

The Planning Board of the Village of Montebello held a meeting on Tuesday, September 13, 2022, at the Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, New York. 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
Marlo Dickman, Member
Joan Materna, Member
Ariel Aufgang, Ad Hoc

OTHERS

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

ABSENT

Martin Spence, Village Engineer

Meeting Minutes Approval

Member Shipley made a motion to approve the meeting minutes of August 9, 2022, seconded by Member Levine and upon vote all were in favor.

**Rella Warehouse—Site Plan, Subdivision—PUBLIC HEARING
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 199,00 square foot warehouse with 6,000 square feet of office space, and a separate four-story 25,360 square foot retail self-storage building on 18.52 acres 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.

The Applicant requested an adjournment to the next available meeting. Member Dickman made a motion to adjourn the public hearing to the October Planning Board meeting, seconded by Member Shipley and upon vote all were in favor.

Member Shipley made a motion to adjourn the application to the October meeting seconded by Member Dickman and upon vote, all were in favor.

MSC of Montebello

34 Montebello Road, Montebello, NY

Application of MSC of Montebello, 34 Montebello Road, Montebello, NY 10901. The Applicant is seeking a special permit to operate a school of general instruction on the property. The parcel is located on the south side of Montebello Road approximately fifty feet west of the intersection of Mile Road in the Village of Montebello, which is designated on the Ramapo Tax Map as Section 48.19 Block 1 Lot 42 in the LO-C /RR-50 Zones.

Present was Applicant Baruch Schwartz, and his attorney Paul Baum. Mr. Baum explained that their ZBA application concluded with a unanimous vote to uphold the Building Inspector's determinations that the required lot area for each primary use be combined and that the building is categorized as a Community House of Worship. (ZBA Resolution attached.)

Mr. Baum said that with the conclusion of their ZBA application, they are now free to resume their request for a Special Permit to operate a school of general instruction and ask the Board to set the public hearing. An extensive and updated narrative was submitted just prior to this meeting, he said, and explained that while he did not expect that the Board had any meaningful time to review, he would welcome any feedback on issues it would like to address.

Mr. Baum reminded the Board and consultants that a traffic study was submitted in February, but that Mr. Lockman made no mention it in his previous review. Mr. Lockman said that he was waiting for the ZBA results before sending the study to [Village Traffic Consultant] Mr. Osman, adding that the Chairman can request that he send the study for comment for the next hearing. Chairman Caridi made sure that the Board members had no objections and instructed Mr. Lockman to send the study to Mr. Osman before the public hearing commenced.

Mr. Baum requested that the October 11th meeting be rescheduled so it does not coincide with the Jewish Holidays. Chairman Caridi said he would address that after the Board voted to set the public hearing. Member Shipley made a motion to set the public hearing for the next meeting date, seconded by Member Dickman and upon vote, all were in favor.

Chairman Caridi stated that the second Tuesday of every month is designated the de-facto Planning Board meeting date with little deviation, and apologetically but firmly stated that the Board would not reschedule the October meeting. Mr. Baum asked if the public hearing could be set for the November meeting instead. Member Levine made a motion to revise the previous vote and to set the public hearing for the November 8, 2022, Planning Board meeting. Member Dickman seconded the motion and upon vote, all were in favor. Member Dickman then made a motion to adjourn the application to the November meeting, which was seconded by Member Levine and upon vote, all were in favor.

Chairman Caridi thanked Mr. Baum and confirmed that the traffic study will be sent to the Village Traffic Consultant for review in time for the November meeting.

New Business:

In light of Member Tom Ternquist's recent departure, the Board welcomed their newest Ad Hoc Member Mr. Ariel Aufgang, and noted that former Ad Hoc Member Joan Materna will now be a full Board member.

No one having further comments, Member Shipley motioned to adjourn the meeting at 7:25 p.m. Member Levine seconded the motion and upon vote, the motion passed unanimously.