

The Planning Board of the Village of Montebello held a meeting on Tuesday, June 14, 2022, at the Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, NY 10901. Chairman Caridi called the meeting to order at **7:00 p.m.** and led everyone in the Pledge of Allegiance.

PRESENT

Anthony Caridi, Chairman
David Levine, Member
Stan Shipley, Member
Joan Materna, Ad Hoc Member

OTHERS

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

ABSENT

Marlo Dickman, Ad Hoc Member
Thomas Ternquist, Member

Meeting Minutes Approval

Member Shipley made a motion to approve the meeting minutes of May 10, 2022 seconded by Member Levine and upon vote all were in favor.

AUA Holdings, LLC

Site Plan, 131 Spook Rock Road, Montebello, NY 10901

Application of AUA Holdings, LLC, c/o Assaf Avraham, 17 Rose Hill Road, Montebello, NY 10901 for site plan approval to construct a single-family dwelling on vacant "lot #1" of the Fried Subdivision. The parcel is located on the west side of Spook Rock Road at the intersection of Marget Ann Lane in the Village of Montebello which is designated on the Ramapo Tax Map as Section 41.17 Block 1 Lot 65.1 in the RR-50 Zone.

Chairman Caridi read the application into the record and stated that this is not a public hearing. Present were the Applicant, Assaf Avraham of AVA Holdings LLC and his Architect Todd Rosenblum. Mr. Rosenblum presented, explaining that when his client purchased the property, he was unaware of the notes on the plat requiring site plan approval. Prior to this discovery, the house was designed and submitted for building permits and we discussed a horseshoe circular driveway with the Building Inspector and the Village Engineer

Mr. Rosenblum said the note on the plat requires site plan approval for any structure proposed as per note #40, and since the proposed driveway footprint is different from that on the plat, which requires approval as well per plat note #29. He stated also that they must also appear before the Historic Preservation and Parks Commission (HPPC) as the property is within the Historic and Scenic Road Overlay District.

At CDRC, he continued, we were told to come to this meeting so the Board can set the public hearing for July but asked why there even needs to be a public hearing for a single-family home in a residential neighborhood. Ms. Terhune said there is no provision that allows the Planning Board to waive a public hearing. Member Shipley asked to see the minutes from that 2010 meeting when the Planning Board approve the subdivision for insight as to why the notes were added. Mr. Spence said that he found the resolution that included that information and shared it with the Board and the Applicant (attached). He then said that he prepared a memo dated May 30, 2022 for the CDRC review with straightforward engineering comments and that, with no significant problems to be addressed, he will have more comments on the revised plans for the next Planning Board meeting.

Chairman Caridi asked Mr. Spence and Mr. Lockman if they were satisfied with plot plan submitted. Mr. Lockman said there was enough information for site plan approval. Member Materna noted the proposed well and asked if there was water service. Mr. Rosenblum said there is no water service but that they will be able to hook up to the sanitary sewer along Spook Rock Road. Chairman Caridi asked if there were any grading or utility issues, and Mr. Spence said that everything is straightforward with no insurmountable issues.

Mr. Spence said he spoke with the engineer Paul Gdanski about the stone wall along the frontage of the property who confirmed that that only two small portions of the wall will be removed where the driveway curb cuts are proposed. Mr. Rosenblum said that while the wall is well maintained to the north of the property, it is basically a pile of rubble to the south and added that it will be interesting to see what the HPPC will say about the wall. No matter what, will abide their directives, he added.

Regarding the two curb cuts, Chairman Caridi said there are hardly any circular driveways in the village and that the HPPC will have much to say about this proposal. Mr. Rosenblum said that he spoke to the building inspector and to Mr. Spence about this before submitting the building permit application and all agreed the code doesn't say anything about circular driveways except that parking in the front yard is prohibited. Member Shipley said there is mention of it in the master plan but agreed it is not codified. Jonathan also agreed and said that as long as they stay out of the side yard, there is no parking in front and it meets development coverage, it is okay. Ms. Terhune said this stems from the Village's propensity to avoid curb cuts through stone walls, so it will be up to the HPPC on how to address this issue. This Board will follow their lead.

No one having further questions, Ms. Terhune advised that the Board can declare lead agency even though it is only a Type II action.

Member Shipley made a motion to declare lead agency under SEQR, seconded by Member Levine and upon vote all were in favor.

Member Shipley made a motion designating this a Type II action under SEQR and therefore no further action is required. Member Levine seconded the motion and upon vote, the motion passed unanimously.

Member Shipley made a motion to adjourn the application and to set the public hearing for the July 12, 2022 Planning Board meeting, seconded by Member Levine and upon vote all were in favor.

Member Shipley made a motion to adjourn the meeting at 7:30 p.m. seconded by Member Levine and upon vote, all were in favor.