

The Planning Board of the Village of Montebello held a meeting on Tuesday, July 12, 2016 at the Montebello Community Center, 350 Haverstraw Road, Montebello, New York. Vice Chairperson Jane Burke called the meeting to order at 7:18 p.m. and led everyone in the Pledge of Allegiance.

PRESENT

Jane Burke, Vice Chairperson, Member
Thomas Ternquist, Member
Donald Wanamaker, Member
Michael Iatropoulos, Member
Stan Shipley, Member

OTHERS

Robert Geneslaw, Village Planner
Martin Spence, Village Engineer
Regina Rivera, Planning & Zoning Clerk

ABSENT

Anthony Caridi, Chairman
Ira Emanuel, Assistant Village Attorney

Member Iatropoulos made a motion to approve the minutes of June 14, 2016, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

**William Oster – Public Hearing
Preliminary Site Plan
133 Spook Rock Road, Montebello, NY
41.17-1-65.1**

Application of William “Zev” Oster, 5 Voyager Court, Monsey, New York 10952 for approval of a Site Plan entitled “Osterberry Blueberry Patch”, 133 Spook Rock Road, Montebello, New York, to grow blueberry bushes and keep bees. The subject property is located on the West side of Spook Rock Road, approximately 182 feet from Linda Drive in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 41.17, Block 1, Lot 65.1 in an RR-50 Zone.

The applicant requested an adjournment to the August 9, 2016 planning board meeting. Member Ternquist made a motion to approve the adjournment, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

**Loren Ware – Public Hearing
3-Lot Subdivision
10 Wilbur Road, Montebello, NY
40.20-1-5**

Application of Loren Ware, 5 Cragmere Road, Suffern, New York, for a 3-Lot subdivision at 10 Wilbur Road, Montebello, New York 10901. The applicant is proposing 3 separate lots each with a single-family dwelling with driveway access from Wilbur Road. The property is located on the South side of Wilbur Road, approximately 700 feet west of the intersection of Haverstraw Road (Route 202) in the Village of Montebello, which is designated on the Ramapo Tax Map as Section 40.20, Block 1, Lot 5 in an RR-50 Zone.

The applicant requested an adjournment to August 9, 2012. Member Ternquist made a motion to approve the adjournment, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

**Montebello Crossing
Village Board Referral for Zoning Amendment
250 Lafayette Avenue, Montebello, NY**

In attendance were the applicant Howard Josephs of Montebello Crossing, Paul Baum, attorney for the applicant, and Brian Brooker, Engineer for the applicant.

Mr. Baum explained that Montebello Crossing was before the Planning Board on a referral from the Village Board, where they petitioned to amend the text of the zoning code for the Route 59 Development District to allow the project being presented tonight.

Mr. Baum continued that this proposed project is a mixed use development consisting of an assisted living facility, a new CVS and an office building. The assisted living facility, he explained, will be in the rear of the property and will consist of 130,000 square feet of gross floor area with 200 beds divided among 132 rooms. The building will be four stories high but will appear from the front to be 2 ½ stories due to the topography. The lower story below the grade in the rear of the building will be a special dementia ward with 32 beds. Parking will accommodate 100 vehicles with more in reserve should the need arise.

The CVS will be 14,600 square foot drive-through pharmacy with parking for 98 vehicles, and the office space will consist of 10,000 square feet with 52 parking spaces.

This project will be built as a unified complex though each use will sit on its own lot. All lots will be joined with reciprocal easement agreements and will appear seamless regardless of the lot lines.

Currently, the 11.2 acre site in the Route 59 development district allows for office and commercial retail space, but it is not zoned for an assisted living facility. The applicant petitioned the Village Board to allow the assisted living facility to be placed in the Route 59 Development District. Mr. Baum noted that prior to the 2003 Comprehensive Village Plan review, zoning for the site allowed assisted living space.

Mr. Baum emphasized that the application is before the Board not for site plan development and review, but for Planning Board consideration and recommendation of this zone change to the Village Board.

Vice Chairperson Burked asked Martin Spence, Village Engineer, to read from his memo dated July 12, 2016. (Copy on file) In it he notes that the table of bulk use proposed in the site plan does not match the local law of bulk regulations.

Member Iatropoulos noted that during morning rush hour, Route 59 between the Hemion Road traffic light and the traffic light at Suffern Library is completely congested and worried that another traffic light at this proposed sight may be ill-advised. Mr. Spence pointed out that the

Planning Board could request a special traffic study from the applicant during site plan development.

Member Iatropoulos then posed a question to the Village Planner, Mr. Geneslaw, regarding the scope and significance of this municipal zone change. Mr. Geneslaw responded that this project is primarily aiming to add assisted living as a permitted land use in the district. Beyond that, there has been discussion about minor changes regarding things like signage, but these should be established for the site plan rather than be transferred to the zoning code.

Vice Chairperson Burke then asked Mr. Geneslaw to read from his memo dated July 7, 2016 (copy on file). After summarizing the major points of his review, Mr. Geneslaw stated that the next step would be the SEQR review. The Village code, he continued, requires the applicant to provide design standards of what they are proposing and as far as he knows they haven't done it yet.

Mr. Baum stated that he thinks this would be part of the approval process during the site plan development stage and not the zoning change, and that all issues will be vetted during that stage. He continued by saying until the Village Board acts on the zone change application or the zone text amendment petition, they cannot get to that next step.

Mr. Geneslaw noted that these were good points and addressed the Board, reiterating that this plan is not advanced enough for a site plan review. However, in order for everyone to understand what the results of the code amendments would be, he explained, Montebello Crossing prepared this zoning amendment plan/concept plan presented here to give a picture of what they would like to do and how it relates to the words in the proposed code amendment.

Member Ternquist interjected that, based on what they've seen so far, they don't know enough about the project to recommend anything to the Village Board.

Mr. Geneslaw explained that the applicant does not want to go into a lot of detail and engineering on the site plan until they know they have the zone change approval for the assisted living facility. The applicant, Mr. Geneslaw continued, would like to know if the locations they are showing are generally acceptable to the Village Board. By appearing before the CDRC, the Village Board and now the Planning Board, they are trying to develop this project in rational steps.

Vice Chairperson Burke stated that she has a problem with the proposed density of the assisted living building as shown and does not want to give the Village Board the impression that the Planning Board agrees to this density without knowing more specifics. Conceptually, she does approve but, she explained, she did not feel comfortable fully recommending this zone change to the Village Board without knowing more details.

Mr. Baum said he is happy to address these issues with both the Planning Board and the Village Board, but they simply cannot get to that step without the Planning Board recommendation for the zone change.

Mr. Geneslaw said that he doesn't think the Board should approve or disapprove the site plan at this time, and emphasized that the only thing up for discussion is whether or not the Board is generally in favor of this plan conceptually.

After some brief discussion of the layout, Vice Chairperson Burke asked whether or not the entire project would incorporate changes and improvements of the existing strip mall next to the proposed project. Mr. Josephs, who is the owner of the existing building, explained that they would make improvements that will tie the old building in with the new so that it appears as one campus.

Mr. Spence asked the applicant whether or not there were any issues or sticking points with the Village Board of which this Board should be aware?

Mr. Brooker replied that the Village Board is generally happy with the concept plan to date, and had only minor grading and driveway location issues.

Vice Chairperson Burke stated that she felt more details and discussion regarding the local law and the zone change amendment is needed before recommending anything to the Village Board, and was not sure how next to proceed. Mr. Geneslaw suggested that they put Montebello Crossing on the agenda for the next meeting for further discussion among the Board members. Mr. Josephs interjected that they are really just looking for recommendation of the zone change for an assisted living facility.

Mr. Brooker said that they are not asking for a momentous decision and that the Planning Board is not approving the project itself at this time.

Member Ternquist said he did not have any trouble recommending this zone change to the Village Board. Member Iatropoulos agreed, stating that all the points raised were conceptual and he has no problem with it.

Mr. Spence added that once the traffic report with internal circulation and parking is submitted, the Board will be able to see whether or not the site can still support the number of beds. But first, he advised, they need to get there with the zone amendment. He added that, as part of the site plan review down the line, the Board may want to see similar facilities and campus sizes by the same developer. Mr. Josephs said that the assisted living facility is operated by Braemar and suggested they can look at a similar facility they operate in Wallkill, New York.

Mr. Baum once again reminded the Board that they are not seeking an approval to the conceptual layout, which is obviously subject to discretion and change. He said they are only asking that the Planning Board report back to the Village Board whether or not they are generally in favor of the amendment to the Route 59 development district to allow this use so they can proceed with further review before both Boards.

Vice Chairperson Burke then asked Board whether or not they are agreeable to this amendment. All agreed that conceptually they would recommend this zone amendment to the Village Board. Mr. Baum thanked the board and said they look forward to working with them on this project to give the Village something to be proud of.

The matter was adjourned to the August 9th, 2016 Planning Board meeting when the Board will explore the proposed zone amendments in greater detail.

Empire Executive Inn, LLC – Crowne Plaza Hotel
Amendment to Site Plan
55.07-1-5

The applicant's appearance at this meeting was deemed unnecessary by the Chairman. Discussion continued on their petition to erect a temporary seasonal canopy, which was approved by the Board in April and for which a resolution was drafted. Following that meeting, Rockland County Planning submitted their review dated April 26, 2016. (Copy on file) The Board addressed each of their recommendations in the drafted resolution and will comply with item number one of the review which stated:

A revised site plan must accompany this application. The copy of a portion of a previous site plan is not acceptable as it does not contain pertinent information. It is undated and does not include the overall site and area detail, a vicinity map, map notes, a north arrow or a title block.

The applicant agreed previously to comply with this item and will submit a revised amended site plan according to Rockland County Planning specifications.

Member Ternquist made a motion to adjourn the meeting to the August 9, 2016 Planning Board meeting, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously. The meeting adjourned at 8:05 p.m.