

The Planning Board of the Village of Montebello held a meeting on Tuesday, January 14, 2025 at the Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, NY. Chairman Caridi called the meeting to order at **7:00 p.m.** and led everyone in the Pledge of Allegiance.

PRESENT

Anthony Caridi, Chairman
Ari Aufgang, Member
Marlo Dickman, Member
Stan Shipley, Member
Joan Materna, Member
Nancy Doon, Ad Hoc

OTHERS

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

ABSENT

Howard Hellman/84 Viola Road LLC
84 Viola Road, Montebello, NY
Site plan approval extension

The Applicant is requesting a fourth six-month extension of the Final Conditional Special Permit and Site Plan Approval for a Community Place 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.

Present was the Applicant Howard Hellman, who represents the property owners. Mr. Hellman apologized on behalf of the congregation for this additional extension request being made due to the recent events in Israel. He explained that many of the congregants have family that were affected and so this project has been delayed while people are dealing with trauma and recovery. Mr. Hellman said that this request was made with the understanding that they will apply for a building permit before the six months are up.

Chairman Caridi asked if the DEC approval and the Rockland Community College overflow parking agreement were still in effect. Mr. Hellman said that they were as far as he knew. Chairman Caridi wondered if the application was reviewed for completeness. Mr. Lockman said that he issued a check print review in June 2022, as did Mr. Spence, so the process has begun. Mr. Spence noted that construction would not be able to commence if any agency approval expires.

Chairman Caridi stated that this is the first time a fourth approval extension was ever requested. We are sympathetic to the reasons behind the request, but if there are complications and the approval lapses, you must start over, he said. He reiterated his concern over the DEC approval, but Mr. Lockman said that should not have any bearing on this Board's decision.

No one having any comments, Member Dickman made a motion to grant a final additional six-month Site Plan and Special Permit approval extension. Member Aufgang seconded the motion and upon vote the motion passed unanimously.

Nachman Rotenberg
62 Montebello Road, Montebello, NY
2-Lot subdivision

Application of Nachman Rotenberg, 8 Herrick Avenue, Ap. 212, Spring Valley, NY for a two-lot subdivision at 100 Montebello Road, Montebello, NY. The Property is located on the north side of Montebello Road, approximately 50 feet north of Mayer Drive in the Village of Montebello, and is shown on the Town of Ramapo tax map as Section 48.18 Block 2 Lot 10.3 on the RR-50 Zone.

Present was the Applicant, his attorney Amy Mele, expediter Kalman Herskovits and Engineer Devin Crichlow of Civil Tec Engineering.

Ms. Mele briefly summarized the application, noting that it received a Certificate of Appropriateness from the Historic Preservation and Parks Commission (HPPC) in December 2024. All comments from the Village engineer and planner were reviewed and a narrative response was submitted here, she said.

Ms. Mele said that the application was submitted proactively to SHPO some time ago because the existing house has some historical significance. That agency determined that the barn on proposed Lot 2 was historic and should be preserved. However, during the HPPC review it was discovered that the barn was built sometime in the 1980's and therefore has no historical significance and can be removed so the house may be moved further back from the road.

Mr. Crichlow then presented the subdivision, noting that the proposed curb cut for the driveway is favored over connecting through the existing gap in the stone wall because the latter provides little site distance and could be dangerous.

Mr. Spence summarized his review memo dated January 12, 2025, in which there remain some minor comments to be addressed. Mr. Lockman reviewed his memo dated December 27, 2024, in which he, too, noted that any remaining issues were minor in nature. Likewise, his EAF Part II showed no significant impacts and he recommended that the Board declare lead agency and the Applicant can prepare a Part III. Ms. Mele stated that she had no issues with Part II and was happy to prepare a Part III.

Member Materna said that the new proposed home looks substantially larger than the surrounding homes, and noted that the elevations and renderings show two front doors and surmised that the main door leads into the living room and the other allows access to the mudroom and the basement. Mr. Rotenberg said that the second smaller front door leads into a mudroom but does not connect to the basement staircase.

Chairman Caridi, referring to the color renderings, stated that he did not care for the aesthetics of the proposed house, and particularly disliked the large address sign on the left side of the home, and wondered how this made it past the HPPC. Did the HPPC see these renderings, he asked? Mr. Lockman advised the Applicant to refer to Sec. 143-4f for [address] sign and placement, and to consult with the Building Inspector. Ms. Terhune said that it should be verified whether the HPPC and this Board were reviewing the same exact plans.

Member Shipley asked if the HPPC could review these plans once again, but Ms. Terhune said that they already issued a fully executed approval resolution, adding that the Planning/Zoning clerk can verify which renderings were reviewed. This Board's only responsibility is to review the subdivision, she added.

Member Aufgang noted that this will ultimately be the purview of the Building Inspector, who will consult the HPPC resolution when issuing the building permit.

Chairman Caridi asked Mr. Spence about the accuracy of the topography, particularly the slopes. Mr. Spence said that he did not see any negative impacts since the Applicant provided robust drainage.

No one having further questions, Member Dickman made a motion to declare lead agency for the SEQR review, seconded by member Aufgang and upon vote, all were in favor.

Member Shipley made a motion to declare this application a Type II under SEQR, seconded by member Dickman and upon vote, all were in favor.

Member Dickman made a motion to accept the EAF Part II, seconded by Member Materna and upon vote, all were in favor.

Ms. Terhune asked if the Board was ready to set a public hearing for the next meeting. Mr. Lockman said it was. Member Aufgang made a motion to set the public hearing for the February 11, 2025 Planning Board meeting. The motion was seconded by Member Dickman and upon vote, all were in favor.

Meeting Minutes Approval

Member Dickman made a motion to approve the meeting minutes of September 10, 2024. Member Materna seconded the motion and upon vote, the motion passed unanimously.

CDRC Update

Mr. Lockman summarized the CDRC application of 17 Sterling Forest Lane for a Stream and Wetlands Protection Permit for an addition on a medium-sized older house and a pool. The Applicant was asked, among other things, to demonstrate why the pool cannot be located anywhere but in the 100 foot buffer. This submission is expected for the February or March Planning Board meeting.

Member Dickman made a motion to adjourn the meeting at 8:23 p.m. seconded by Member Materna and upon vote, the motion passed unanimously.