

The Planning Board of the Village of Montebello held a meeting on Tuesday, July 11, 2023, at the Village Hall, One Montebello 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
Marlo Dickman, Member
Joan Materna, Member
Ariel Aufgang, Member
Nancy Doon, Ad Hoc

OTHERS

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

ABSENT

Martin Spence, Village Engineer
Jonathan Lockman, Village Planner
Stan Shipley, Vice Chair/Member

Meeting Minutes Approval

Member Dickman made a motion to approve the minutes of the June 13, 2023, Planning Board meeting seconded by Member Materna and upon vote, all were in favor.

Howard Hellman/84 Viola Road, LLC

Site Plan for a House of Worship, 84 Viola Road, Montebello, NY

Application of 84 Viola LLC, c/o Howard Hellman, 100 Snake Hill Road, West Nyack, New York, for a six-month extension of the site plan and special permit approval granted by this Board on January 11, 2022. 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.

Representing the property owners was the application, Howard Hellman, who requested the extension for economic reasons. No one had any questions or comments. Member Aufgang made a motion to approve the six-month extension of the site plan and special permit approval. Member Materna seconded the motion and upon vote, all were in favor.

June 27, 2023 CDRC Update

The Planning/Zoning clerk gave a brief overview of the two applications, one for a Warehouse with corporate offices at 31-33 North Airmont Road, and the other for a Neighborhood House of Worship at 9 Champion Parkway. Neither application is ready for the Planning Board.

At 7:12 p.m. Member Dickman made a motion to adjourn the meeting seconded by Member Aufgang. Upon vote, the motion passed unanimously.