

The Planning Board of the Village of Montebello held a meeting on Tuesday, July 13, 2021 at the Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, New York. Acting Chairman Shipley called the meeting to order at **7:03 p.m.** and led everyone in the Pledge of Allegiance.

PRESENT

Stan Shipley, Member, Acting Chairman
Howard Hochberg, Member
David Levine, Ad Hoc Member

OTHERS

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

ABSENT

Anthony Caridi, Chairman
Jane Burke, Vice Chairperson, Member
Thomas Ternquist, Member
Marlo Dickman, Ad Hoc Member

Acting Chairman Shipley appointed Ad Hoc Levine to full member for the meeting.

Meeting Minutes Approval

Member Levine made a motion to approve the June 8, 2021 Planning Board meeting minutes, seconded by Member Hochberg and upon vote, all were in favor.

CDRC Update

There were no applications for the June 29, 2021 CDRC meeting.

**Howard Hellman/84 Viola Road, LLC—Public Hearing
Site Plan, 84 Viola Road, Montebello, NY**

Application of 84 Viola Road, LLC, c/o Howard Hellman, 100 Snake Hill Road, West Nyack, New York, 10994 for approval of a Site Plan entitled “84 Viola Road, LLC” proposing the construction of a house of worship. The subject property is located on the north side of Viola Road, approximately 500 feet west of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.05, Block 1, Lot 17 in the RR-50 Zone.

The applicant requested an adjournment to the next available Planning Board meeting. Member Levine made a motion to adjourn the application to the August 10, 2021 meeting, seconded by Member Hochberg and upon vote all were in favor.

**Montebello Gateway LLC—Site Plan, Special Permit—Public hearing continued.
34 North Airmont Road, Montebello, NY**

Application of Montebello Gateway, LLC, PO 782, Monsey, NY 10952. The Applicant is proposing the construction of a 3.5 -story, 46,400 square-foot office building with 227 parking spaces. The parcel is located at 34 North Airmont Road, on the northwest side of

Airmont Road at the intersection of Montebello Road in the Village of Montebello, which is designated on the Ramapo Tax Map as Section 55.07 Block 1 Lot 3 in the LO-C Zone.

The Applicant requested an adjournment to the next available Planning Board meeting. Member Levine made a motion to adjourn the application, seconded by Member Hochberg and upon vote all were in favor. Ms. Terhune noted for the record that an email was submitted for public comment to the Board from Donna Cohen of 1 Finnegan Lane and advised the Planning Clerk to share the letter with the Applicant.

**Rella Warehouse—Site Plan, Subdivision
100-300 Rella Blvd., Montebello, NY**

Application of ACG Acquisitions LLC, 95 Chestnut Ridge Road, Montvale, NJ 07645. The Applicant is proposing the construction of a 291,820 square foot warehouse with supporting office space at 100-300 Rella Boulevard. The parcel is located on the north side of Rella Boulevard at the intersection of Airmont Road in the Village of Montebello, which is designated on the Ramapo Tax Map as Section 55.08, Block 1, Lots 5 and 6 in the LO-C Zone.

Present were the applicant's attorney, Michael Klein, and his engineer Brian Brooker. Mr. Klein stated that the application had appeared several times before the CDRC where the site plans were further developed and refined. He thanked the Village consultants for their guidance and said he appreciated the decision to hold this meeting despite the abbreviated Board, and that he hoped to receive this Board's Notice of Intent to act as lead agency for the SEQR process.

Mr. Klein noted the comments received by the Village Planner and Engineer and explained that the Applicant's traffic engineer and noise engineer will make full presentations. However, he continued, given the current circumstances it would be best to defer these presentations to future meetings. He then summarized the project, explaining that the Applicant is a contract vendee seeking to develop the two tax lots which are comprised of 18.5 acres on the north side of Rella Boulevard.

Much of the zone has remained undeveloped for many years even though there have been sporadic interests, such as a data center and a sports complex, that were never realized. However, due to recent zoning changes there are additional special permit uses that now include warehousing and distribution. Mr. Klein said that the Applicant is very conscious of the Village's concerns over traffic, noise and aesthetic appearance and has spent a great deal of time and money to design something that mitigates these issues. Since noise seems to be a chief concern, the construction of a sound barrier is proposed, he said, and asked Mr. Brooker to elaborate on the barrier and walk the Board through the site plan.

Mr. Brooker stated that the building has a footprint of 291,000 square feet and is designed for two tenants, each occupying warehouse space on top and office space underneath. The proposed sound barrier, at a minimum of 12 feet high, will enclose the entire rear of the property. Trucks will circulate one way and can take advantage of truck stations that would allow them to overnight without leaving their engines idling. This truck route is mostly below grade and two gates close of the truck activity. Employee parking is proposed for the front of the building and will be screened by a rock wall to prevent headlights from shining onto Rella Boulevard below. There will be 37 loading docks and 176 parking spaces, he said, but noted that they will not be request any parking

reduction waivers. There will be an access road for emergency vehicles only on North Airmont Road. Acting Chairman Shipley asked if that road would be gated, and Mr. Brooker said it can be.

Acting Chair Shipley asked if any other waivers were being requested. Mr. Brooker said they were not but that they required two variances, one for proximity of a driveway to a residential zone (Montebello Commons) and one for development coverage (minimum 50%, proposed 59%).

Mr. Brooker said that the Drainage meets all stormwater standards and shows zero net runoff, that a planting and landscaping plan was currently in development, and that the mature trees along Rella Boulevard will be preserved.

Member Levine asked who the anticipated tenants would be. Mr. Brooker explained that there is high demand for warehousing space due to the prevalence of eCommerce and Amazon. There could be a network of warehousing by independent companies or those contracting with Amazon. For such distributors, he explained, rents are high, inventory is low, and the Applicant expects to fill the spaces with ease.

Member Shipley asked the expected size of the trucks. Mr. Brooker said they anticipate mostly box trucks and tractor trailers, and that the loading docks were designed to accommodate the largest of trucks. Mr. Spence asked if they anticipated offsite infrastructure to accommodate the trucking. Mr. Brooker said they will likely need to alter the corner of Rella and North Airmont slightly, as per the truck turning analysis, so trucks can take wide turns. Any improvements to the intersection will require Rockland County Highway approval and permitting, he added.

No one else having any questions or comments, Member Levine made a motion to issue a Notice of Intent to be lead agency, seconded by member Hochberg. Upon vote, all were in favor.

Member Levine made a motion to adjourn the meeting at 7:31 p.m., seconded by Member Hochberg and upon vote, the motion carried unanimously.