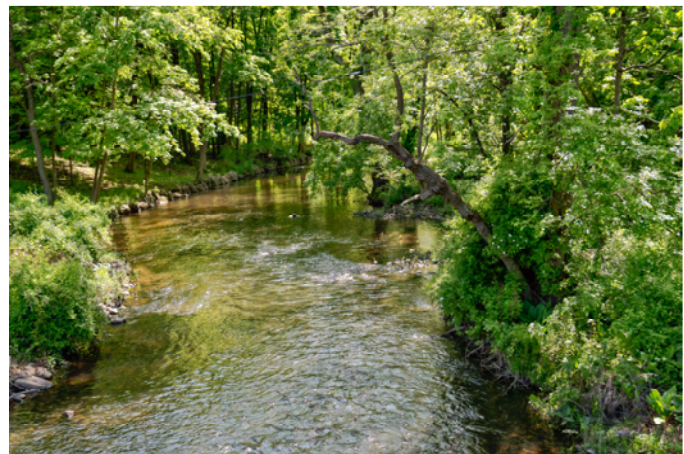
⁶ http://www.epa.gov/dwssa/overview-drinking-water-sole-source-aquifer-program#lWhat_is_SSA

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.



Mahwah River

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 "A", 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 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.

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 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.

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. 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.

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:

- **Adopt the Village Greenprint.** The “Greenprint” adopted for the Village of Montebello will be a Village open space and environmental assets map. It will identify 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 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 as part of the March 13, 2017 Interim Report. It is included in the Appendix.
- **Designate Environmental Protection Overlay Districts (“EPODs”):** The 2009 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 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. 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.

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 Critical Environmental Areas 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 environmental review of development proposals and may increase the potential to receive grants to protect the identified resources. This Plan recommends that CEAs should be created for areas within suspected Timber Rattlesnake range and areas also proposed for designation as historic and scenic roadways in the recommended Historic and Scenic Roads District.
- **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 the March 2017 Interim Report as a recommendation for priority implementation by the Village Board.

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.

- **Continue efforts to plant, preserve and maintain Village Trees:**
 - 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 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, and should not be “chopped” up among individual properties wherever possible.
- **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



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

- to 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

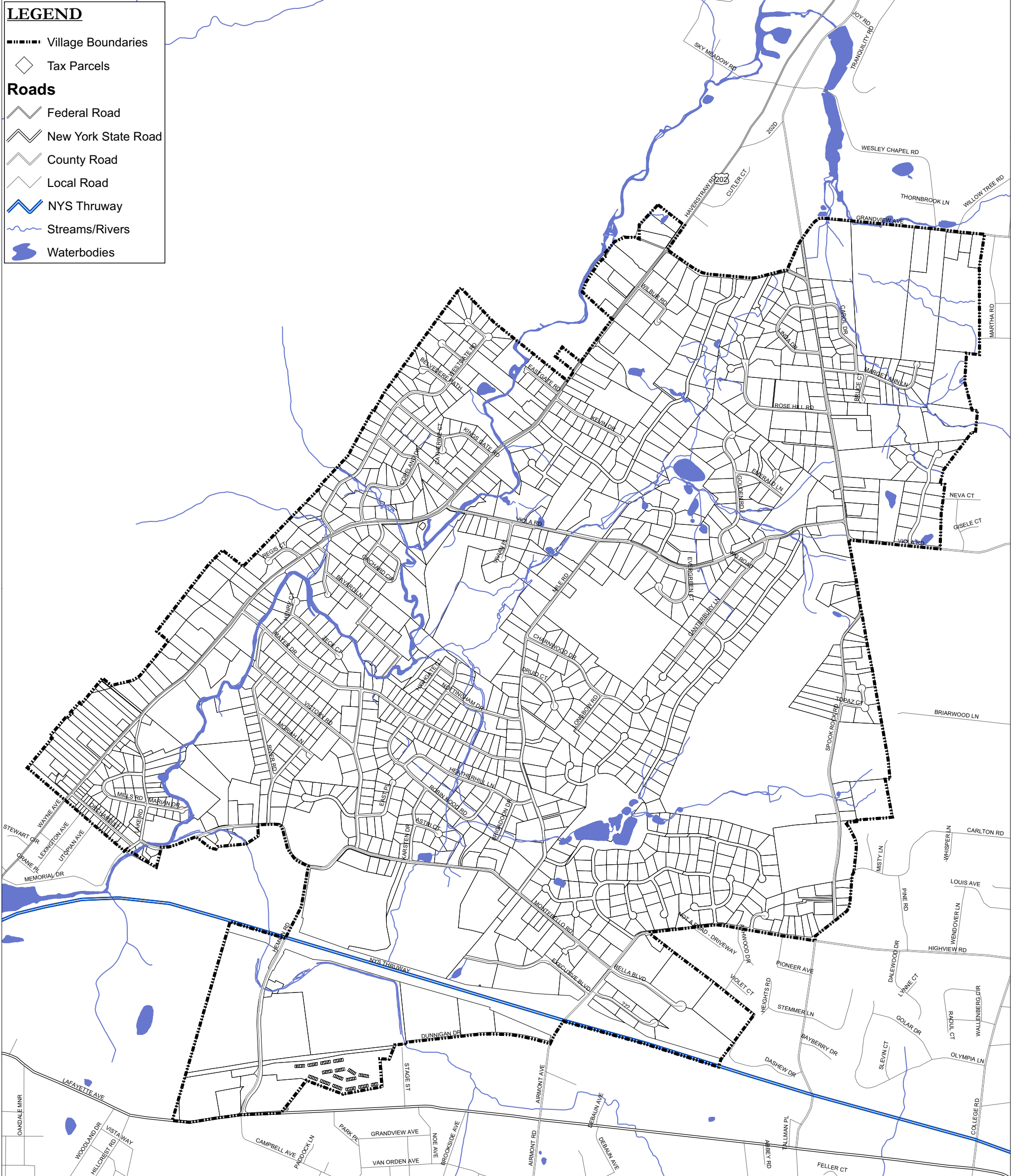
elevations, identify and mitigate deficiencies, and establish preventative measures to future degradation.

- **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 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.



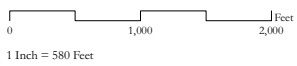
LEGEND

- Village Boundaries
- ◇ Tax Parcels
- Roads**
- Federal Road
- New York State Road
- County Road
- Local Road
- NYS Thruway
- ~ Streams/Rivers
- Waterbodies



Note: This map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

MAY 2017



LOCUS MAP
 ■ Montebello



HYDROGRAPHY & WATERCOURSES

MONTEBELLO COMPREHENSIVE PLAN UPDATE

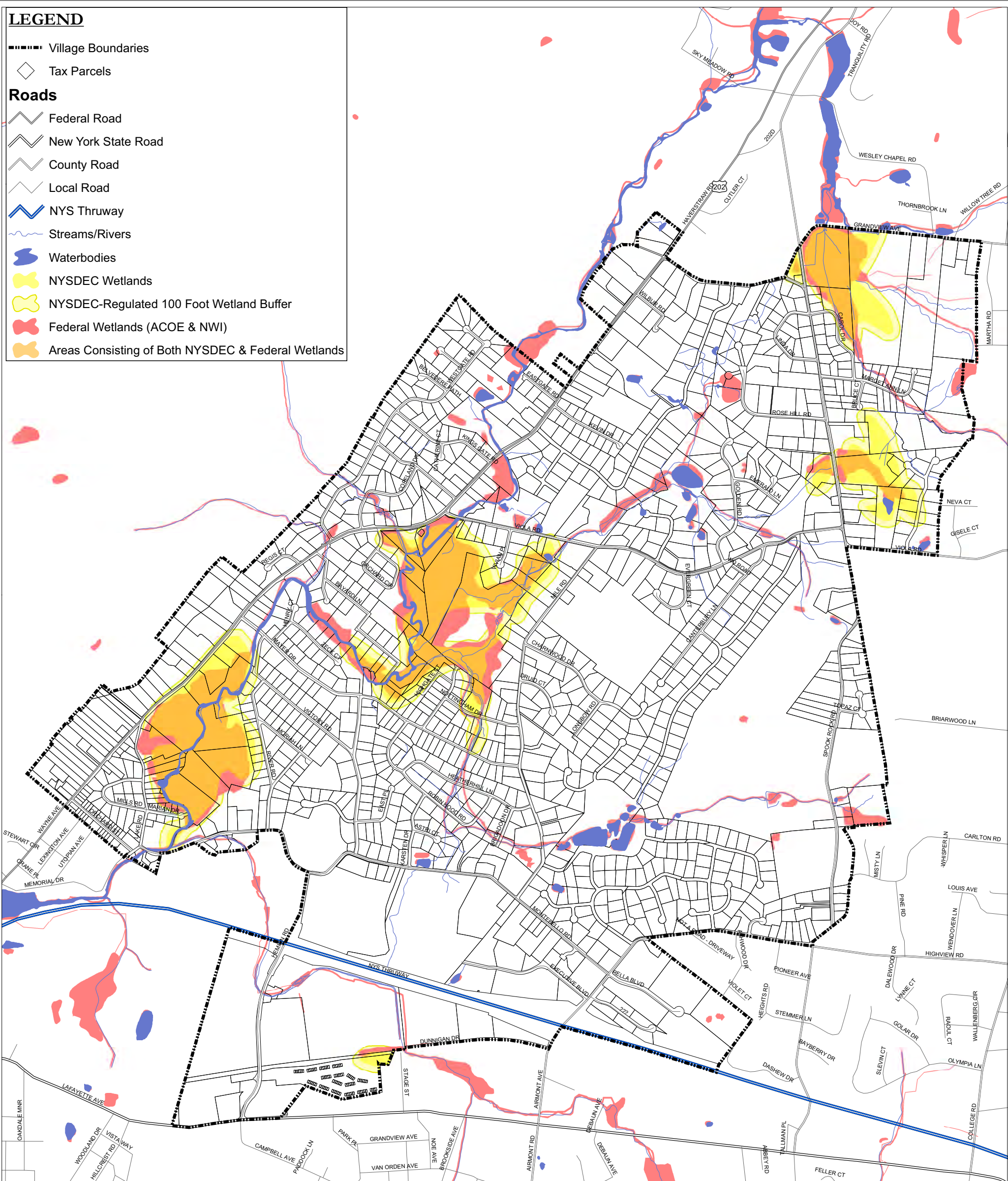
Village of Montebello, New York

Prepared for Montebello Comprehensive Plan Commission



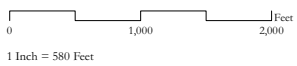
LEGEND

- ▬▬▬▬▬ Village Boundaries
- ◇ Tax Parcels
- Roads**
- ▬ Federal Road
- ▬ New York State Road
- ▬ County Road
- ▬ Local Road
- ▬ NYS Thruway
- ▬ Streams/Rivers
- Waterbodies
- NYSDEC Wetlands
- NYSDEC-Regulated 100 Foot Wetland Buffer
- Federal Wetlands (ACOE & NWI)
- Areas Consisting of Both NYSDEC & Federal Wetlands



Note: This map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

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LOCUS MAP
 ■ Montebello



STATE AND FEDERAL WETLANDS

MONTEBELLO COMPREHENSIVE PLAN UPDATE

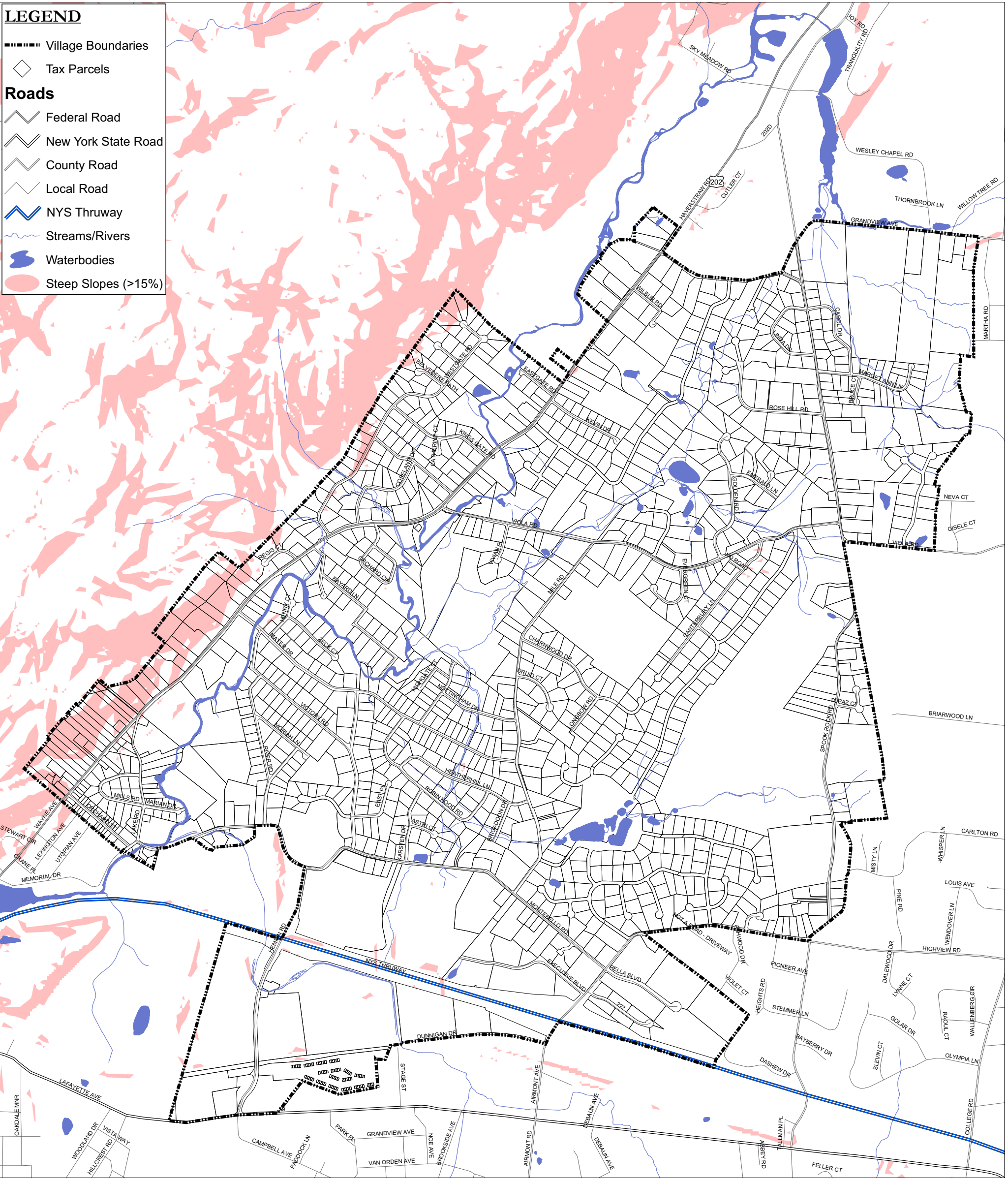
Village of Montebello, New York

Prepared for Montebello Comprehensive Plan Commission



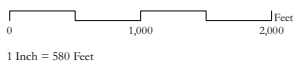
LEGEND

- ▬▬▬▬▬▬ Village Boundaries
- ◇ Tax Parcels
- Roads**
- ▬ Federal Road
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- ▬ County Road
- ▬ Local Road
- ▬ NYS Thruway
- ▬ Streams/Rivers
- Waterbodies
- Steep Slopes (>15%)



Note: This map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

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LOCUS MAP
 ■ Montebello



AREAS OF STEEP SLOPE

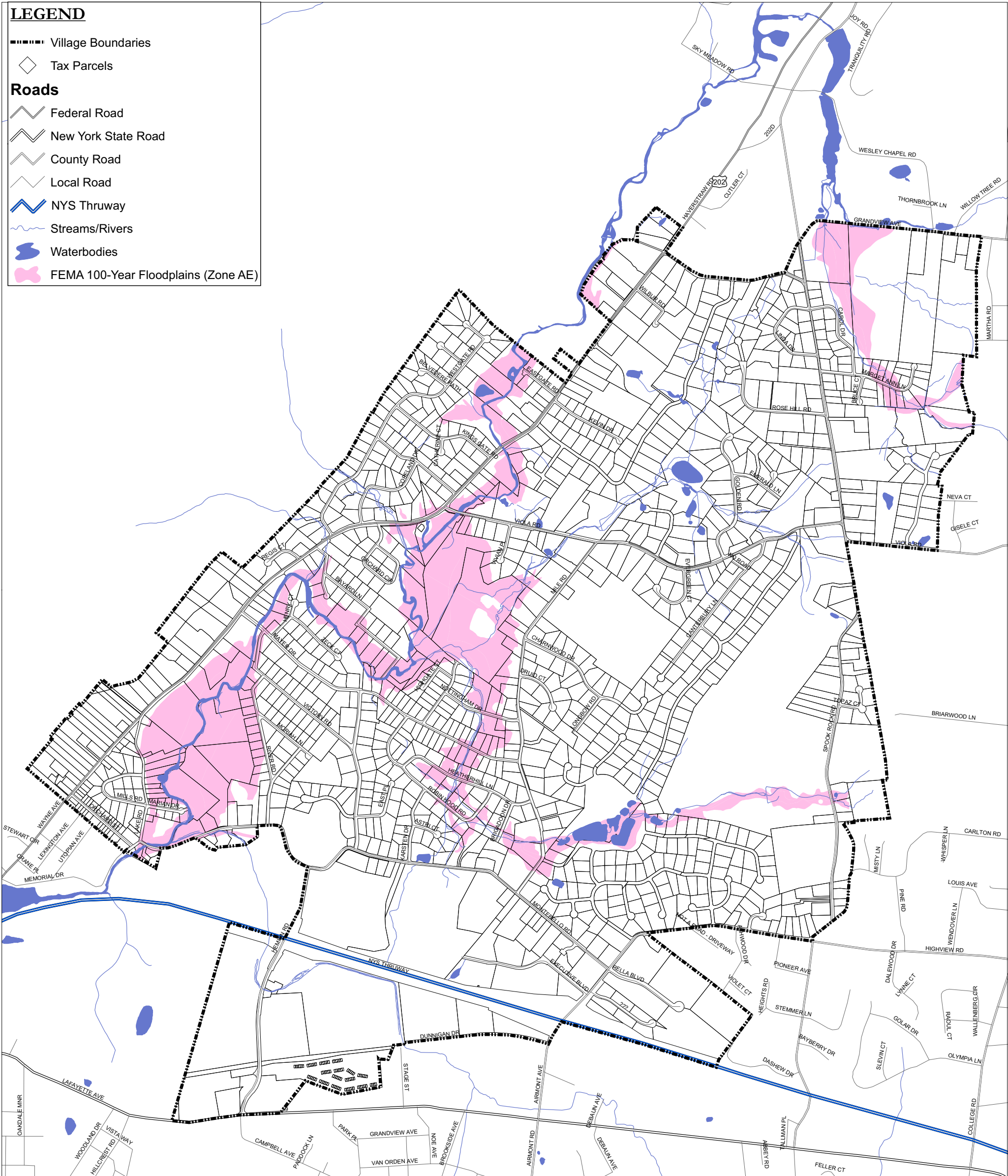
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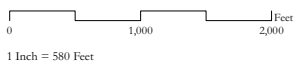
LEGEND

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- ▬ Local Road
- ▬ NYS Thruway
- ▬ Streams/Rivers
- Waterbodies
- FEMA 100-Year Floodplains (Zone AE)



Note: This map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

MAY 2017



LOCUS MAP
 ■ Montebello



**FEMA 100-YEAR (1% ANNUAL CHANCE)
 FLOODPLAINS: MARCH 2014**

MONTEBELLO COMPREHENSIVE PLAN UPDATE

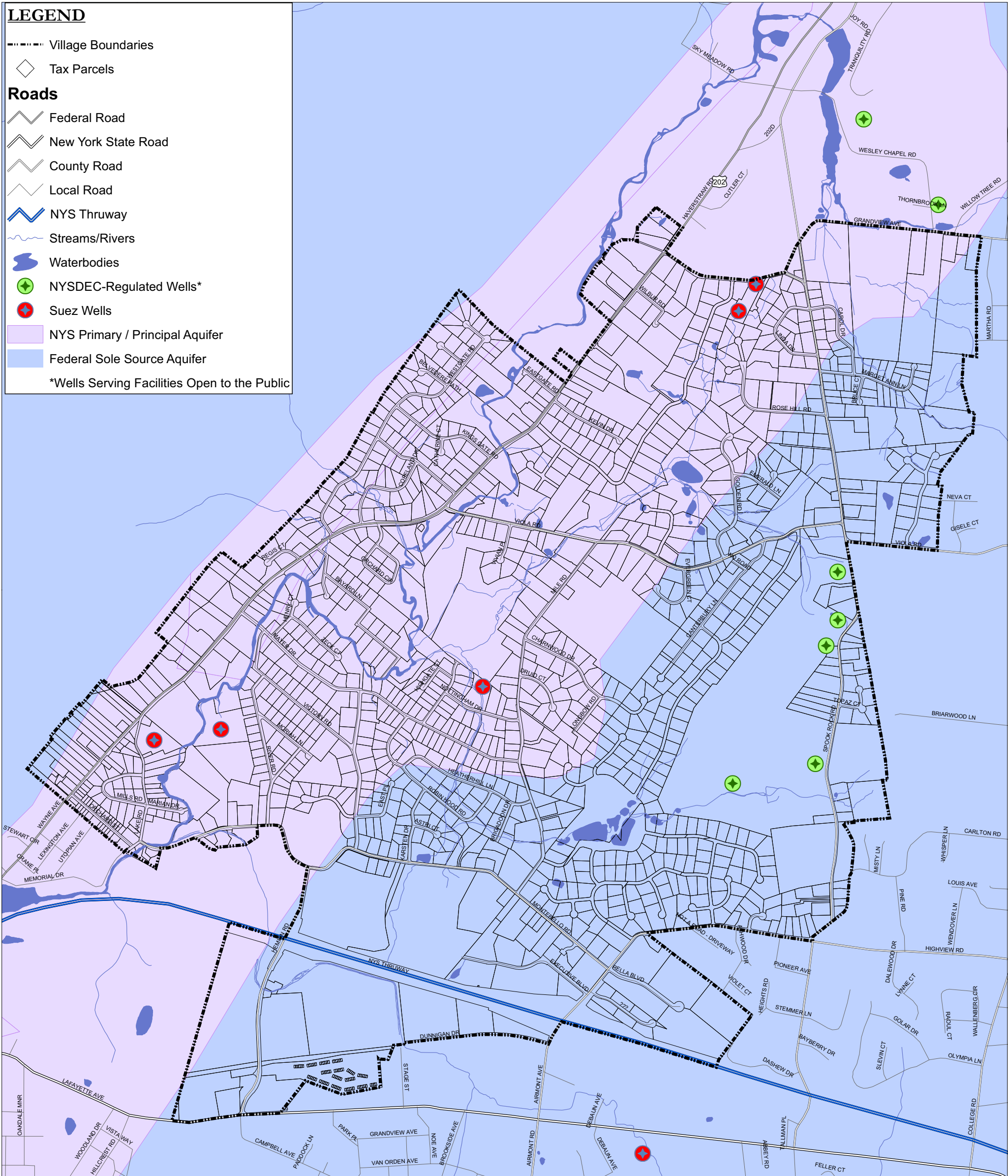
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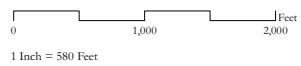
LEGEND

- Village Boundaries
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- Federal Road
- New York State Road
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- Local Road
- NYS Thruway
- Streams/Rivers
- Waterbodies
- ⊕ NYSDEC-Regulated Wells*
- ⊕ Suez Wells
- NYS Primary / Principal Aquifer
- Federal Sole Source Aquifer
- *Wells Serving Facilities Open to the Public



Note: This map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

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LOCUS MAP
 ■ Montebello



AQUIFERS AND WELLHEADS

MONTEBELLO COMPREHENSIVE PLAN UPDATE

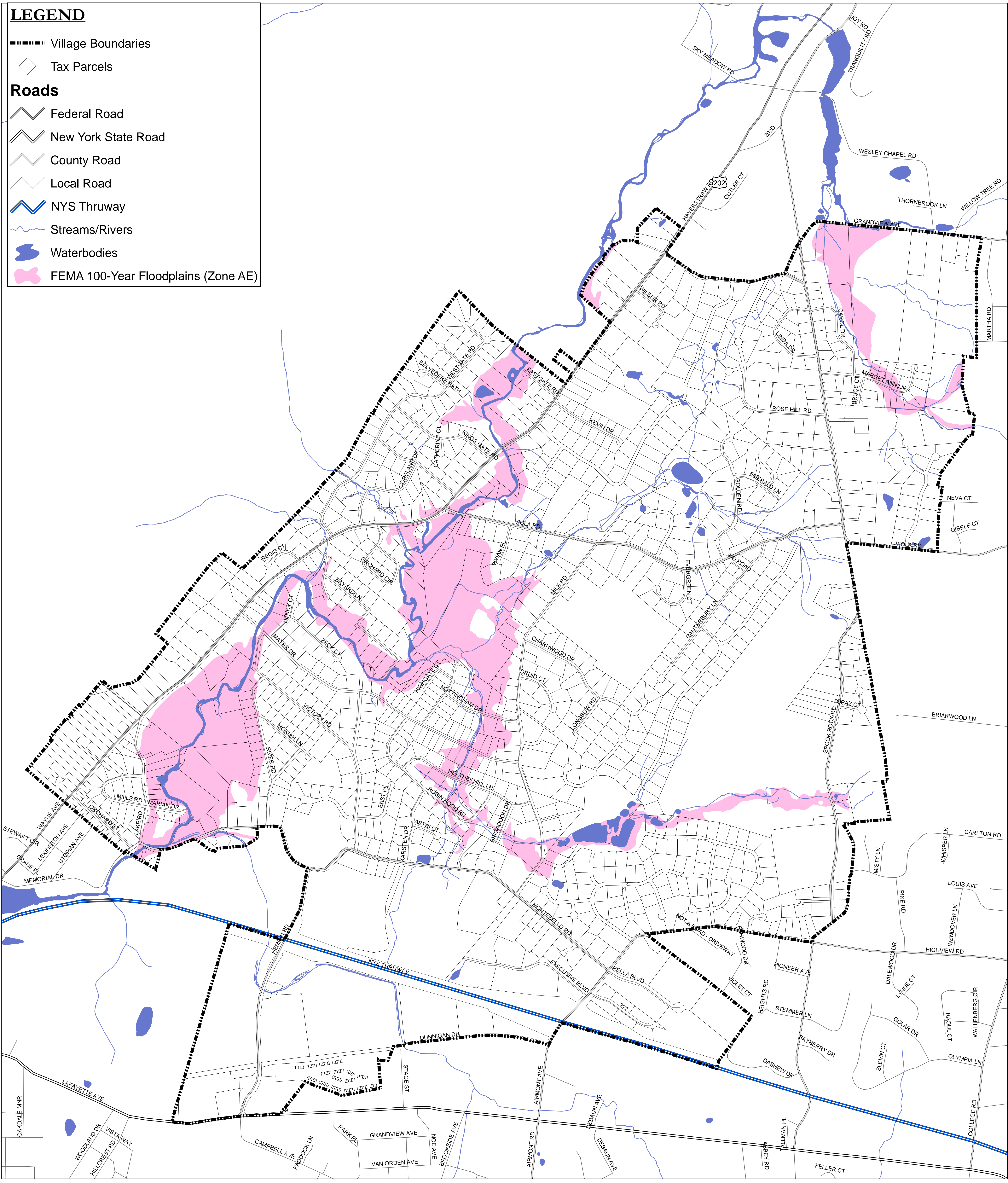
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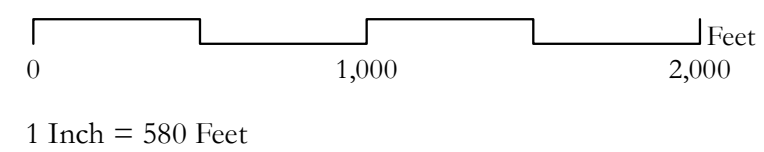
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- FEMA 100-Year Floodplains (Zone AE)



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 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

MAY 2017



LOCUS MAP



**FEMA 100-YEAR (1% ANNUAL CHANCE)
 FLOODPLAINS: MARCH 2014**

MONTEBELLO COMPREHENSIVE PLAN UPDATE

Village of Montebello, New York

Prepared for Montebello Comprehensive Plan Commission



Historic & Aesthetic Preservation Element

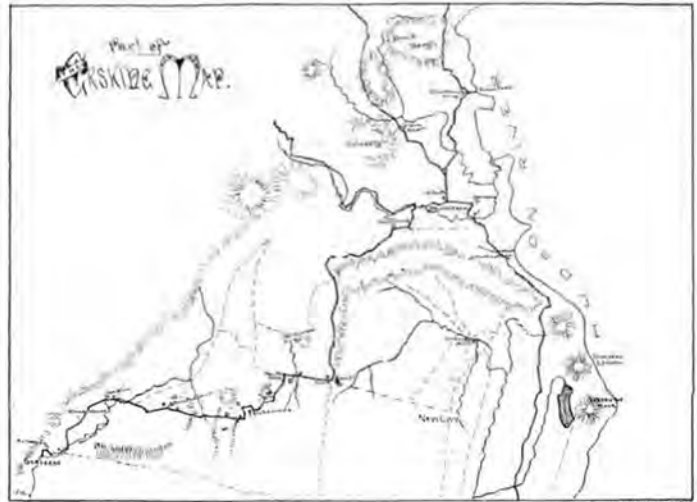
The Village of Montebello is dotted with older, historic homes, buildings and landscapes reminiscent of its agricultural heritage. The historic homes, outbuildings, stone walls, and other features provide the community with its own unique character and heritage. Many of these structures are recognized 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 appointed Craig Long, who continues to hold the position as of this date.

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.

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



Early Maps of Rockland County and Town of Ramapo

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.

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 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”, 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.”

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 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 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 file 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

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 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

Historic & Aesthetic Preservation 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
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 house 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
48.13-1-1	188	Wayne Avenue	1850	One family residence	Not depicted on historic maps - suggests that it was moved to this site

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 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 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

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 mills 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

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. (<i>sic</i> - 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
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"

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
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

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
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

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
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
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 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 all will reach 50 years of age, they represent a good candidate for a future historic district.

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

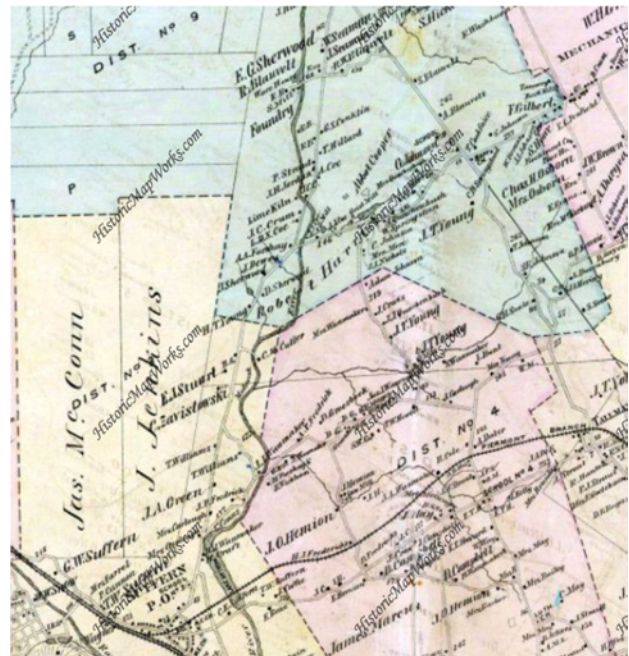
neighborhood also contains a double house (26 Robin Hood Road). In short, the collective visual expression of these residences is in sharp contrast to the adjacent neighborhood. Like Charnwood Forest, Suffern Knolls is distinctive enough to be a future historic district if demolitions, new construction, 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 now over 50 years old (and thus eligible for the National Register), the remaining two are candidates for future designation.

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.

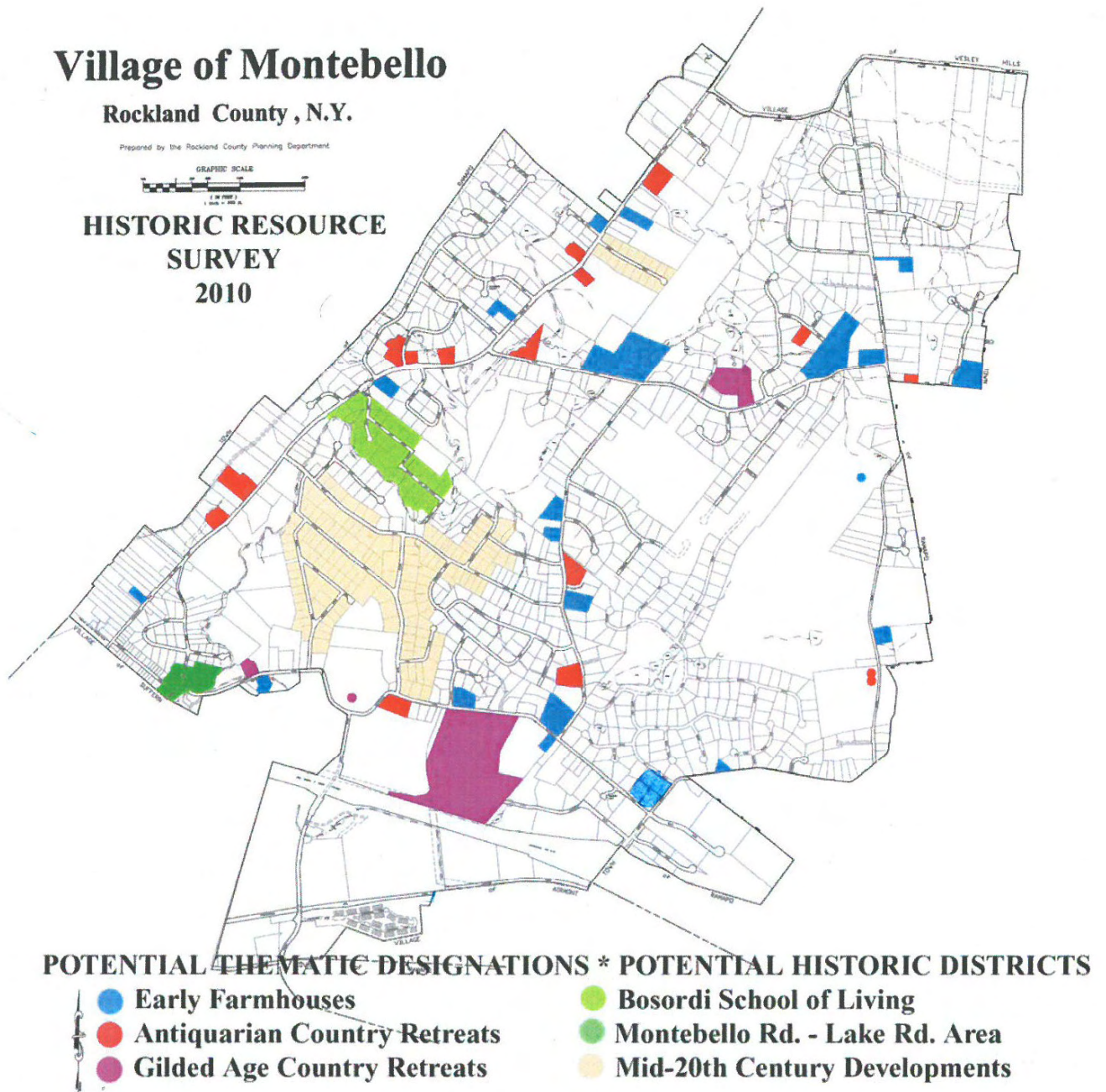


Ramapo, Rockland County: F. A. Davis & Co, 1876

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.



Map Excerpted from Historic Resource Survey.

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 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.

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



Mahwah River

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)

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.

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 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);

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.”⁷ The Rockland County Historic Preservation Board previously evaluated historic roadways within the County and their recommendations included Haverstraw Road (Route



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

⁷ Rockland County Code Chapter 75(A)(4)(E)

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)
 - 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 original bridge
 - 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
- “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/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 (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 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)
 - “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. Craws" 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)
 - "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 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)
 - 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:
 - 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 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 its 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 not 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 features, 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.”

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.

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 HPC, 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);
- The Morse Cottage, c. 1920, now Montebello Village Hall, at One Montebello Road - the structure and its entire environs;
- 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;
- The Johnson Farm, c. 1778, at 84-86 Viola Road including structures and immediate environs including the viewshed from both directions;



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.**
 - 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).
 - 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.
 - c. Development adjacent to designated local landmarks should be required to include complementary architectural style, landscaping, stone walls, etc.
 - d. The 2010 Historic Resources Survey should be updated in 2020 or 2025.
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 HPC 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 HPC 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 opportunities for specific preservation incentives, including federal and state preservation grants for planning and rehabilitation and investment tax credits

- b. The HPC should continue to “encourage” rather than “mandate” historic landmark designations under Village Code Section 195-60.
 - 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.
 - 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.
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 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.
 - ii. The HPC should continue a presence in Montebello newsletters with information on historic properties and the importance of historic preservation in our village.
 - iii. The HPC should educate the public regarding less-restrictive historical listing on the National Register of Historic Places, maintained by the National Park Service and NY State Register of Historic Places maintained by the NY State Historic Preservation Office.
 - iv. The HPC should continue to make an ongoing appeal for National and State Registry listings and Village landmark designation of historic properties identified in the 2010 Montebello Historic Resource Survey.
 - v. The HPC should make the 2010 Montebello Historic Resource Survey as widely available to public as possible.
 - vi. The HPC 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 HPC 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.
 - 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
 - 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 is 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.

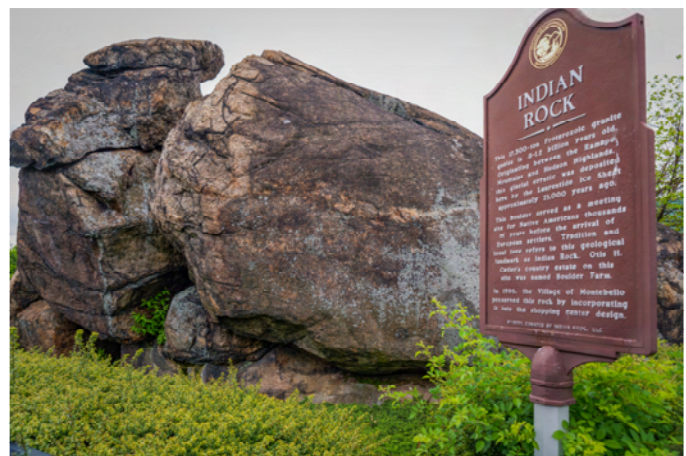
- i. Recommend using redesigned/updated Village of Montebello website to act as HP “display” presence where it will add links to access HPC materials
 - ii. Recommend use of social media, including Twitter and Facebook accounts dedicated to Montebello historic preservation.
 - c. **Develop a program of proactive outreach by the HPC 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.)
 - 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.**
 4. **Protect the character and integrity of the Village’s historic and scenic roads by creating a Historic and Scenic Roads District.** The Plan recommends adopting the Historic and Scenic Road District to protect identified historic and scenic roads discussed above. It is recommended that this district 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.
 5. **Specific regulations should be adopted to protect the historic and scenic characteristics of the roads within the designated Historic and Scenic Roads District.** This Plan includes the following recommendations for the Historic and scenic Roads District:
 - a. Maintain tree cover and general width of the road.
 - b. Avoid unnecessary widening to existing pavement widths.
 - c. 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.

- 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.
 - e. 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.
 - f. 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. 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. 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. Petition the County for historic designation and/or recognition signage for the District roads falling within their jurisdiction.
 - j. 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. Minimize the impact of new road openings within the District.
 - l. 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.
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 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.

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.
8. **Seek special historic preservation protections for Spook Rock Golf Course in 2019, when it celebrates its 50th anniversary.** 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)
9. **Ensure that “Village of Montebello” signs and landscaping are maintained at the entrances to the Village.**
10. **Preserve Indian Rock through local landmarking or through designation as an important visual feature.**



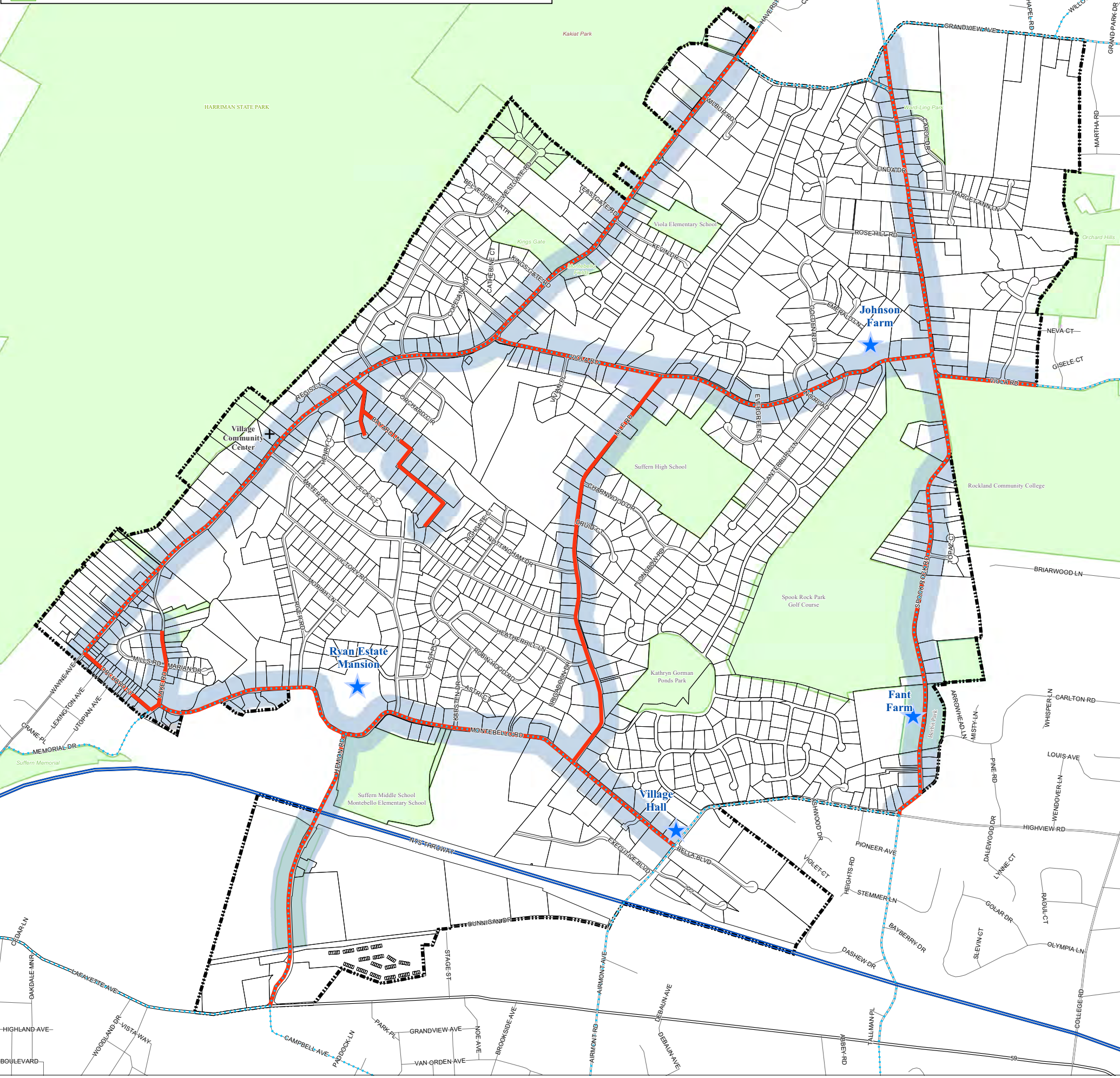
Indian Rock

LEGEND

- Locally Designated Landmark
- Rockland County Historic Roads
- Village Historic & Scenic Roads
- Village Historic & Scenic Road District (250' Buffer)
- Village Boundaries
- Tax Parcels
- Public Schools, Parkland & Open Space

Roads

- Federal Road
- New York State Road
- County Road
- Local Road
- NYS Thruway



Note: This map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group

JULY 2017



LOCUS MAP
 Montebello

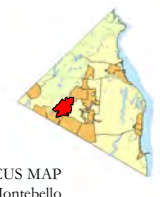


FIGURE HP-1: HISTORIC & SCENIC ROAD DISTRICTS

MONTEBELLO COMPREHENSIVE PLAN UPDATE

Village of Montebello, New York

Prepared for Montebello Comprehensive Plan Commission



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 of the Village’s commercial areas have been developed, some undeveloped commercial properties in Montebello still remain.

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 Comprehensive Plan, as well as this updated Plan.

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 Comprehensive Plan. This Plan includes an updated version (2017) of that inventory. A "Commercial and Industrial Property Inventory Map" (see Figure ED-1 at end of this chapter) 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 of the commercial areas since the 2009 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 space previously occupied by Dress Barn and Xerox. Raymour & Flanigan also occupies the previously undeveloped D-5 site that now houses its recycling center (which handles company waste like cardboard and foam with state of the art sustainable practices) and its truck maintenance facility (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, expanded its operations in 2016 by adding a new building on the site.

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.

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 subdivision 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.

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 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 and three office buildings are currently located there. The last remaining unconstructed office building previously approved (directly west of the Crowne Plaza), had a building permit issued in 2016 but there has been no construction activity since that time.

Executive Boulevard also abuts several zoned commercial properties, including the 46-acre site 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. 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 Rube Goldberg Shopping Center (H-2) 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 has been no construction activity at the site.

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, 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.

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.

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 the Village's economic development goal and objectives, this Plan makes the following recommendations:

- **The Ryan Mansion estate property, identified as site O-2 on the Inventory Map, should be rezoned as described in the Land Use Element.**
- **Authorized uses within the Office Campus Area should be modified and expanded as described in the Land Use Element.**
- **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 be modified and expanded as described in the Land Use Element:**
- **The Village's home business/occupation laws should be expanded as described in the Land Use Element.**

This Plan acknowledges the growth of home based businesses since the 2003 and 2009 Village Comprehensive Plans, 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 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.

- **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:

- The number of intersections and driveways along Airmont Road from Route 59 to the Montebello Road – Rella Boulevard intersection;
- The number of traffic signals in this same area;
- 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
- 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.**



COMMERCIAL AND INDUSTRIAL PROPERTY INVENTORY

Map Key:

Rella Boulevard:

- R-1 400 Rella Blvd (Offices)
- R-2 Undeveloped
- R-3 Undeveloped
- R-4 Undeveloped

Airmont Road

- A-1 29 N. Airmont Road (Offices)
- A-2 31 N. Airmont Road (Undeveloped)
- A-3 49 N. Airmont Road (Offices)
- A-4 34 N. Airmont Road (Undeveloped)

Dunnigan Drive

- D-1 Storage Post (Mini-Storage)
- D-2 Manhattan Beer (Distribution)
- D-3 Manhattan Beer (Distribution)
- D-4 Raymour & Flanigan, Par Pharmaceuticals (Offices/Warehouse)
- D-5 Raymour & Flanigan (Industrial)

Executive Boulevard

- E-1 One Executive Boulevard (Offices)
- E-2 Two Executive Boulevard (Offices)
- E-3 Crowne Plaza(Hotel)
- E-4 Four Executive Boulevard (Offices)
- E-5 Five Executive Boulevard (Undeveloped)

Hemion Road at Route 59

- H-1 Indian Rock Center (Retail)
- H-2 Rube Goldberg Shopping Center (Retail)
- H-3 Valley National Bank (Undeveloped)
- H-4 7 Hemion Road (Retail)
- H-5 Montebello Crossing (Undeveloped)

Others

- O-1 Archdiocese of NY (Conven/Part Undeveloped)t)
- O-2 Montebello Park - (Offices/Residential)
- O-3 Former Novartis Pharma (Undeveloped)

* VILLAGE HALL

+ VILLAGE COMMUNITY CENTER

Figure ED-1: May 2017

VILLAGE OF MONTEBELLO ROCKLAND COUNTY, NEW YORK

Nelson, Pope & Voorhis, LLC

BASE MAP: Rockland Co. Planning Dept.
UPDATED FROM: Town of Ramapo Tax Maps

Prepared for the Montebello
Comprehensive Plan Commission

Figure ED - 2 – Commercial and Industrial Property Inventory Table

Commercial and Industrial Properties in Montebello as of May 2017

MAP ID NO.	NAME/ADDRESS	CURRENT USE	ZONING	TAX ID	ACREAGE
Dunnigan Drive (some rail access)					
D-1	Storage Post	Mini-storage	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	PI	55.07-1-12	15.51
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
Executive Blvd.					
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 Executive Blvd.	Approved Office Building (Undeveloped)	LO	55.07-1-9	5.59
Rella Blvd.					
R-1	400 Rella Blvd.	Offices	LO	55.08-1-8	12.99
R-2	Undeveloped	Undeveloped	LO-C	55.08-1-5	8.61
R-3	Undeveloped	Undeveloped	LO-C	55.08-1-6	10.73
R-4	Undeveloped	Undeveloped	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	NS	55.10-1-5.1	8.21
H-2	Rube Goldberg Shopping Center	Shopping Center	VC	55.10-1-5.3	3.27
H-3	Proposed Valley Natl Bank	Approved Bank (Undeveloped)	VC	55.10-1-5.2	1.57
H-4	7 Hemion Road	Offices	VC	55.10-1-4	1.1
H-5	Montebello Crossing	Proposed assisted living facility, CVS & medical office building (Undeveloped)	Rte. 59 DD	55.10-1-2	11.1
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.

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 II Trauma Center. It provides regional specialty services, including comprehensive cancer treatment services and the first and only 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 Care Center, 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 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. District # 20 has a special Ice Rescue Dive Team. 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.

Public Educational and Library Services

Ramapo Central School District

Public school services, from kindergarten to grade 12, are offered to residents in Montebello by the Ramapo Central School District. The Ramapo 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 five elementary schools, one middle school and one high school serving a



Suffern Middle School

total student population of 4,247 students as of March 31, 2017, a decrease of approximately 400 students since the 2009 Comprehensive Plan. Four of the seven district schools, Viola Elementary, Montebello Elementary, Suffern Middle School and Suffern High School, are located in Montebello.

The elementary schools serve students in grades K through 5, 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.

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 in the Route 59 Development District near the KinderCare center.

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. 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.



Organic community garden and playground at Village Hall.

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.

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.

Places of Worship

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

- Congregation Shaarey Israel – 18 Montebello Road
- 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 partner with other local communities and/or the Town of Ramapo or Rockland County in connection with community services and facilities.

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.)

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, 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, 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 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 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 Plan adds 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 Plan recommends continuing the trail to the southerly end of Canterbury Lane.

The trail envisions a segment that will contain a boardwalk across a wetland area to help educate the public concerning wetland 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.

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 Parks Commission. The Parks Commission 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.

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)

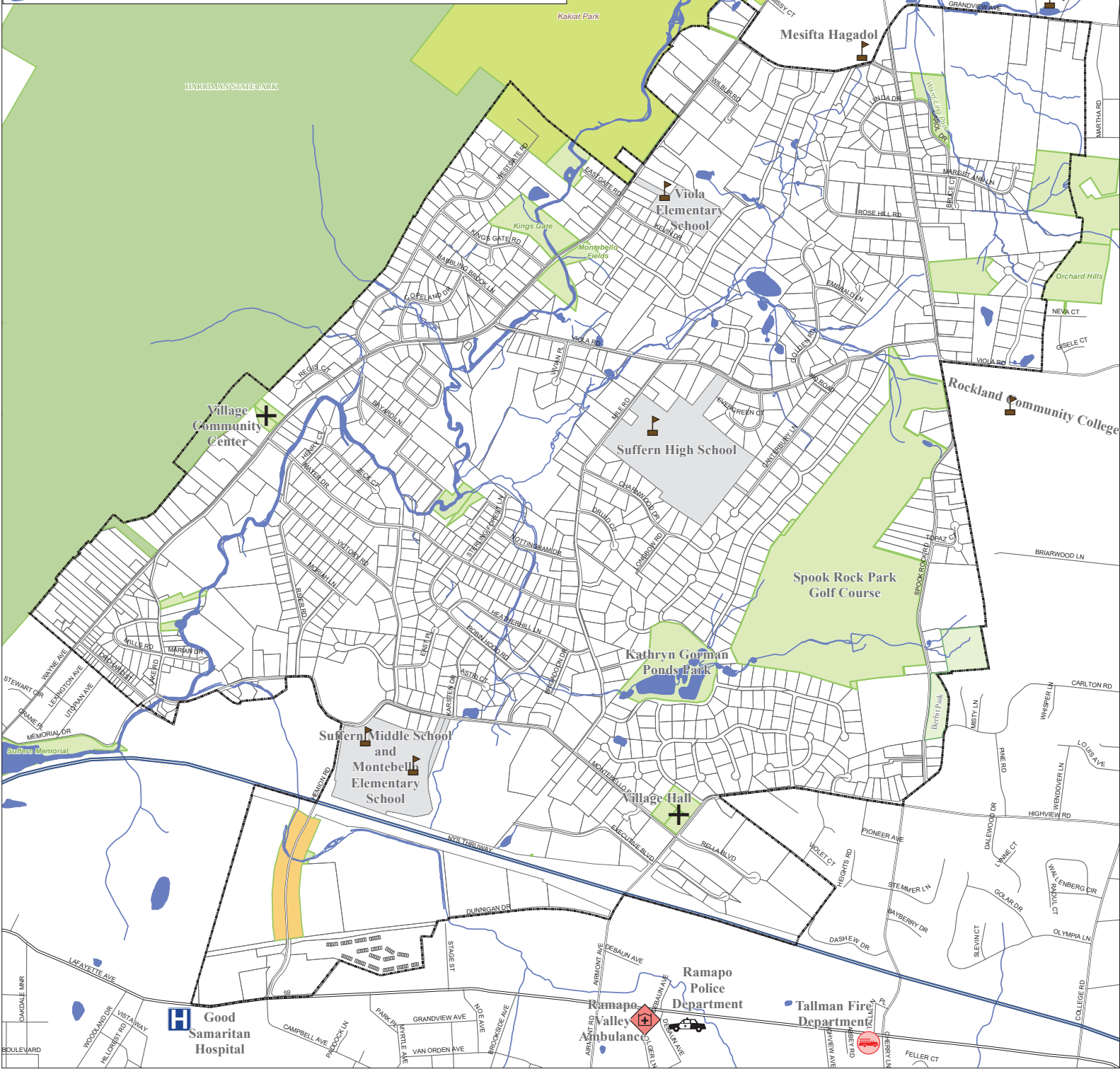
The Spook Rock Golf Course and Pool is an open space and recreational resource that is important to the character of the community dating back to the 1970s. It is perhaps the most critical of open space within the Village as it provides an integral and central connection between the eastern and southwestern 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.



Spook Rock Golf Course

LEGEND

◇ Tax Parcels	State Park	Schools
Roads	County Park	Ambulance
Federal Road	Conservation Area	Police Station
New York State Road	Local Parkland or Municipally-owned Land	Fire Station
County Road	Public Schools & RCC	Hospital
Local Road		
NYS Thruway		
Streams/Rivers		
Waterbodies		



Note: This DRAFT map is for general planning purposes only.
 Source: New York State Department of Transportation,
 Rockland County GIS, Turner Miller Group



JUNE 2017

0 1,000 2,000 Feet

1 inch = 580 Feet



COMMUNITY FACILITIES
Parks & Open Space

MONTEBELLO COMPREHENSIVE PLAN UPDATE
 Village of Montebello, New York
 Prepared for Montebello Comprehensive Plan Commission

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.

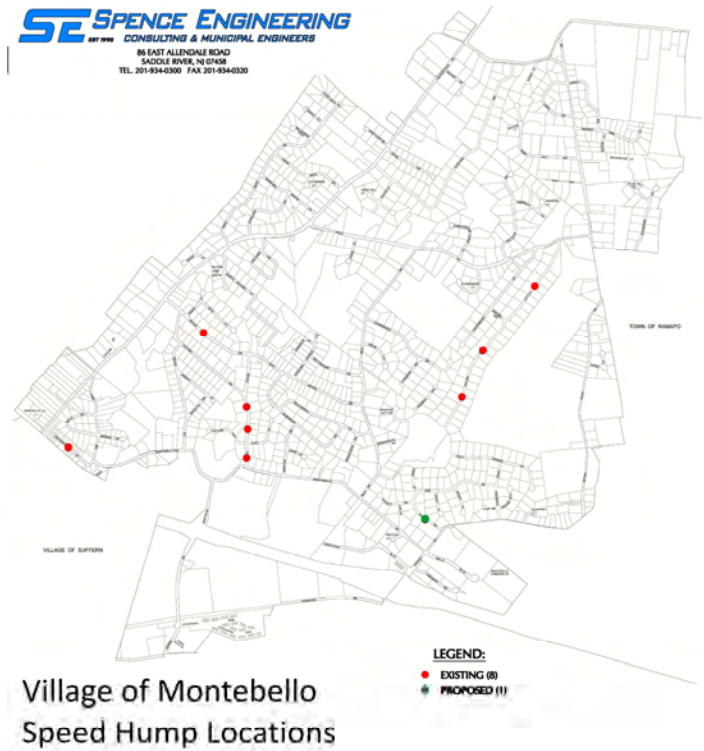
Goal 1: To improve driving safety

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 referred to as “speed humps”).

Since 2007 the Village has installed speed humps in select locations of the Village. Speed humps consist of a controlled raised pavement section 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 humps 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 coincide with property lines so as to locate the humps 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) speed humps 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.



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

Generally, the Village has received positive comments where speed humps 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. Speed humps on these higher-traffic roads are typically not practical. Further, the majority of these roads are under state or 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 Plan, accident and police reports for the past two years were reviewed to identify the major thoroughfares and intersections that are most prone to accidents. In particular, during this 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 in the past two years. Other intersections examined include Mile Road at Montebello Road and at Viola Road. It is not believed that any of the reviewed intersections had abnormally high numbers of accidents over the last two years.

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 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 a warrant from Rockland County to look into improvements along Montebello Road to improve safety, including additional stop signs.**
- 4. Continue to request more police presence, including temporary speed activated signs, along roads that are known for speeding.**
- 5: Continue to 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.
- 6: The Village, led by the Montebello Parks Commission, should continue to pursue the establishment of the biking and walking trail network known as the Montebello Trail** (see Appendix). 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.

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 removal program in order to save energy and 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.

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.



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

One of the five main goals of the 2009 Comprehensive Plan, which this Plan reaffirms, 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. 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:

- Conducting a GHG emissions inventory and developing a climate action plan;
- Decreasing community energy use;
- Increasing community use of renewable energy;
- Realizing benefits of recycling and other climate-smart solid waste management practices;
- Reducing GHG emissions through use of climate-smart land-use tools;
- Enhancing community resilience and preparing for the effects of climate change;
- Supporting development of a green innovation economy;
- Informing and inspiring the public; and
- Committing to an evolving process of climate action.

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.

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.

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. 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, 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 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:

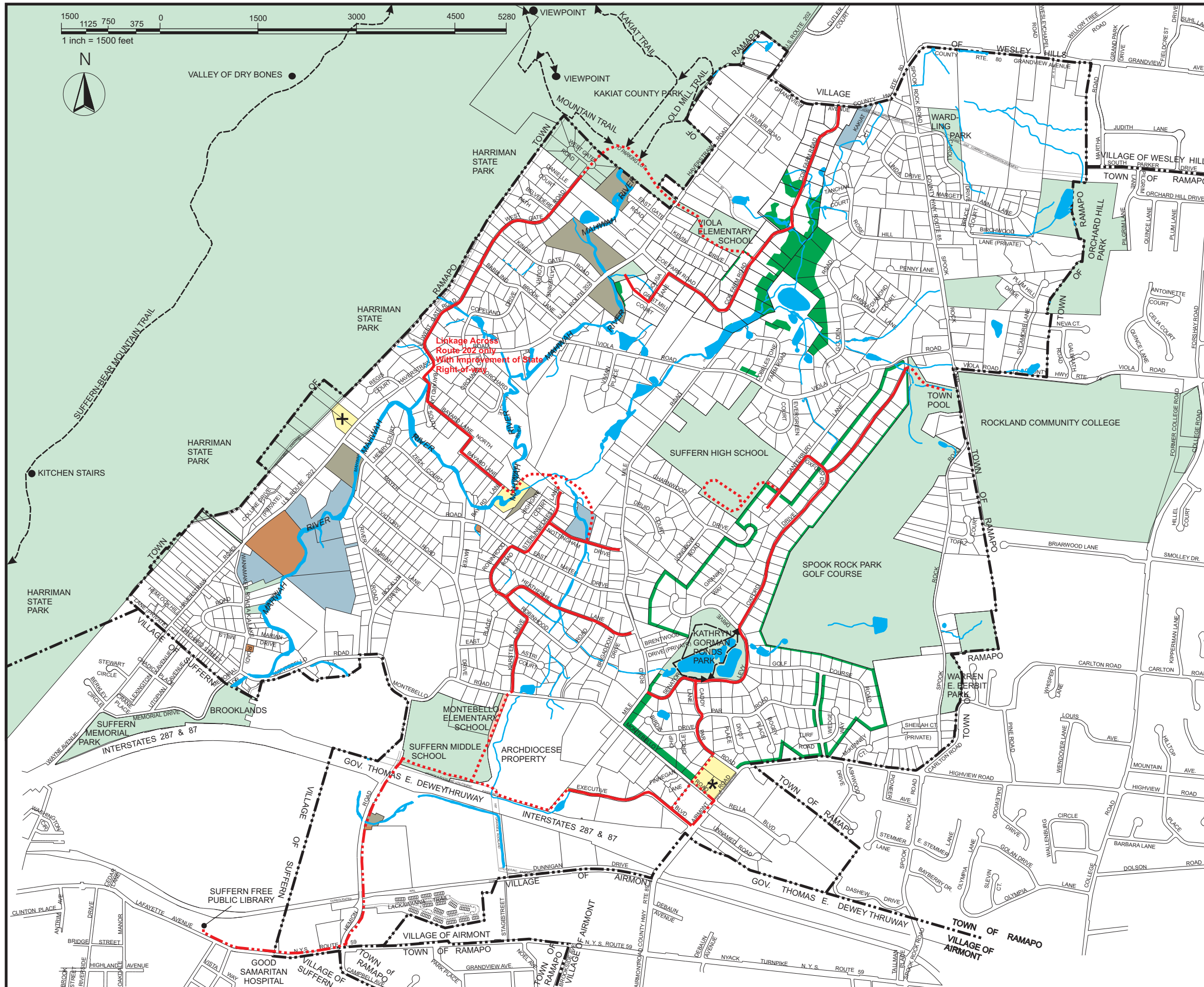
1. Continue to take the necessary steps to achieve Climate Smart Community certification from NYSDEC.
2. Encourage more energy efficient buildings within the Village (i.e., codes can require or encourage Energy Star or LEED standards) For example, the Village could consider providing a rebate on building 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. 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 in current and future residential and commercial development.
6. 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.
7. 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. 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. 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. Continue to educate residents on sustainability actions and initiatives using the Village website, newsletters and at community events.
11. Continue to encourage neighboring communities to incorporate sustainable development practices into projects proposed near Village Boundaries, including by participating in intermunicipal reviews.
12. 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.



Greenprint Map

Montebello Trail Map



EXISTING FEATURES

- CONSERVATION & WALKWAY EASEMENTS
- PUBLIC SCHOOLS/ PARKS
- ROCKLAND COUNTY OWNED LAND
- TOWN OF RAMAPO OWNED LAND
- VILLAGE OF MONTEBELLO OWNED LAND
- RAMAPO CENTRAL S.D. OWNED LAND (NOT SCHOOLS)
- SUEZ (formerly UNITED WATER) OWNED LAND
- WATERCOURSES
- MARKED FOOT TRAILS

- * VILLAGE HALL
- + VILLAGE COMMUNITY CENTER

PROPOSED FEATURES

- ON-STREET TRAIL (NO IMPROVEMENT REQUIRED)
- OFF-STREET TRAIL - (REQUIRES CONSTRUCTION)
- TRAIL FOLLOWS SIDEWALK

Prepared for the Montebello Comprehensive Plan Commission

Disclaimer: The parcel outlines are known to be dated and inaccurate. This map is intended to portray the proposed trail route only and should not be used for navigation or determination of lot ownership boundaries

PROPOSED TRAIL ROUTE
VILLAGE OF MONTEBELLO
ROCKLAND COUNTY, NEW YORK

Nelson, Pope & Voorhis

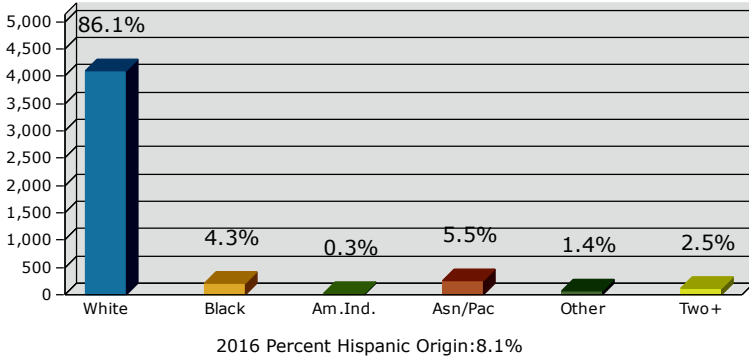
BASE MAP: Rockland Co. Planning Dept -2008
 UPDATED FROM: Town of Ramapo Tax Maps

May 2017

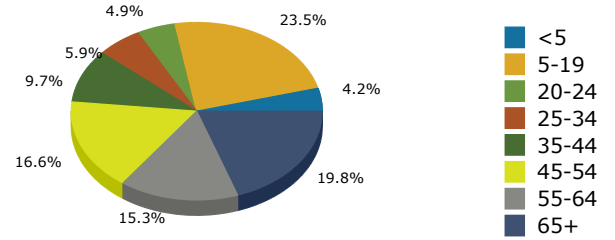
Sources: Town of Ramapo Assessment Records
 Village of Montebello Filed Subdivision Maps
 New York-New Jersey Trail Conference Maps
 Field Verification
 Wetland locations estimated from Rockland County Planning Dept and Filed Subdivision Maps

ESRI Demographic Information

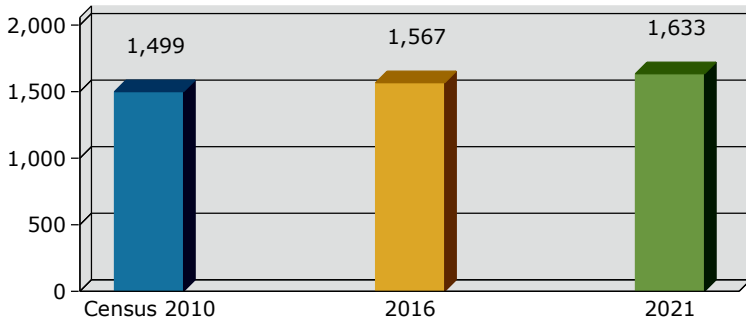
2016 Population by Race



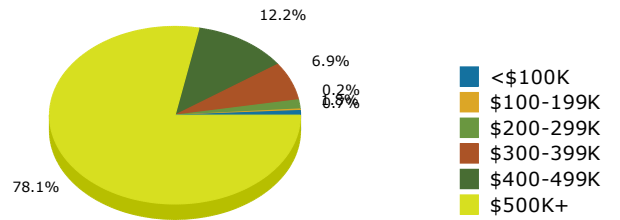
2016 Population by Age



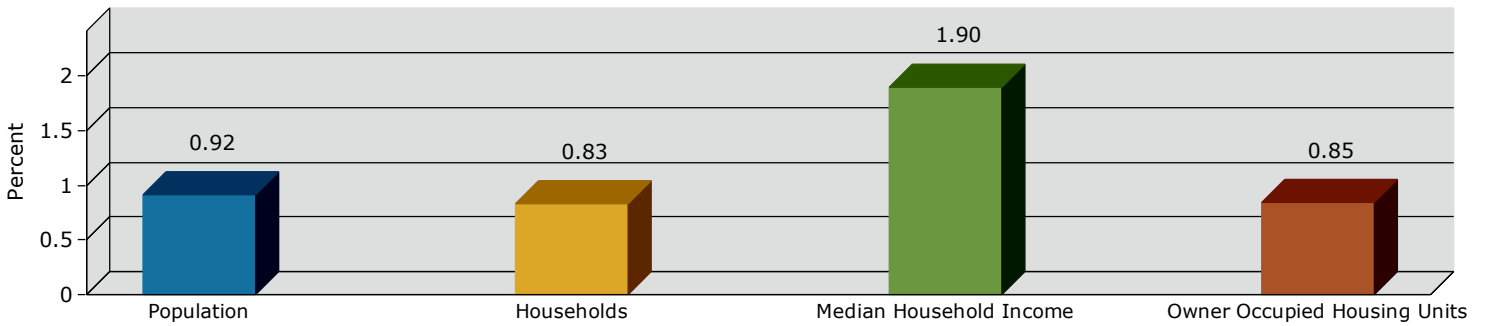
Households



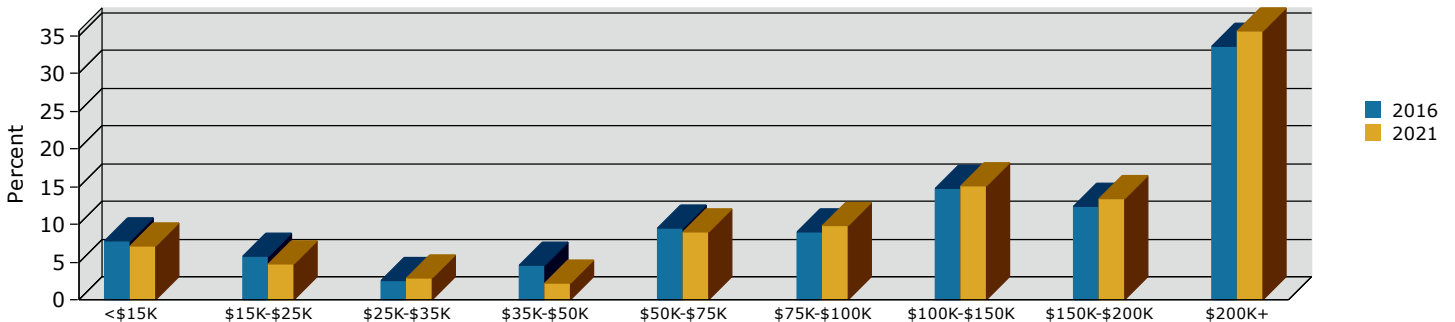
2016 Home Value



2016-2021 Annual Growth Rate



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Executive Summary

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

Montebello vi...

Population

2000 Population	3,942
2010 Population	4,526
2016 Population	4,767
2021 Population	4,991
2000-2010 Annual Rate	1.39%
2010-2016 Annual Rate	0.83%
2016-2021 Annual Rate	0.92%
2016 Male Population	47.6%
2016 Female Population	52.4%
2016 Median Age	46.1

In the identified area, the current year population is 4,767. In 2010, the Census count in the area was 4,526. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 4,991 representing a change of 0.92% annually from 2016 to 2021. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 46.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	86.1%
2016 Black Alone	4.3%
2016 American Indian/Alaska Native Alone	0.3%
2016 Asian Alone	5.5%
2016 Pacific Islander Alone	0.0%
2016 Other Race	1.4%
2016 Two or More Races	2.5%
2016 Hispanic Origin (Any Race)	8.1%

Persons of Hispanic origin represent 8.1% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,275
2010 Households	1,499
2016 Total Households	1,567
2021 Total Households	1,633
2000-2010 Annual Rate	1.63%
2010-2016 Annual Rate	0.71%
2016-2021 Annual Rate	0.83%
2016 Average Household Size	3.01

The household count in this area has changed from 1,499 in 2010 to 1,567 in the current year, a change of 0.71% annually. The five-year projection of households is 1,633, a change of 0.83% annually from the current year total. Average household size is currently 3.01, compared to 3.00 in the year 2010. The number of families in the current year is 1,174 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

Montebello vi...

Median Household Income

2016 Median Household Income	\$132,742
2021 Median Household Income	\$145,875
2016-2021 Annual Rate	1.90%

Average Household Income

2016 Average Household Income	\$182,960
2021 Average Household Income	\$197,353
2016-2021 Annual Rate	1.53%

Per Capita Income

2016 Per Capita Income	\$62,289
2021 Per Capita Income	\$67,004
2016-2021 Annual Rate	1.47%

Households by Income

Current median household income is \$132,742 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$145,875 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$182,960 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$197,353 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$62,289 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$67,004 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	1,301
2000 Owner Occupied Housing Units	1,116
2000 Renter Occupied Housing Units	159
2000 Vacant Housing Units	26
2010 Total Housing Units	1,557
2010 Owner Occupied Housing Units	1,288
2010 Renter Occupied Housing Units	211
2010 Vacant Housing Units	58
2016 Total Housing Units	1,616
2016 Owner Occupied Housing Units	1,203
2016 Renter Occupied Housing Units	364
2016 Vacant Housing Units	49
2021 Total Housing Units	1,673
2021 Owner Occupied Housing Units	1,255
2021 Renter Occupied Housing Units	378
2021 Vacant Housing Units	40

Currently, 74.4% of the 1,616 housing units in the area are owner occupied; 22.5%, renter occupied; and 3.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 1,557 housing units in the area - 82.7% owner occupied, 13.6% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 1.67%. Median home value in the area is \$750,324, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.06% annually to \$752,463.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

October 26, 2016



Demographic and Income Profile

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

Summary	Census 2010	2016	2021
Population	4,526	4,767	4,991
Households	1,499	1,567	1,633
Families	1,234	1,174	1,220
Average Household Size	3.00	3.01	3.02
Owner Occupied Housing Units	1,288	1,203	1,255
Renter Occupied Housing Units	211	364	378
Median Age	43.5	46.1	47.9
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.92%	0.51%	0.84%
Households	0.83%	0.48%	0.79%
Families	0.77%	0.36%	0.72%
Owner HHs	0.85%	0.23%	0.73%
Median Household Income	1.90%	2.37%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	122	7.8%	116	7.1%
\$15,000 - \$24,999	91	5.8%	78	4.8%
\$25,000 - \$34,999	40	2.6%	47	2.9%
\$35,000 - \$49,999	73	4.7%	35	2.1%
\$50,000 - \$74,999	148	9.5%	146	8.9%
\$75,000 - \$99,999	141	9.0%	162	9.9%
\$100,000 - \$149,999	231	14.8%	248	15.2%
\$150,000 - \$199,999	194	12.4%	219	13.4%
\$200,000+	526	33.6%	583	35.7%
Median Household Income	\$132,742		\$145,875	
Average Household Income	\$182,960		\$197,353	
Per Capita Income	\$62,289		\$67,004	

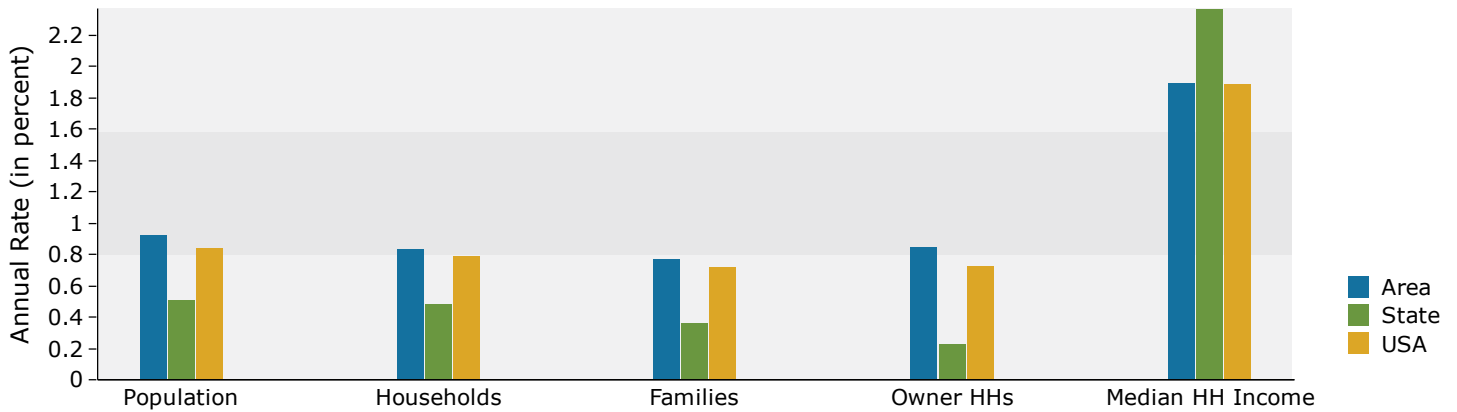
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	213	4.7%	202	4.2%	206	4.1%
5 - 9	382	8.4%	304	6.4%	278	5.6%
10 - 14	463	10.2%	421	8.8%	357	7.2%
15 - 19	344	7.6%	396	8.3%	373	7.5%
20 - 24	175	3.9%	234	4.9%	260	5.2%
25 - 34	201	4.4%	281	5.9%	389	7.8%
35 - 44	604	13.3%	464	9.7%	446	8.9%
45 - 54	868	19.2%	790	16.6%	737	14.8%
55 - 64	596	13.2%	731	15.3%	811	16.3%
65 - 74	360	8.0%	502	10.5%	596	11.9%
75 - 84	222	4.9%	276	5.8%	343	6.9%
85+	98	2.2%	164	3.4%	193	3.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,996	88.3%	4,103	86.1%	4,203	84.2%
Black Alone	143	3.2%	203	4.3%	243	4.9%
American Indian Alone	6	0.1%	13	0.3%	14	0.3%
Asian Alone	256	5.7%	261	5.5%	301	6.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	32	0.7%	67	1.4%	87	1.7%
Two or More Races	93	2.1%	120	2.5%	142	2.8%
Hispanic Origin (Any Race)	251	5.5%	386	8.1%	499	10.0%

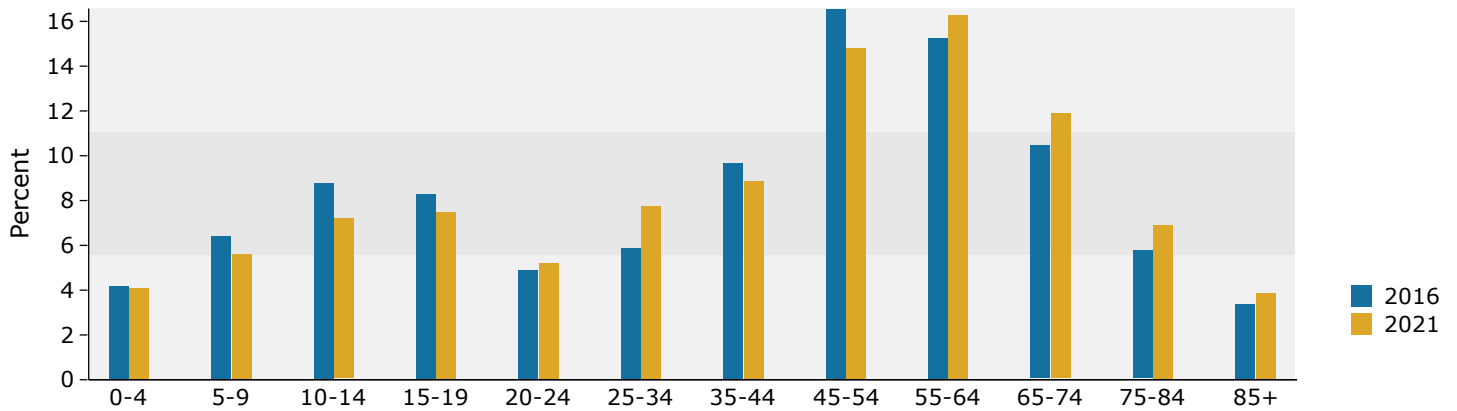
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

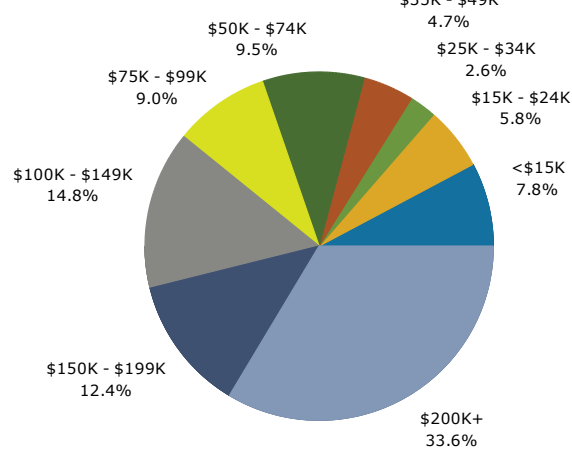
Trends 2016-2021



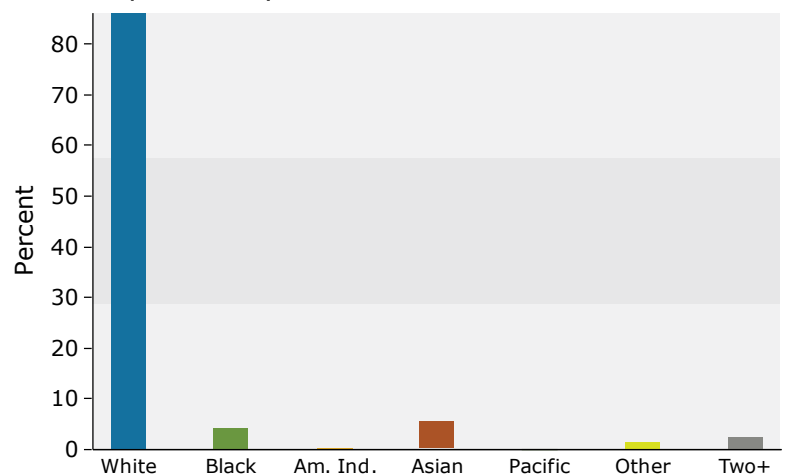
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 8.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Community Profile

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	Montebello vi...
Population Summary	
2000 Total Population	3,942
2010 Total Population	4,526
2016 Total Population	4,767
2016 Group Quarters	52
2021 Total Population	4,991
2016-2021 Annual Rate	0.92%
Household Summary	
2000 Households	1,275
2000 Average Household Size	3.05
2010 Households	1,499
2010 Average Household Size	3.00
2016 Households	1,567
2016 Average Household Size	3.01
2021 Households	1,633
2021 Average Household Size	3.02
2016-2021 Annual Rate	0.83%
2010 Families	1,234
2010 Average Family Size	3.37
2016 Families	1,174
2016 Average Family Size	3.56
2021 Families	1,220
2021 Average Family Size	3.58
2016-2021 Annual Rate	0.77%
Housing Unit Summary	
2000 Housing Units	1,301
Owner Occupied Housing Units	85.8%
Renter Occupied Housing Units	12.2%
Vacant Housing Units	2.0%
2010 Housing Units	1,557
Owner Occupied Housing Units	82.7%
Renter Occupied Housing Units	13.6%
Vacant Housing Units	3.7%
2016 Housing Units	1,616
Owner Occupied Housing Units	74.4%
Renter Occupied Housing Units	22.5%
Vacant Housing Units	3.0%
2021 Housing Units	1,673
Owner Occupied Housing Units	75.0%
Renter Occupied Housing Units	22.6%
Vacant Housing Units	2.4%
Median Household Income	
2016	\$132,742
2021	\$145,875
Median Home Value	
2016	\$750,324
2021	\$752,463
Per Capita Income	
2016	\$62,289
2021	\$67,004
Median Age	
2010	43.5
2016	46.1
2021	47.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

October 26, 2016



Community Profile

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

Montebello vi...

2016 Households by Income

Household Income Base	1,566
<\$15,000	7.8%
\$15,000 - \$24,999	5.8%
\$25,000 - \$34,999	2.6%
\$35,000 - \$49,999	4.7%
\$50,000 - \$74,999	9.5%
\$75,000 - \$99,999	9.0%
\$100,000 - \$149,999	14.8%
\$150,000 - \$199,999	12.4%
\$200,000+	33.6%

Average Household Income \$182,960

2021 Households by Income

Household Income Base	1,634
<\$15,000	7.1%
\$15,000 - \$24,999	4.8%
\$25,000 - \$34,999	2.9%
\$35,000 - \$49,999	2.1%
\$50,000 - \$74,999	8.9%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	15.2%
\$150,000 - \$199,999	13.4%
\$200,000+	35.7%

Average Household Income \$197,353

2016 Owner Occupied Housing Units by Value

Total	1,203
<\$50,000	0.2%
\$50,000 - \$99,999	0.5%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.2%
\$200,000 - \$249,999	1.2%
\$250,000 - \$299,999	0.7%
\$300,000 - \$399,999	6.9%
\$400,000 - \$499,999	12.2%
\$500,000 - \$749,999	28.0%
\$750,000 - \$999,999	32.1%
\$1,000,000 +	18.0%

Average Home Value \$764,734

2021 Owner Occupied Housing Units by Value

Total	1,254
<\$50,000	0.1%
\$50,000 - \$99,999	0.1%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	0.6%
\$250,000 - \$299,999	0.4%
\$300,000 - \$399,999	6.3%
\$400,000 - \$499,999	14.4%
\$500,000 - \$749,999	27.8%
\$750,000 - \$999,999	32.4%
\$1,000,000 +	17.9%

Average Home Value \$770,594

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

October 26, 2016



Community Profile

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

	Montebello vi...
2010 Population by Age	
Total	4,526
0 - 4	4.7%
5 - 9	8.4%
10 - 14	10.2%
15 - 24	11.5%
25 - 34	4.4%
35 - 44	13.3%
45 - 54	19.2%
55 - 64	13.2%
65 - 74	8.0%
75 - 84	4.9%
85 +	2.2%
18 +	70.8%
2016 Population by Age	
Total	4,765
0 - 4	4.2%
5 - 9	6.4%
10 - 14	8.8%
15 - 24	13.2%
25 - 34	5.9%
35 - 44	9.7%
45 - 54	16.6%
55 - 64	15.3%
65 - 74	10.5%
75 - 84	5.8%
85 +	3.4%
18 +	74.6%
2021 Population by Age	
Total	4,989
0 - 4	4.1%
5 - 9	5.6%
10 - 14	7.2%
15 - 24	12.7%
25 - 34	7.8%
35 - 44	8.9%
45 - 54	14.8%
55 - 64	16.3%
65 - 74	11.9%
75 - 84	6.9%
85 +	3.9%
18 +	77.8%
2010 Population by Sex	
Males	2,182
Females	2,344
2016 Population by Sex	
Males	2,267
Females	2,498
2021 Population by Sex	
Males	2,375
Females	2,614

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

	Montebello vi...
2010 Population by Race/Ethnicity	
Total	4,526
White Alone	88.3%
Black Alone	3.2%
American Indian Alone	0.1%
Asian Alone	5.7%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.7%
Two or More Races	2.1%
Hispanic Origin	5.5%
Diversity Index	29.8
2016 Population by Race/Ethnicity	
Total	4,767
White Alone	86.1%
Black Alone	4.3%
American Indian Alone	0.3%
Asian Alone	5.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	2.5%
Hispanic Origin	8.1%
Diversity Index	36.5
2021 Population by Race/Ethnicity	
Total	4,990
White Alone	84.2%
Black Alone	4.9%
American Indian Alone	0.3%
Asian Alone	6.0%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.7%
Two or More Races	2.8%
Hispanic Origin	10.0%
Diversity Index	41.4
2010 Population by Relationship and Household Type	
Total	4,526
In Households	99.5%
In Family Households	92.8%
Householder	27.3%
Spouse	24.9%
Child	36.7%
Other relative	3.0%
Nonrelative	0.9%
In Nonfamily Households	6.7%
In Group Quarters	0.5%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	Montebello vi...
2016 Population 25+ by Educational Attainment	
Total	3,210
Less than 9th Grade	3.0%
9th - 12th Grade, No Diploma	2.2%
High School Graduate	16.8%
GED/Alternative Credential	2.7%
Some College, No Degree	14.1%
Associate Degree	4.3%
Bachelor's Degree	27.8%
Graduate/Professional Degree	29.0%
2016 Population 15+ by Marital Status	
Total	3,839
Never Married	26.1%
Married	55.1%
Widowed	9.4%
Divorced	9.4%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	96.9%
Civilian Unemployed	3.1%
2016 Employed Population 16+ by Industry	
Total	2,260
Agriculture/Mining	0.0%
Construction	2.2%
Manufacturing	7.1%
Wholesale Trade	4.2%
Retail Trade	8.2%
Transportation/Utilities	5.4%
Information	2.0%
Finance/Insurance/Real Estate	12.7%
Services	57.7%
Public Administration	0.6%
2016 Employed Population 16+ by Occupation	
Total	2,260
White Collar	83.5%
Management/Business/Financial	26.9%
Professional	30.8%
Sales	13.6%
Administrative Support	12.3%
Services	10.1%
Blue Collar	6.4%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	1.3%
Installation/Maintenance/Repair	1.7%
Production	2.7%
Transportation/Material Moving	0.8%
2010 Population By Urban/ Rural Status	
Total Population	4,526
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	Montebello vi...
2010 Households by Type	
Total	1,499
Households with 1 Person	15.6%
Households with 2+ People	84.4%
Family Households	82.3%
Husband-wife Families	75.2%
With Related Children	40.6%
Other Family (No Spouse Present)	7.1%
Other Family with Male Householder	1.3%
With Related Children	0.7%
Other Family with Female Householder	5.9%
With Related Children	3.7%
Nonfamily Households	2.1%
All Households with Children	45.1%
Multigenerational Households	4.7%
Unmarried Partner Households	2.0%
Male-female	1.6%
Same-sex	0.4%
2010 Households by Size	
Total	1,499
1 Person Household	15.6%
2 Person Household	29.4%
3 Person Household	16.3%
4 Person Household	22.9%
5 Person Household	11.3%
6 Person Household	3.2%
7 + Person Household	1.2%
2010 Households by Tenure and Mortgage Status	
Total	1,499
Owner Occupied	85.9%
Owned with a Mortgage/Loan	67.1%
Owned Free and Clear	18.8%
Renter Occupied	14.1%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,557
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



Community Profile

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

Montebello vi...

Top 3 Tapestry Segments

1. Golden Years (9B)
2. Top Tier (1A)
3. Professional Pride (1B)

2016 Consumer Spending

Apparel & Services: Total \$	\$7,144,041
Average Spent	\$4,559.06
Spending Potential Index	226
Education: Total \$	\$6,148,683
Average Spent	\$3,923.86
Spending Potential Index	277
Entertainment/Recreation: Total \$	\$10,474,736
Average Spent	\$6,684.58
Spending Potential Index	229
Food at Home: Total \$	\$16,419,584
Average Spent	\$10,478.36
Spending Potential Index	210
Food Away from Home: Total \$	\$10,742,903
Average Spent	\$6,855.71
Spending Potential Index	222
Health Care: Total \$	\$18,707,577
Average Spent	\$11,938.47
Spending Potential Index	225
HH Furnishings & Equipment: Total \$	\$6,416,403
Average Spent	\$4,094.71
Spending Potential Index	232
Personal Care Products & Services: Total \$	\$2,661,900
Average Spent	\$1,698.72
Spending Potential Index	232
Shelter: Total \$	\$56,825,031
Average Spent	\$36,263.58
Spending Potential Index	233
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,788,071
Average Spent	\$5,608.21
Spending Potential Index	242
Travel: Total \$	\$7,632,968
Average Spent	\$4,871.07
Spending Potential Index	262
Vehicle Maintenance & Repairs: Total \$	\$3,595,252
Average Spent	\$2,294.35
Spending Potential Index	222

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

October 26, 2016



ACS Population Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	4,588		21	High
Total Households	1,499		130	High
Total Housing Units	1,578		138	High
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	4,476	100.0%	62	High
Enrolled in school	1,250	27.9%	253	Medium
Enrolled in nursery school, preschool	116	2.6%	73	Medium
Public school	21	0.5%	23	Low
Private school	95	2.1%	70	Low
Enrolled in kindergarten	236	5.3%	166	Low
Public school	236	5.3%	166	Low
Private school	0	0.0%	11	Low
Enrolled in grade 1 to grade 4	129	2.9%	69	Medium
Public school	129	2.9%	69	Medium
Private school	0	0.0%	11	Low
Enrolled in grade 5 to grade 8	199	4.4%	91	Medium
Public school	155	3.5%	78	Medium
Private school	44	1.0%	41	Low
Enrolled in grade 9 to grade 12	280	6.3%	115	Medium
Public school	248	5.5%	108	Medium
Private school	32	0.7%	47	Low
Enrolled in college undergraduate years	184	4.1%	92	Medium
Public school	77	1.7%	63	Low
Private school	107	2.4%	92	Low
Enrolled in graduate or professional school	106	2.4%	92	Low
Public school	50	1.1%	75	Low
Private school	56	1.3%	55	Low
Not enrolled in school	3,226	72.1%	251	High
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE				
Total	922	100.0%	213	Medium
Living in Households	922	100.0%	213	Medium
Living in Family Households	643	69.7%	211	Medium
Householder	261	28.3%	102	Medium
Spouse	188	20.4%	71	Medium
Parent	120	13.0%	83	Low
Parent-in-law	74	8.0%	74	Low
Other Relative	0	0.0%	11	Low
Nonrelative	0	0.0%	11	Low
Living in Nonfamily Households	279	30.3%	96	Medium
Householder	270	29.3%	90	Medium
Nonrelative	9	1.0%	3	Low
Living in Group Quarters	0	0.0%	11	Low



ACS Population Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY TYPE AND SIZE AND AGE				
Family Households	1,164	77.7%	97	High
2-Person	327	21.8%	136	Medium
3-Person	287	19.1%	103	Medium
4-Person	288	19.2%	115	Medium
5-Person	202	13.5%	96	Medium
6-Person	41	2.7%	40	Low
7+ Person	19	1.3%	22	Low
Nonfamily Households	335	22.3%	107	Medium
1-Person	312	20.8%	102	Medium
2-Person	23	1.5%	27	Low
3-Person	0	0.0%	11	Low
4-Person	0	0.0%	11	Low
5-Person	0	0.0%	11	Low
6-Person	0	0.0%	11	Low
7+ Person	0	0.0%	11	Low
HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE				
Households with one or more people under 18 years	653	43.6%	112	High
Family households	653	43.6%	112	High
Married-couple family	566	37.8%	108	High
Male householder, no wife present	12	0.8%	22	Low
Female householder, no husband present	75	5.0%	77	Low
Nonfamily households	0	0.0%	11	Low
Households with no people under 18 years	846	56.4%	187	Medium
Married-couple family	493	32.9%	155	Medium
Other family	18	1.2%	20	Low
Nonfamily households	335	22.3%	107	Medium
HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE				
Households with Pop 65+	657	43.8%	139	Medium
1-Person	261	17.4%	87	Medium
2+ Person Family	387	25.8%	124	Medium
2+ Person Nonfamily	9	0.6%	15	Low
Households with No Pop 65+	842	56.2%	142	High
1-Person	51	3.4%	43	Low
2+ Person Family	777	51.8%	138	High
2+ Person Nonfamily	14	0.9%	22	Low



ACS Population Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	4,334	100.0%	81	
5 to 17 years				
Speak only English	832	19.2%	196	
Speak Spanish	14	0.3%	22	
Speak English "very well" or "well"	14	0.3%	22	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak other Indo-European languages	15	0.3%	30	
Speak English "very well" or "well"	15	0.3%	30	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak Asian and Pacific Island languages	11	0.3%	15	
Speak English "very well" or "well"	11	0.3%	15	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak other languages	0	0.0%	11	
Speak English "very well" or "well"	0	0.0%	11	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
18 to 64 years				
Speak only English	2,201	50.8%	274	
Speak Spanish	154	3.6%	78	
Speak English "very well" or "well"	154	3.6%	78	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak other Indo-European languages	55	1.3%	57	
Speak English "very well" or "well"	55	1.3%	57	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak Asian and Pacific Island languages	130	3.0%	112	
Speak English "very well" or "well"	130	3.0%	100	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak other languages	0	0.0%	11	
Speak English "very well" or "well"	0	0.0%	11	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
65 years and over				
Speak only English	768	17.7%	173	
Speak Spanish	12	0.3%	42	
Speak English "very well" or "well"	12	0.3%	42	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak other Indo-European languages	95	2.2%	94	
Speak English "very well" or "well"	95	2.2%	95	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	
Speak Asian and Pacific Island languages	47	1.1%	56	
Speak English "very well" or "well"	19	0.4%	26	
Speak English "not well"	28	0.6%	47	
Speak English "not at all"	0	0.0%	11	
Speak other languages	0	0.0%	11	
Speak English "very well" or "well"	0	0.0%	11	
Speak English "not well"	0	0.0%	11	
Speak English "not at all"	0	0.0%	11	

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: high medium low

October 26, 2016



ACS Population Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	2,334	100.0%	197	High
Worked in state and in county of residence	1,149	49.2%	309	Medium
Worked in state and outside county of residence	833	35.7%	245	Medium
Worked outside state of residence	352	15.1%	140	Medium
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	2,334	100.0%	197	High
Drove alone	1,664	71.3%	285	High
Carpooled	207	8.9%	115	Medium
Public transportation (excluding taxicab)	296	12.7%	178	Medium
Bus or trolley bus	111	4.8%	132	Low
Streetcar or trolley car	0	0.0%	11	
Subway or elevated	29	1.2%	43	Low
Railroad	156	6.7%	75	Medium
Ferryboat	0	0.0%	11	
Taxicab	0	0.0%	11	
Motorcycle	0	0.0%	11	
Bicycle	0	0.0%	11	
Walked	7	0.3%	11	Low
Other means	19	0.8%	26	Low
Worked at home	141	6.0%	81	Medium
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	2,193	100.0%	233	High
Less than 5 minutes	31	1.4%	30	Low
5 to 9 minutes	118	5.4%	75	Medium
10 to 14 minutes	205	9.3%	106	Medium
15 to 19 minutes	275	12.5%	159	Medium
20 to 24 minutes	311	14.2%	156	Medium
25 to 29 minutes	87	4.0%	52	Medium
30 to 34 minutes	244	11.1%	122	Medium
35 to 39 minutes	65	3.0%	50	Low
40 to 44 minutes	77	3.5%	58	Low
45 to 59 minutes	253	11.5%	150	Medium
60 to 89 minutes	347	15.8%	110	Medium
90 or more minutes	180	8.2%	150	Low
Average Travel Time to Work (in minutes)	35.9		7.8	Medium
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	1,158	100.0%	116	High
Own children under 6 years only	162	14.0%	89	Medium
In labor force	116	10.0%	82	Low
Not in labor force	46	4.0%	33	Low
Own children under 6 years and 6 to 17 years	119	10.3%	69	Medium
In labor force	103	8.9%	65	Medium
Not in labor force	16	1.4%	25	Low
Own children 6 to 17 years only	336	29.0%	109	Medium
In labor force	303	26.2%	111	Medium
Not in labor force	33	2.8%	43	Low
No own children under 18 years	541	46.7%	188	Medium
In labor force	381	32.9%	153	Medium
Not in labor force	160	13.8%	94	Medium

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: High Medium Low

October 26, 2016



ACS Population Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE & TYPES OF HEALTH INSURANCE COVERAGE				
Total	4,588	100.0%	21	
Under 18 years:	1,126	24.5%	191	
One Type of Health Insurance:	1,091	23.8%	185	
Employer-Based Health Ins Only	977	21.3%	187	
Direct-Purchase Health Ins Only	98	2.1%	77	
Medicare Coverage Only	0	0.0%	11	
Medicaid Coverage Only	16	0.3%	26	
TRICARE/Military Hlth Cov Only	0	0.0%	11	
VA Health Care Only	0	0.0%	11	
2+ Types of Health Insurance	9	0.2%	14	
No Health Insurance Coverage	26	0.6%	29	
18 to 34 years:	728	15.9%	186	
One Type of Health Insurance:	669	14.6%	185	
Employer-Based Health Ins Only	563	12.3%	168	
Direct-Purchase Health Ins Only	61	1.3%	60	
Medicare Coverage Only	0	0.0%	11	
Medicaid Coverage Only	45	1.0%	52	
TRICARE/Military Hlth Cov Only	0	0.0%	11	
VA Health Care Only	0	0.0%	11	
2+ Types of Health Insurance	29	0.6%	45	
No Health Insurance Coverage	30	0.7%	33	
35 to 64 years:	1,812	39.5%	212	
One Type of Health Insurance:	1,586	34.6%	256	
Employer-Based Health Ins Only	1,487	32.4%	266	
Direct-Purchase Health Ins Only	91	2.0%	71	
Medicare Coverage Only	0	0.0%	11	
Medicaid Coverage Only	8	0.2%	14	
TRICARE/Military Hlth Cov Only	0	0.0%	11	
VA Health Care Only	0	0.0%	11	
2+ Types of Health Insurance	186	4.1%	121	
No Health Insurance Coverage	40	0.9%	41	
65+ years:	922	20.1%	213	
One Type of Health Insurance:	184	4.0%	139	
Employer-Based Health Ins Only	14	0.3%	24	
Direct-Purchase Health Ins Only	12	0.3%	18	
Medicare Coverage Only	158	3.4%	134	
TRICARE/Military Hlth Cov Only	0	0.0%	11	
VA Health Care Only	0	0.0%	11	
2+ Types of Health Insurance:	709	15.5%	181	
Employer-Based & Direct-Purchase Health Insurance	0	0.0%	11	
Employer-Based Health & Medicare Insurance	398	8.7%	133	
Direct-Purchase Health & Medicare Insurance	123	2.7%	85	
Medicare & Medicaid Coverage	28	0.6%	47	
Other Private Health Insurance Combos	0	0.0%	11	
Other Public Health Insurance Combos	13	0.3%	20	
Other Health Insurance Combinations	147	3.2%	88	
No Health Insurance Coverage	29	0.6%	55	



ACS Population Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	4,572	100.0%	33	High
Under .50	35	0.8%	33	Low
.50 to .99	27	0.6%	31	Low
1.00 to 1.24	31	0.7%	27	Low
1.25 to 1.49	2	0.0%	5	Low
1.50 to 1.84	17	0.4%	25	Low
1.85 to 1.99	23	0.5%	24	Low
2.00 and over	4,437	97.0%	80	High
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS				
Total	3,462	100.0%	191	High
Veteran	212	6.1%	103	Medium
Nonveteran	3,250	93.9%	201	High
Male	1,768	51.1%	166	High
Veteran	212	6.1%	103	Medium
Nonveteran	1,556	44.9%	177	High
Female	1,694	48.9%	148	High
Veteran	0	0.0%	11	Low
Nonveteran	1,694	48.9%	148	High
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE				
Total	212	100.0%	103	Medium
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	29	13.7%	47	Low
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	28	13.2%	41	High
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	0	0.0%	11	Low
Gulf War (8/90 to 8/01), no Vietnam Era	0	0.0%	11	Low
Gulf War (8/90 to 8/01) and Vietnam Era	0	0.0%	11	Low
Vietnam Era, no Korean War, no World War II	7	3.3%	11	Low
Vietnam Era and Korean War, no World War II	0	0.0%	11	Low
Vietnam Era and Korean War and World War II	0	0.0%	11	Low
Korean War, no Vietnam Era, no World War II	36	17.0%	37	Low
Korean War and World War II, no Vietnam Era	0	0.0%	11	Low
World War II, no Korean War, no Vietnam Era	85	40.1%	77	Low
Between Gulf War and Vietnam Era only	6	2.8%	9	Low
Between Vietnam Era and Korean War only	21	9.9%	24	Low
Between Korean War and World War II only	0	0.0%	11	Low
Pre-World War II only	0	0.0%	11	Low
HOUSEHOLDS BY POVERTY STATUS				
Total	1,499	100.0%	130	High
Income in the past 12 months below poverty level	20	1.3%	22	Low
Married-couple family	0	0.0%	11	Low
Other family - male householder (no wife present)	0	0.0%	11	Low
Other family - female householder (no husband present)	0	0.0%	11	Low
Nonfamily household - male householder	0	0.0%	11	Low
Nonfamily household - female householder	20	1.3%	22	Low
Income in the past 12 months at or above poverty level	1,479	98.7%	126	High
Married-couple family	1,059	70.6%	114	High
Other family - male householder (no wife present)	23	1.5%	28	Low
Other family - female householder (no husband present)	82	5.5%	78	Low
Nonfamily household - male householder	79	5.3%	60	Low
Nonfamily household - female householder	236	15.7%	91	Medium

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: High Medium Low

October 26, 2016



ACS Population Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010 - 2014 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME				
Social Security Income	553	36.9%	125	☹️
No Social Security Income	946	63.1%	147	✅✅
Retirement Income	249	16.6%	92	☹️
No Retirement Income	1,250	83.4%	132	✅✅
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
<10% of Income	0	0.0%	11	
10-14.9% of Income	0	0.0%	11	
15-19.9% of Income	30	13.2%	34	
20-24.9% of Income	64	28.1%	78	❌
25-29.9% of Income	0	0.0%	11	
30-34.9% of Income	33	14.5%	38	❌
35-39.9% of Income	0	0.0%	11	
40-49.9% of Income	48	21.1%	39	❌
50+% of Income	53	23.2%	45	❌
Gross Rent % Inc Not Computed	0	0.0%	11	
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	1,499	100.0%	130	✅✅
With public assistance income	0	0.0%	11	
No public assistance income	1,499	100.0%	130	✅✅
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	1,499	100.0%	130	✅✅
With Food Stamps/SNAP	0	0.0%	11	
With No Food Stamps/SNAP	1,499	100.0%	130	✅✅
HOUSEHOLDS BY DISABILITY STATUS				
Total	1,499	100.0%	130	✅✅
With 1+ Persons w/Disability	381	25.4%	98	☹️
With No Person w/Disability	1,118	74.6%	147	✅✅

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2014, adjusted for inflation.

2010-2014 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2010-2014 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- ✅✅ High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- ☹️ Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- ❌ Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.



ACS Housing Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	4,588		21	High
Total Households	1,499		130	High
Total Housing Units	1,578		138	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	1,271	100.0%	132	High
Housing units with a mortgage/contract to purchase/similar debt	980	77.1%	149	High
Second mortgage only	7	0.6%	12	Low
Home equity loan only	286	22.5%	106	Medium
Both second mortgage and home equity loan	0	0.0%	11	
No second mortgage and no home equity loan	687	54.1%	158	Medium
Housing units without a mortgage	291	22.9%	128	Medium
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$671,810		\$164,668	Medium
Housing units without a mortgage	\$507,378		\$321,871	Medium
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	228	100.0%	82	Medium
With cash rent	228	100.0%	82	Medium
Less than \$100	0	0.0%	11	
\$100 to \$149	0	0.0%	11	
\$150 to \$199	15	6.6%	24	Low
\$200 to \$249	0	0.0%	11	
\$250 to \$299	0	0.0%	11	
\$300 to \$349	0	0.0%	11	
\$350 to \$399	0	0.0%	11	
\$400 to \$449	0	0.0%	11	
\$450 to \$499	31	13.6%	36	Low
\$500 to \$549	0	0.0%	11	
\$550 to \$599	0	0.0%	11	
\$600 to \$649	0	0.0%	11	
\$650 to \$699	0	0.0%	11	
\$700 to \$749	0	0.0%	11	
\$750 to \$799	0	0.0%	11	
\$800 to \$899	0	0.0%	11	
\$900 to \$999	0	0.0%	11	
\$1,000 to \$1,249	0	0.0%	11	
\$1,250 to \$1,499	40	17.5%	33	Low
\$1,500 to \$1,999	126	55.3%	83	Low
\$2,000 or more	16	7.0%	25	Low
No cash rent	0	0.0%	11	
Median Contract Rent	\$1,611		\$178	High
Average Contract Rent	\$1,446		\$842	Medium
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	228	100.0%	82	Medium
Pay extra for one or more utilities	228	100.0%	82	Medium
No extra payment for any utilities	0	0.0%	11	



ACS Housing Summary

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	1,578	100.0%	138	High
1, detached	1,240	78.6%	138	High
1, attached	97	6.1%	47	Medium
2	117	7.4%	86	Low
3 or 4	16	1.0%	26	Low
5 to 9	29	1.8%	33	Low
10 to 19	0	0.0%	11	
20 to 49	0	0.0%	11	
50 or more	79	5.0%	35	Medium
Mobile home	0	0.0%	11	
Boat, RV, van, etc.	0	0.0%	11	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	1,578	100.0%	138	High
Built 2010 or later	0	0.0%	11	
Built 2000 to 2009	238	15.1%	106	Medium
Built 1990 to 1999	354	22.4%	139	Medium
Built 1980 to 1989	131	8.3%	67	Medium
Built 1970 to 1979	167	10.6%	94	Medium
Built 1960 to 1969	397	25.2%	111	Medium
Built 1950 to 1959	127	8.0%	78	Medium
Built 1940 to 1949	26	1.6%	33	Low
Built 1939 or earlier	138	8.7%	74	Medium
Median Year Structure Built	1976		7	High
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	1,499	100.0%	130	High
Owner occupied				
Moved in 2010 or later	113	7.5%	75	Low
Moved in 2000 to 2009	485	32.4%	135	Medium
Moved in 1990 to 1999	283	18.9%	139	Medium
Moved in 1980 to 1989	153	10.2%	68	Medium
Moved in 1970 to 1979	117	7.8%	64	Medium
Moved in 1969 or earlier	120	8.0%	84	Low
Renter occupied				
Moved in 2010 or later	32	2.1%	37	Low
Moved in 2000 to 2009	181	12.1%	84	Medium
Moved in 1990 to 1999	15	1.0%	24	Low
Moved in 1980 to 1989	0	0.0%	11	
Moved in 1970 to 1979	0	0.0%	11	
Moved in 1969 or earlier	0	0.0%	11	
Median Year Householder Moved Into Unit	2001		3	High



ACS Housing Summary

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	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	1,499	100.0%	130	
Utility gas	1,246	83.1%	139	
Bottled, tank, or LP gas	27	1.8%	34	
Electricity	164	10.9%	91	
Fuel oil, kerosene, etc.	53	3.5%	48	
Coal or coke	9	0.6%	15	
Wood	0	0.0%	11	
Solar energy	0	0.0%	11	
Other fuel	0	0.0%	11	
No fuel used	0	0.0%	11	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	1,499	100.0%	130	
Owner occupied				
No vehicle available	34	2.3%	40	
1 vehicle available	168	11.2%	83	
2 vehicles available	595	39.7%	152	
3 vehicles available	323	21.5%	108	
4 vehicles available	111	7.4%	85	
5 or more vehicles available	40	2.7%	49	
Renter occupied				
No vehicle available	77	5.1%	46	
1 vehicle available	101	6.7%	63	
2 vehicles available	0	0.0%	11	
3 vehicles available	50	3.3%	75	
4 vehicles available	0	0.0%	11	
5 or more vehicles available	0	0.0%	11	
Average Number of Vehicles Available	2.2		0.3	

Data Note: N/A means not available.

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2010 Census Profile

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

	2000	2010	2000-2010 Annual Rate
Population	3,942	4,526	1.39%
Households	1,275	1,499	1.63%
Housing Units	1,301	1,557	1.81%
Population by Race			
		Number	Percent
Total		4,526	100.0%
Population Reporting One Race		4,433	97.9%
White		3,996	88.3%
Black		143	3.2%
American Indian		6	0.1%
Asian		256	5.7%
Pacific Islander		0	0.0%
Some Other Race		32	0.7%
Population Reporting Two or More Races		93	2.1%
Total Hispanic Population		251	5.5%
Population by Sex			
Male		2,182	48.2%
Female		2,344	51.8%
Population by Age			
Total		4,526	100.0%
Age 0 - 4		213	4.7%
Age 5 - 9		382	8.4%
Age 10 - 14		463	10.2%
Age 15 - 19		344	7.6%
Age 20 - 24		175	3.9%
Age 25 - 29		101	2.2%
Age 30 - 34		100	2.2%
Age 35 - 39		196	4.3%
Age 40 - 44		408	9.0%
Age 45 - 49		445	9.8%
Age 50 - 54		423	9.3%
Age 55 - 59		325	7.2%
Age 60 - 64		271	6.0%
Age 65 - 69		203	4.5%
Age 70 - 74		157	3.5%
Age 75 - 79		122	2.7%
Age 80 - 84		100	2.2%
Age 85+		98	2.2%
Age 18+		3,203	70.8%
Age 65+		680	15.0%

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

Households by Type		
Total	1,499	100.0%
Households with 1 Person	234	15.6%
Households with 2+ People	1,265	84.4%
Family Households	1,234	82.3%
Husband-wife Families	1,127	75.2%
With Own Children	595	39.7%
Other Family (No Spouse Present)	107	7.1%
With Own Children	57	3.8%
Nonfamily Households	31	2.1%
All Households with Children	676	45.1%
Multigenerational Households	71	4.7%
Unmarried Partner Households	30	2.0%
Male-female	24	1.6%
Same-sex	6	0.4%
Average Household Size	3.00	

Family Households by Size		
Total	1,234	100.0%
2 People	413	33.5%
3 People	244	19.8%
4 People	341	27.6%
5 People	170	13.8%
6 People	48	3.9%
7+ People	18	1.5%
Average Family Size	3.37	

Nonfamily Households by Size		
Total	265	100.0%
1 Person	234	88.3%
2 People	27	10.2%
3 People	1	0.4%
4 People	3	1.1%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.14	

Population by Relationship and Household Type		
Total	4,526	100.0%
In Households	4,502	99.5%
In Family Households	4,199	92.8%
Householder	1,234	27.3%
Spouse	1,127	24.9%
Child	1,663	36.7%
Other relative	134	3.0%
Nonrelative	41	0.9%
In Nonfamily Households	303	6.7%
In Group Quarters	24	0.5%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	24	0.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

Family Households by Age of Householder		
Total	1,234	100.0%
Householder Age 15 - 44	308	25.0%
Householder Age 45 - 54	413	33.5%
Householder Age 55 - 64	273	22.1%
Householder Age 65 - 74	146	11.8%
Householder Age 75+	94	7.6%

Nonfamily Households by Age of Householder		
Total	265	100.0%
Householder Age 15 - 44	23	8.7%
Householder Age 45 - 54	23	8.7%
Householder Age 55 - 64	57	21.5%
Householder Age 65 - 74	51	19.2%
Householder Age 75+	111	41.9%

Households by Race of Householder		
Total	1,499	100.0%
Householder is White Alone	1,368	91.3%
Householder is Black Alone	41	2.7%
Householder is American Indian Alone	3	0.2%
Householder is Asian Alone	65	4.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	10	0.7%
Householder is Two or More Races	12	0.8%
Households with Hispanic Householder	58	3.9%

Husband-wife Families by Race of Householder		
Total	1,127	100.0%
Householder is White Alone	1,017	90.2%
Householder is Black Alone	28	2.5%
Householder is American Indian Alone	3	0.3%
Householder is Asian Alone	59	5.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	8	0.7%
Householder is Two or More Races	12	1.1%
Husband-wife Families with Hispanic Householder	46	4.1%

Other Families (No Spouse) by Race of Householder		
Total	107	100.0%
Householder is White Alone	91	85.0%
Householder is Black Alone	10	9.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	5	4.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.9%
Householder is Two or More Races	0	0.0%
Other Families with Hispanic Householder	7	6.5%

Nonfamily Households by Race of Householder		
Total	265	100.0%
Householder is White Alone	260	98.1%
Householder is Black Alone	3	1.1%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	1	0.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.4%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	5	1.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

Montebello Village, NY
Montebello Village, NY (3648090)
Geography: Place

Prepared by Esri

Total Housing Units by Occupancy

Total	1,557	100.0%
Occupied Housing Units	1,499	96.3%
Vacant Housing Units		
For Rent	11	0.7%
Rented, not Occupied	2	0.1%
For Sale Only	16	1.0%
Sold, not Occupied	7	0.4%
For Seasonal/Recreational/Occasional Use	12	0.8%
For Migrant Workers	0	0.0%
Other Vacant	10	0.6%
Total Vacancy Rate	3.7%	

Households by Tenure and Mortgage Status

Total	1,499	100.0%
Owner Occupied	1,288	85.9%
Owned with a Mortgage/Loan	1,006	67.1%
Owned Free and Clear	282	18.8%
Average Household Size	3.21	
Renter Occupied	211	14.1%
Average Household Size	1.72	

Owner-occupied Housing Units by Race of Householder

Total	1,288	100.0%
Householder is White Alone	1,160	90.1%
Householder is Black Alone	41	3.2%
Householder is American Indian Alone	3	0.2%
Householder is Asian Alone	65	5.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	7	0.5%
Householder is Two or More Races	12	0.9%
Owner-occupied Housing Units with Hispanic Householder	49	3.8%

Renter-occupied Housing Units by Race of Householder

Total	211	100.0%
Householder is White Alone	208	98.6%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	0	0.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	3	1.4%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	9	4.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.94
Householder is Black Alone	3.63
Householder is American Indian Alone	4.00
Householder is Asian Alone	3.77
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	3.90
Householder is Two or More Races	3.42
Householder is Hispanic	3.79

Source: U.S. Census Bureau, Census 2010 Summary File 1.

ESRI Market Research



Retail MarketPlace Profile

Montebello Village, NY
 Montebello Village, NY (3648090)
 Geography: Place

Prepared by Esri

Summary Demographics

2016 Population	4,767
2016 Households	1,567
2016 Median Disposable Income	\$92,828
2016 Per Capita Income	\$62,289

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$140,473,264	\$30,382,821	\$110,090,443	64.4	30
Total Retail Trade	44-45	\$126,956,315	\$26,707,469	\$100,248,846	65.2	21
Total Food & Drink	722	\$13,516,949	\$3,675,352	\$9,841,597	57.2	9

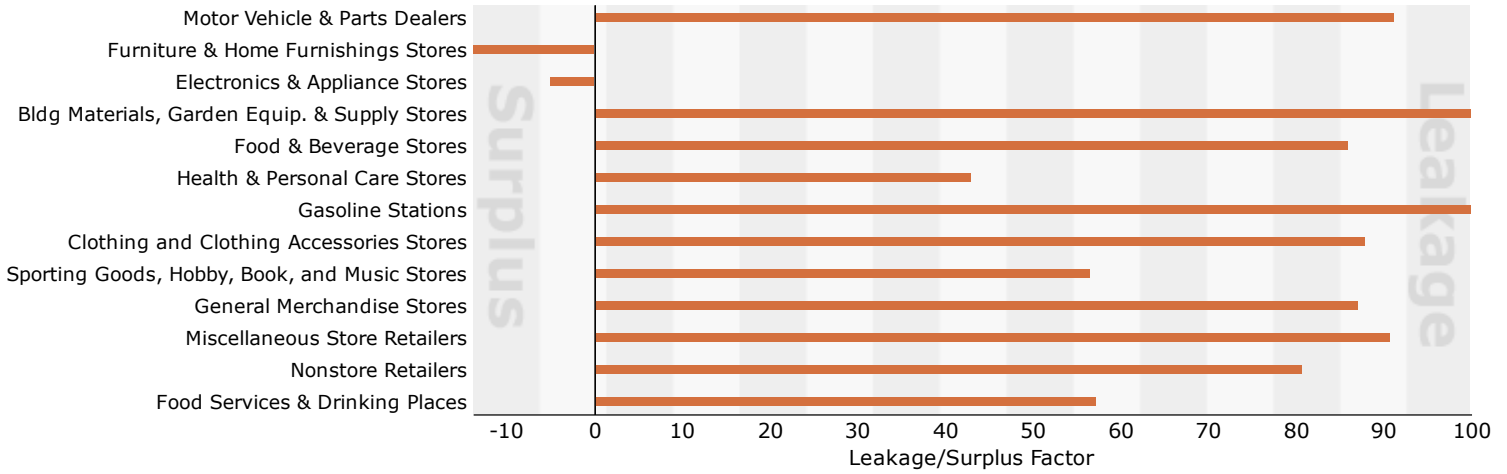
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$27,787,740	\$1,276,244	\$26,511,496	91.2	1
Automobile Dealers	4411	\$22,925,674	\$0	\$22,925,674	100.0	0
Other Motor Vehicle Dealers	4412	\$3,165,221	\$1,276,244	\$1,888,977	42.5	1
Auto Parts, Accessories & Tire Stores	4413	\$1,696,845	\$0	\$1,696,845	100.0	0
Furniture & Home Furnishings Stores	442	\$4,434,369	\$5,852,125	-\$1,417,756	-13.8	3
Furniture Stores	4421	\$2,414,007	\$4,939,734	-\$2,525,727	-34.3	1
Home Furnishings Stores	4422	\$2,020,362	\$912,391	\$1,107,971	37.8	2
Electronics & Appliance Stores	443	\$9,448,681	\$10,469,154	-\$1,020,473	-5.1	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$6,268,480	\$0	\$6,268,480	100.0	0
Bldg Material & Supplies Dealers	4441	\$5,552,036	\$0	\$5,552,036	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$716,444	\$0	\$716,444	100.0	0
Food & Beverage Stores	445	\$24,149,644	\$1,820,667	\$22,328,977	86.0	2
Grocery Stores	4451	\$19,849,158	\$1,206,638	\$18,642,520	88.5	1
Specialty Food Stores	4452	\$2,630,931	\$0	\$2,630,931	100.0	0
Beer, Wine & Liquor Stores	4453	\$1,669,555	\$614,029	\$1,055,526	46.2	1
Health & Personal Care Stores	446,4461	\$9,946,698	\$3,978,951	\$5,967,747	42.9	4
Gasoline Stations	447,4471	\$7,465,148	\$0	\$7,465,148	100.0	0
Clothing & Clothing Accessories Stores	448	\$9,662,876	\$622,522	\$9,040,354	87.9	3
Clothing Stores	4481	\$6,596,553	\$505,408	\$6,091,145	85.8	2
Shoe Stores	4482	\$1,097,662	\$0	\$1,097,662	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$1,968,661	\$117,114	\$1,851,547	88.8	1
Sporting Goods, Hobby, Book & Music Stores	451	\$3,745,926	\$1,041,552	\$2,704,374	56.5	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,309,066	\$1,041,552	\$2,267,514	52.1	1
Book, Periodical & Music Stores	4512	\$436,860	\$0	\$436,860	100.0	0
General Merchandise Stores	452	\$14,947,221	\$1,028,449	\$13,918,772	87.1	2
Department Stores Excluding Leased Depts.	4521	\$10,256,079	\$0	\$10,256,079	100.0	0
Other General Merchandise Stores	4529	\$4,691,142	\$1,028,449	\$3,662,693	64.0	2
Miscellaneous Store Retailers	453	\$6,040,800	\$292,619	\$5,748,181	90.8	1
Florists	4531	\$496,553	\$0	\$496,553	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$1,061,945	\$292,619	\$769,326	56.8	1
Used Merchandise Stores	4533	\$489,446	\$0	\$489,446	100.0	0
Other Miscellaneous Store Retailers	4539	\$3,992,856	\$0	\$3,992,856	100.0	0
Nonstore Retailers	454	\$3,058,732	\$325,186	\$2,733,546	80.8	1
Electronic Shopping & Mail-Order Houses	4541	\$2,234,553	\$0	\$2,234,553	100.0	0
Vending Machine Operators	4542	\$73,233	\$0	\$73,233	100.0	0
Direct Selling Establishments	4543	\$750,946	\$325,186	\$425,760	39.6	1
Food Services & Drinking Places	722	\$13,516,949	\$3,675,352	\$9,841,597	57.2	9
Full-Service Restaurants	7221	\$8,311,536	\$1,354,709	\$6,956,827	72.0	4
Limited-Service Eating Places	7222	\$4,429,675	\$650,032	\$3,779,643	74.4	2
Special Food Services	7223	\$507,097	\$1,498,018	-\$990,921	-49.4	2
Drinking Places - Alcoholic Beverages	7224	\$268,641	\$172,593	\$96,048	21.8	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

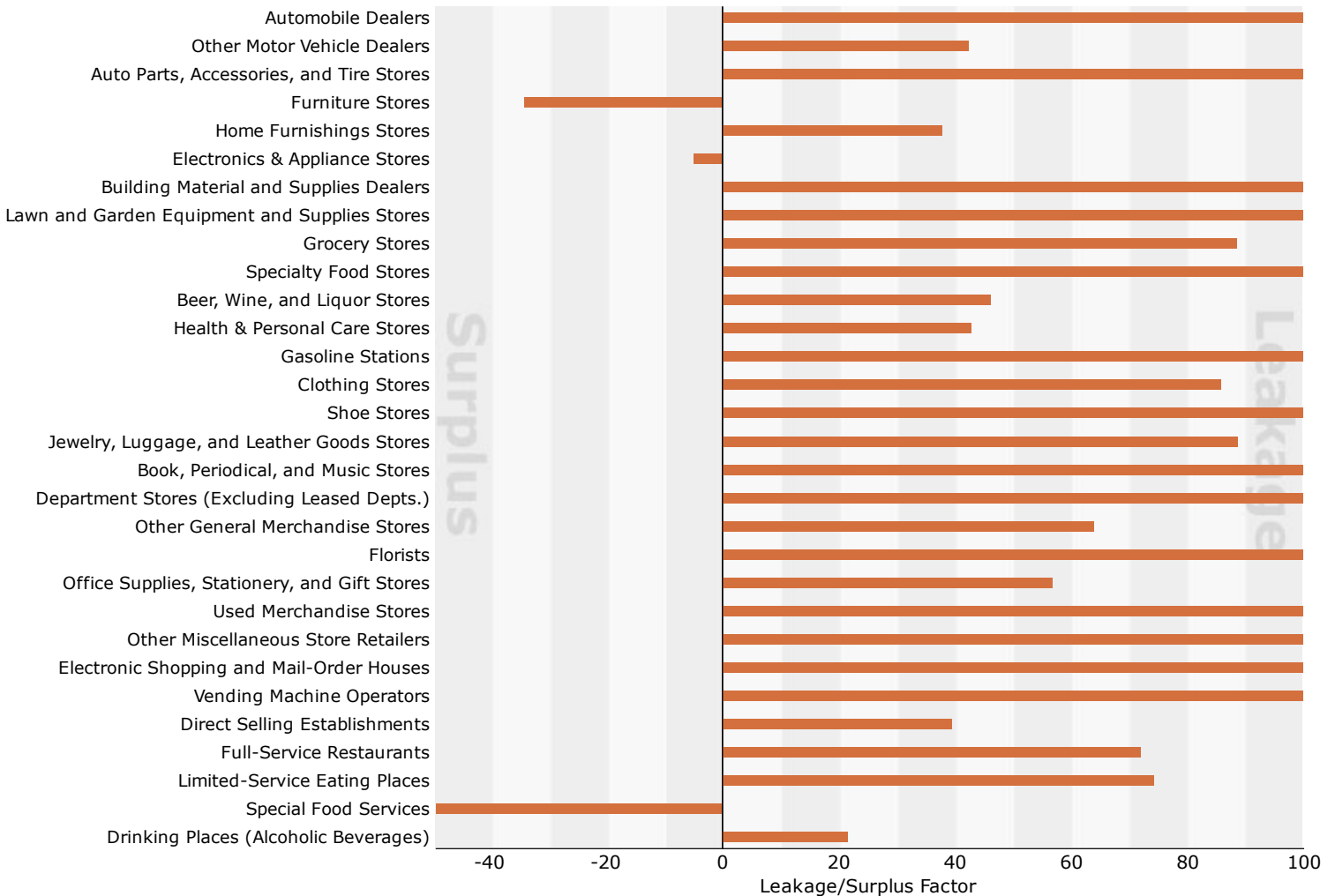
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2016 Release 1 (2015 data in 2016 geography) Copyright 2016 Infogroup, Inc. All rights reserved.

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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Raw Results Report from Public Open House



RAW RESULTS OF PHASE ONE PUBLIC INPUT: PUBLIC OPEN HOUSE WORKSHOP

Village of Montebello Comprehensive Plan Update

Prepared by

Turner Miller Group
Planning Consultants

Suffern, New York

October 7, 2016

INTRODUCTION

On September 28th 2016 at 7:00 PM, the Village of Montebello Comprehensive Plan Commission held a workshop for the purpose of collecting background data, views and opinions from community residents and stakeholders. Given that this was the first public workshop at the outset of the Comprehensive Plan Update Process, the purpose of this meeting was to identify public and stakeholder sentiment regarding existing conditions within the Village.

To accomplish this, Turner Miller Group - the Comprehensive Plan consultants - coordinated with the Comprehensive Plan Commission to design a meeting that would consist of numerous break-out groups, respective to five discussion topics that the Village Comprehensive Plan Commission had previously selected at their regular meetings. These discussion topics, largely characterized as having emphasis within previous Comprehensive Planning efforts within the Village, were chosen due to their specified relevance in guiding future growth or conceptual development within the Village. The five (5) breakout topics were exhibited throughout the introductory presentation by Turner Miller Group, and included the following topics:

- Economic Development
- Historic Resources, Aesthetic & Community Character
- Parks, Open Space, Recreation & Natural Resources
- Transportation, Circulation & Roads
- Housing, Inter-Municipal Matters & Other

This meeting was well-attended by roughly twenty members of the public and local media. The meeting began with introductions and a welcome by the Chairman of the Comprehensive Plan Commission – Melanie Golden. Melanie introduced the members of the Commission and invited all attendees to provide any and all input they may have so that the update to the Comprehensive Plan is inclusive of public comments. Max Stach, AICP provided a short description of what a Comprehensive Plan was, the plans previously undertaken by the Village in the past, and explained why the Village was undertaking its update. Max also explained the concept of a community and elaborated on the purpose of this public meeting. Matthew Ryan, AICP introduced the process that the consultant team and the Commission had undertaken thus far, the next steps involved with the Comprehensive Plan Update process, provided a framework for the workshop procedure.

METHOD

Prior to the meeting, a number of tables had been set up around the Montebello Community Center meeting room. As attendees entered the meeting room, they were initially directed to sit among rows of chairs that were lined up in front of the presentation screen. The introductory presentation was then given and instructions about the breakout tables announced.

As mentioned above, the primary goal of this public open house workshop was to gather input and sentiment pertaining to specified topics and the existing conditions within Montebello, as well as thoughts on the future of planning and emphasis within the Village of Montebello.

It was explained, that attendees interested in discussion pertaining to one particular topic were also free to rotate among the other tables at which four other discussion topics were ongoing. While some members of the public chose to discuss one topic due to familiarity and/or knowledge of the topic, most individuals made their way from one breakout table to another.

One member of the Comprehensive Plan Commission was assigned to each breakout table as a facilitator, while another was assigned to each breakout table as a note taker. The majority of the breakout groups were additionally assisted by members of the consulting team. The facilitators began the breakout discussions by introducing themselves and having each member present at the group introduce themselves and provide a brief statement as to their interest or familiarity with the Village and the topic of discussion. Ground rules for respectful conduct were given and enforced. In order to avoid groups from being "steered" by members of the Comprehensive Plan Commission, facilitators were asked not to contribute their own opinions to the group discussion.

The facilitators then led their group through the Open House and solicited public input, opinion, and feedback on the selected topics. This exercise had facilitators prompting group discussion on the conceptual ideas and visions developed within the 2003 Comprehensive Plan, the Village's 2008 Economic Development Plan, the 2009 Comprehensive Plan Update, as well as the 2010 Historic Resources Survey completed for the Village. Facilitators also gathered additional public comments pertaining to other major community needs, concerns, or ideas pertaining to the breakout topic. In order to gather and record all input, the note takers at each breakout table utilized large post-it pads upon which each public comment was written as it was received. Each of the topic-specific breakout tables were also provided with one or more large 36" X 28" maps of the Village displaying resources that related to their breakout topic; for example, the Transportation, Circulation & Roads table utilized a large map with road names, railroads, and symbols for roadway jurisdiction, while the Parks, Open Space, Recreation & Natural Resources table utilized maps from the 2009 Greenprint plan, as well as a base map of all protected open space and trails within the Village. Participants at each breakout table were encouraged to mark up and write on these maps as a means of communicating any location-specific comments or knowledge related to streetscapes and roadway conditions, protected open space and parks, pedestrian and bicycle connectivity, trail corridors, parking lots, existing and/or proposed businesses, stores, and emergency services. Many of the graphic mark-ups on the maps, explained below, were crucial towards accurately assessing and documenting existing conditions in the Village as well as the potential to develop or integrate site-specific examples and locations at which particular visions for the Village could be implemented.

Groups were given approximately five minutes for introductions and roughly forty-five minutes to review and gather input on their specific topic of focus. Time periods were not strictly enforced. With some groups proceeding more slowly than others, an additional five minutes was added at the end of the process to allow groups to finish.

Lastly, Melanie Golden thanked all attendees for coming and closed the meeting. It is noted that the responses set forth below are paraphrased notes of more robust discussions held at the meeting. Since the Commission members and consultant team were directly involved as

facilitators, these discussions will be reflected by the continuing involvement of the group facilitators as Commission members.

RESULTS

These are the raw results from the exercise and no analysis of results is offered at this time.

Economic Development

- Minimum acreage for farms should be reduced (currently 10 acres)
 - Allow small farms – fits within Montebello Vision and Goals
 - Allow farming without being an accessory use
 - Consider a bee-keeping law which would consider allowing this use without requiring an “accessory use”
- Community Garden at Village Hall
 - Children’s playground and public use is an asset to the Village
- Agricultural Districts – are these within the Village of Montebello?
- Expand uses permitted within R-2, R-3 & R-4 zones on Commercial and Industrial Property Inventory Map: Rella Boulevard
- Review home-based business issues and laws: permitted, special permit uses and/or accessory and supplementary use regulations:
 - Seems archaic in light of telecommuters and new business models (e.g. home offices, professional offices and/or apartment as accessory uses)

Historic Resources, Aesthetic & Community Character

- Revise what constitutes a commercial farm: this should be feasible for smaller lots than what is currently allowed for in the Comprehensive Plan;
- Fire Alarm Siren on corner of Hemion Road and Montebello Road is a nuisance and should be relocated;
- Early Farmhouses should be prioritized for preservation and/or recognition by the Village, County, State or on the National level;
- Scenic & Historic Roads District
- Barns Study
- Blind Players Club

Parks, Open Space, Recreation & Natural Resources

- Viola Road needs to be safer:
 - Places to walk and bike
 - Circulation in neighborhoods that are safe
- Bee Hives: protect as a use by residents within the Village
- Small growing garden (Farm) lot size should be under ten (10) acres
- Reference 2009 Traffic Calming Recommendations in order to facilitate additional trail development (on-road bike lanes, sidewalk and/or off-street trails throughout and adjacent to the road network)
- Revise/update definitions in zoning to differentiate farms, agricultural operations, small-scale agricultural uses, and home-based agri-businesses

- West Gate Road, opposite Belvedere: Storm Drain needs cleaning out; filled with sediment

Transportation, Circulation & Roads

- Speeding on Lake Road and Mile Road is a concern
- Four-way Stop on Lake Road: over 40% of drivers do not stop:
 - Implement speed bumps or speed cushions?
 - Lower speed limit from 30mph to 25mph?
- Hemion Road and Montebello Road Intersection:
 - Extremely unsafe intersection
 - Potential to implement a traffic circle?
 - Placing stop signs on both approaches on Montebello Road?
 - Thresholds for signalization? (inquire with County Highway & Town DPW)
- Mile Road and Viola Road Intersection:
 - Visibility coming off Mile to Viola is impaired due to overgrowth and fencing
 - Raised Sewer Grate on Viola causing issues for motorists and cyclists
 - Sunken Utility on Mile Road heading to Viola
- Need to install a street light at Kings Gate and Route 202
- First House on Kings Gate off Route 202 on the right: Site Distance of Driveway is unsafe

Housing, Inter-Municipal Matters & Other

- Public and Private Schools: Location, Planning for Increased or Decreased enrollment at either type; busing concerns; site-specific planning needs
- Need a supermarket, kosher meat store, and mom & pop stores within the Village
- Bicycle Path on Mile Road would be ideal within the Village
- Easement from Canterbury to Park
- Explore means by which an accessory use can be permitted on a site without the “required base use” (e.g. single family house, agricultural operation, commercial business shouldn’t be necessary to establish a permitted accessory use.
- Idea of buying golf course from Ramapo
- Coordinate with the Town of Ramapo to beautify Senior Center on Route 202