

The Planning Board of the Village of Montebello held a meeting on Tuesday, February 13, 2018 at The Dr. Jeffrey Oppenheim Community Center, 350 Haverstraw Road, Montebello, New York. Chairman Anthony Caridi called the meeting to order at **7:16 p.m.** and led everyone in the Pledge of Allegiance.

PRESENT

Anthony Caridi, Chairman
Michael Iatropoulos, Member
Thomas Ternquist, Member
Donald Wanamaker, Member
Stan Shipley, Ad Hoc/Member

OTHERS

Ira Emanuel, Asst. Village Attorney
Robert Magrino, Asst. Village Attorney
Max Stach, Village Planner
Martin Spence, Village Engineer
Regina Rivera, Planning/Zoning Clerk

ABSENT

Jane Burke, Member

Member Iatropoulos made a motion to approve the minutes of January 9, 2018, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

**Raymour & Flanigan —Public Hearing
Generator
30 Dunnigan Drive, Montebello, NY**

Application of Suffern CDC LLC, C/O Neil Goldberg, 7248 Morgan Road, Liverpool, New York 13088, for an Amended Site Plan entitled "Raymour & Flanigan, 22 Hemion Road" to add a generator to the site. The subject property is located on the east side of Hemion Road, 1300 feet north of the Piermont Branch Erie Lackawanna Railroad in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.06-1-3.1 in a PI Zone.

The applicant requested an adjournment until the March Planning Board meeting. Member Ternquist made a motion to continue the Public Hearing to the March 13, 2018 Planning Board meeting, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

**Loren Ware – Public Hearing--Continued
3-Lot Subdivision and Stream and Wetlands Permit
10 Wilbur Road, Montebello, NY**

Application of Loren Ware, 5 Cragmere Road, Suffern, New York, for approval of a Subdivision and Wetlands and Stream Protection Permit entitled "Ware Subdivision." The applicant is proposing 3 separate lots each with a single-family dwelling with driveway access from Wilbur Road. The property is designated on the Ramapo Tax Map as Section 40.20, Block 1, Lot 5 in an RR-50 Zone.

The applicant requested an adjournment until the March Planning Board meeting. Member Iatropoulos made a motion to continue the Public Hearing to the March 13, 2018 Planning Board meeting, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

**84 Viola Road, LLC—Public Hearing
Wetland & Stream Protection Permit
84 Viola Road, Montebello, NY**

Application of 84 Viola Road LLC, 2071 Flatbush Avenue, Suite 22, Brooklyn, New York 11234, for a Wetland and Stream Protection Permit in order to allow a foot bridge installed on the property to remain. 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 a RR-50 Zone.

The applicant requested an adjournment until the March 2018 Planning Board meeting. Member Iatropoulos made a motion to continue the Public Hearing to the February 13, 2018 Planning Board meeting, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

**First Hartford Realty Group—ARB
Montebello Crossing CVS
250 Lafayette Avenue, Montebello, NY**

Application of Hartford Realty Group, 149 Colonial Road, Manchester, CT 06042 for Architectural Review for Montebello Crossing CVS, a new single-story pharmacy with a floor area of 14,698 square feet and a drive-thru window. The Property is designated on the Ramapo Tax Map as Section 55.10, Block 1, Lot 2 in the Rte59DD Zone.

Present were the applicant Joe Stanley of First Hartford Realty Group, the applicant's architects Steven Lataro, and Marco Neves of Neves Architecture & Design LLC, and Joseph Jaworski of Dynamic Engineering. Mr. Lataro stated the CVS will be a one-story 14,600 square foot structure and is a somewhat modified version of what they planned originally in the hopes that the Board will find favor with it. Mr. Lataro then presented the renderings and elevations, stating that it is their goal to aesthetically unify the new CVS with the Braemar Assisted Living Residence. To that end, he said, he had conversations with the Braemar team and incorporated similar colors and materials. He then showed the Board samples of all the materials to be used including fiber cement siding, lap siding, and simulated stone, and noted that the gabled roofs and asphalt shingles all relate to what Braemar is proposing.

Mr. Lataro brought up a technical clarification for the record, explaining that the plans indicate the sills to be 8' by 10" which is not correct and will instead be 7' by 6" as indicated on the elevations. Chairman Caridi asked Mr. Lataro to be sure the correct dimensions are on the building permit submission.

Mr. Stach summarized his memo dated February 13, 2018 (attached). Referring to the gable in the front, Mr. Stach asked why there is no cultured stone on it as there are on the other gables. Mr. Lataro said he was amenable to adding stone to the front gable and to Mr. Stach's other suggestion to emulate the Braemar building by adding exposed timber to the gables as well. Mr. Stach asked why there is a white strip behind the façade CVS sign and if there is a reason for not installing the sign directly over the cultured stone. Mr. Lataro said that CVS prefers to have contrast for their signage. Mr. Stach suggested they look into other materials other than white fiber cement board for contrast.

Mr. Stach said the drive thru is very stark in comparison to the rest of the building and asked why the colors and materials do not match. Mr. Lataro said they will look into using the same colors as on the rest of the building. Mr. Stach asked that they make the renderings more true to color relative to the samples. Mr. Lataro agreed.

Member Iatropoulos said that the existing CVS at Indian Rock has an entrance canopy whereas this one shows none, and asked whether or not they could add cover to protect people from the elements. Mr. Lataro said that there is a 6-foot projection over the entrance which may not be apparent on the renderings. Member Iatropoulos said that it was very small and asked Mr. Lataro to re-examine the

issue. Mr. Iatropoulos then said that the back of the Mahwah, NJ CVS is unsightly and said that he hopes there will be enclosures around the mechanicals and dumpsters in the rear of the new building not only for aesthetics, but for the sake of those residing in Braemar, which will face the rear of the CVS. Mr. Lataro said there will be an 8-foot enclosure that will provide proper screening.

Chairman Caridi said that Member Burke, who was not in attendance, had concerns as well as for the enclosure in the rear of the building, adding that any enclosure should completely obscure the mechanicals and should not protrude above that screening. He then asked the frequency and time of use of the compactor unit citing possible noise disturbance for the residents of Braemar, particularly at night. Mr. Joe Stanley of First Hartford said that the compactor, which will be completely screened in, is used only once per week on average and is used for cardboard only from their weekly deliveries. The compacting process takes approximately 15 minutes and is done only during daytime hours of operation. This process will have minimal impact on the surrounding community, he assured the Board, adding that the compacted cardboard is stored inside and is picked up every four to six weeks. Chairman Caridi reiterated that there should be no work of this type done at night.

Member Shipley, referring to the illuminated heart over the entrance sign behind the window, said that he hoped it was not too bright. Chairman Caridi asked if there is a drop ceiling inside the gable from which the sign hangs. Mr. Lataro said there is and assured the Board that no ambient light will escape through the window.

Chairman Caridi offered that the rear of the building is too bright in the renderings and asked that they tone down the color and/or add more stone to it, again citing concerns about the view from Braemar.

Member Wanamaker asked if this was the forum during which to bring up storm water runoff because, he explained, he wanted to know if they will be required to have a second containment area around the dumpster, explaining that he was concerned that water will run through the garbage of the dumpsters and into the ground water. Mr. Spence said that storm water runoff is not typically discussed during Architectural Review Board (ARB) and that the Storm water protection plan (SWPP) was reviewed during site plan review. But, Mr. Spence added, there may be an opportunity to provide a hood over the dumpster area.

Mr. Stach said that nonetheless, this is more of an engineering question and not an ARB issue regarding design and appearance of the building. Member Wanamaker said that precisely, there should be a roof over the dumpster area to prevent contaminated rainwater runoff. Mr. Neves said he understood the concern, but that the dumpsters are covered with plastic lids and are behind an eight-foot fence. Further, there is nothing being thrown out in the dumpsters that would potentially cause environmental harm and noted that all hazardous medical waste will be properly disposed of elsewhere. If a roof is put over the entire area, he added, the compactor would be compromised and would lead to other problems, like containing odors.

Chairman Caridi said that all rooftop equipment should be screened to protect the view of the residents of Braemar on the upper floors. Mr. Lataro said that there is a parapet that screens all the equipment. Chairman Caridi said that the equipment can be seen above it. Mr. Neves assured the Board that they will provide screening as a visual from a higher standpoint.

Montebello Crossing CVS

Mr. Stach asked where the delivery bins will be stored. Mr. Lataro said they will be kept inside the delivery vestibule area. Mr. Stach, echoing Member Iatropoulos' issue with the canopy, then asked if they would consider providing canopies around the windows as well to provide more pedestrian coverage. Mr. Lataro said he will explore that possibility with CVS.

Member Iatropoulos suggested that the façade of CVS can be softened by ornamental trees and shrubbery thereby making it more pleasant for the Braemar residents and suggested that there be a path from the residence to CVS. Mr. Lataro said that they will look at the site plan and see what can be added to the landscaping.

Chairman Caridi asked Mr. Lataro to consider all the suggestions discussed and return to ARB with revised renderings on March 13, 2018. After a brief discussion it was decided that it was not necessary for the applicant to mail notices to abutting neighbors.



MEMORANDUM

TO: VILLAGE OF MONTEBELLO PLANNING BOARD
FROM: MAX STACH, AICP
JONATHAN LOCKMAN, AICP
SUBJECT: CVS/PHARMACY AT MONTEBELLO CROSSING – ARB REVIEW
DATE: FEBRUARY 13, 2018
CC: REGINA RIVERA - PLANNING BOARD SECRETARY
MARTIN SPENCE, P.E. - VILLAGE ENGINEER
IRA EMANUEL, ESQ. - PLANNING BOARD ATTORNEY
LAWRENCE PICARELLO – BUILDING INSPECTOR

In preparation of this memo, we have reviewed the following materials received by our office:

- Transmittal Letter from Joseph G. Jaworski, PE, CME, CFM and Daniel T. Sehnal, PE dated January 18, 2018;
- Outline Plan and Preliminary Elevations by Marco Alexander Neves, RA dated January 18, 2018;
- Proposed Signage Sheet by Image One Industries dated January 8, 2018;
- Elevations by ImageOne Industries dated January 8, 2018;

The application is for Architectural Review of a one-story, retail store of 14,698 square feet.

We offer the following comments:

1. We suggest cultured stone on the front gable similar to the side gables.
2. We recommend exposed timber decorations similar to those used on the Braemar facility.
3. We suggest a timber appearance backing for the sign bands or for the signage to be installed directly over the cultured stone.
4. The elevations must show the wall behind the front windows at the entrance, including any proposed painted signage behind the glass.
5. The white fiber cement paneling is incongruous to the rest of the materials proposed.

6. A more grayish color (less yellow) may be more compatible with the color proposed for the assisted living.
7. Applicant should provide photo-realistic renderings of the proposed structure.

If you have any comments or questions, do not hesitate to contact us at your earliest convenience.

Montebello Realty LLC – ARB
Assisted Living Residence “Braemar at Montebello”
250 Lafayette Avenue, Montebello, NY

Application of Montebello Realty LLC, 800 Westchester Avenue, Suite 712, Rye Brook New York for Architectural Review for Braemar at Montebello, a proposed four-story, 200 bed assisted living residence at Montebello Crossing. The Property is located on the north side of Lafayette Avenue (Route 59), approximately 500 feet west of the intersection of Hemion Road in the Village of Montebello, which is designated on the Ramapo Tax Map as Section 55.10, Block 1, Lot 2

Present were Mr. Richard Filaski Managing Director of the FilBen Group, operators of the Assisted Living Residence, David Mammina of H2M Architects & Engineers, and Jessica Cotellese, also of the FilBen Group.

Mr. Mammina said that they incorporated all the suggestions given at the last meeting and have shared these new incorporated elements with CVS as well so that both structures are aesthetically complimentary. As suggested, he continued, Adirondack timber was added to the gables in the entire front of the building. They’ve also enhanced the plain ends on either side of the building and added more elemental details to them as well, he said.

The Board asked for a new rendering, Mr. Mammina continued, and it has been provided here from the vantage point of the main entrance road where the building can be seen in its entirety, including the side of the elevation that will be facing the Monastery. It also shows how the design is successful in breaking up the mass of the building while adding architectural interest, he added.

There was much discussion regarding a rendering of the view from the standpoint of the Monastery at the last meeting which, he explained, is a difficult thing to do. He then showed the board an aerial photograph with an overlay of the site plan to illustrate perspective and proximity to the Monastery as well as showing the vegetation between the two buildings. Mr. Mammina said this was their solution in lieu of that rendering.

Mr. Stach summarized his memo dated February 13, 2018 (attached). Regarding item #3 on the cultured stone, Mr. Stach asked that the stone work be extended to each end of the building as they still look too plain. Item #4 notes that the pergola structures on the renderings are not shown on the elevations. Mr. Emanuel said that the pergola structure can be included as part of the ARB landscaping plan review. Mr. Stach asked what specifically should be submitted to that end. Mr. Spence said that a supplement can be submitted on an 11” X 17” paper providing the pergola dimensions.

Regarding Item #7, Mr. Stach said that the ARB requested a view from the top two floors in order to see what the view of the CVS rooftop will be. Mr. Mammina acknowledged they have not done that and felt it could be more of an issue for CVS and how they screen their mechanicals. Mr. Stach agreed, and then noted that there are no gutters on the rendering. Mr. Mammina said that they included the downspouts on the rendering and they will be sure to have gutters and leaders on the building.

Regarding Item #8, Mr. Stach said they have not seen any directional signage and suggested that this would be the time to submit for review. Ms. Cotellese said that typically they don’t have extra signage except for a small directional sign for deliveries. Mr. Stach said they need to submit that for review.

Assisted Living Residence "Braemar at Montebello"

Chairman Caridi offered that the new renderings are a vast improvement and was pleased with the results, adding that the colors proposed for Braemar seem more subdued and true to color than those of CVS. Mr. Stach agreed and said that the stone is darker here and much more attractive than what CVS is using. Since Braemar will be the aesthetic baseline for the whole development, Chairman Caridi suggested that they share their colors and materials with CVS. Mr. Mammia said he was happy to do so.

Chairman Caridi asked where their main sign will be located. Ms. Cotellese illustrated the location and Mr. Emanuel established that it was on the approved site plan. Chairman Caridi asked if there was any other signage. Ms. Cotellese reiterated that there will be a small sign for deliveries on the facility's grounds.

Member Stanley asked if it was possible to use the same fiber composite siding as the CVS in lieu of the proposed vinyl siding. Mr. Mammia said that because the building is so big, anything else would be too expensive. Mr. Stach asked if there is a significant cost difference between vinyl and the cedar shake siding. Mr. Filasky said the latter is significantly more expensive.

Mr. Stach summarized that the applicant will need to submit an 11" x 17" drawing of the pergola, extend the stone at the base to the ends of the building, and provide a detail of the directional signage for the deliveries. Mr. Emanuel said that if the Board is satisfied, Mr. Stach's conditions can be incorporated into the resolution as post-final conditions. The Board agreed to conclude the application. Mr. Emanuel read the Resolution.

RESOLUTION NO. ARB 01 OF 2018 GRANTING APPROVAL TO BRAEMAR AT MONTEBELLO ASSISTED LIVING

WHEREAS, Montebello Realty, LLC., has submitted an application for architectural approval for a new building to be constructed on premises known as Montebello Crossing, 250 Lafayette Avenue, and designated on the Tax Map of the Town of Ramapo as Section 55.10, Block 1, Lot 3; and

WHEREAS, the applicant has received site plan approval to erect a new building as an assisted living residence as part of a larger site plan; and

WHEREAS, the applicant has submitted architectural drawings depicting the approved building entitled, "Montebello Realty GP LLC, Braemar at Montebello Assisted Living Residence" prepared by H2M Architects and Engineers, dated February 7, 2017, last revised January 30, 2018, consisting of 2 pages designated as sheets A-2.0 and A-2.1 together with a rendering of said addition (undated), consisting of one page and a "Planting Plan" prepared by Robert G. Torgersen, L.A., entitled "Montebello Crossing Assisted Living Residence" dated November 17, 2017, last revised November 20, 2017, consisting of one page designated as sheet PL-1; a proposed monument sign plan and sign rendering prepared by Lewis Sign Co. dated January 19, 2018 consisting of two pages; a Project Narrative prepared by H2M Architects and Engineers dated January 30, 2018; and

Assisted Living Residence "Braemar at Montebello"

a Schedule of Exterior Materials for Braemar at Montebello ALR (undated and unattributed), (collectively the "Architectural Plans"); and

WHEREAS, the applicant has displayed samples of the actual building materials to be used on the addition, demonstrating their texture and color to this Board; and

WHEREAS, the application was heard by the Board on January 9, 2018, and February 13, 2018; and

WHEREAS, this proceeding is a part of the same action as the approved site plan and re-zoning for the building and the Montebello Crossing project.

NOW, THEREFORE, BE IT RESOLVED, that this Board finds that the subject building is a new building to be constructed as part of an overall project that will also include a medical office building and a CVS Pharmacy store (for a total of three buildings); that the applicant has been made aware that the façade treatment and materials hereby approved shall become a template and model for architectural approval of the remaining two buildings to be built and for the adjacent Hemion Holdings Shopping Center which is to be re-facaded; that there is adequate screening from other nearby buildings not a part of Montebello Crossing or Hemion Holdings created by existing and proposed landscaping and that the proposed facade and materials do not materially impact neighboring buildings; and be it further

RESOLVED, that the Architectural Plans as described above be and hereby are approved, subject to the following conditions:

1. In the event that a specific manufacturer's item described in the Schedule of Exterior Materials, that is a part of the Architectural Plans, a copy of which is appended hereto as Schedule A, is unavailable at the time of proposed installation, applicant may substitute an item of similar quality, size, shape, material, and color with the prior written approval of the Village Engineer.
2. Applicant shall submit final color and material samples to the Village Engineer for determination of consistency with this approval prior to applying the colors or materials to the building.
3. Applicant shall comply with comments 3 and 4 in the memorandum of Nelson, Pope & Voorhees, Village Planning Consultants, dated February 13, 2018.
4. The arbor/ pergola shown in the rendering that is part of the Architectural Plans, a copy of such rendering being appended hereto as Schedule B, shall be deemed included in the approved Architectural Plans. Applicant shall provide schematic drawings of said arbor/ pergola on a page no smaller than 11" x 17" to the Village Engineer for his approval. Upon such approval, said schematic drawings shall become a part of the Architectural Plans.

Assisted Living Residence "Braemar at Montebello"

Mr. Spence clarified that the applicant should submit a material board that includes siding, trim, roofing materials, matching what was shown here tonight, which will facilitate the building permit review process.

Member Ternquist made a motion to approve the resolution granting approval to Braemar at Montebello Assisted Living, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

New Business

Member Iatropoulos made a motion to adjourn the meeting at 8:59 p.m., seconded by Member Ternquist. Upon vote, the motion carried unanimously.



MEMORANDUM

TO: VILLAGE OF MONTEBELLO PLANNING BOARD

FROM: MAX STACH, AICP
JONATHAN LOCKMAN, AICP

SUBJECT: BRAEMAR ASSISTED LIVING AT MONTEBELLO CROSSING

DATE: FEBRUARY 13, 2018

CC: REGINA RIVERA - PLANNING BOARD SECRETARY
MARTIN SPENCE, P.E. - VILLAGE ENGINEER
IRA EMANUEL, ESQ. - PLANNING BOARD ATTORNEY
LAWRENCE PICARELLO - BUILDING INSPECTOR

In preparation of this memo, we have reviewed the following materials received by our office:

- Transmittal Letter from Regina Rivera, "RE: 250 Lafayette Avenue, Assisted Living Residence at Montebello Crossing – Resubmission," undated.
- 11" by 17" rendering, "Braemar at Montebello Assisted Living Residence," undated.
- Project Narrative, Braemar at Montebello, dated January 30, 2018, by H2M, Project No.: FILB1501.
- Braemar at Montebello ALR, Schedule of Exterior Building Materials, undated.
- Sign detail by Lewis Sign Co, dated 1/19/18 with photos of similar installation in Middletown, NY.
- 36" by 48" plan sheets, with latest revision date of 1-30-2018, by H2M Architects & Engineers.
 - A2.0, Building Elevations, South and West
 - A2.1, Building Elevations, North and East

For our previous memo on this project, dated December 22, 2017, we reviewed these materials:

- Application Review Form, dated December 13, 2017
- Project Narrative, Braemar at Montebello, dated December 12, 2017
- List of Exterior Finishes, Braemar at Montebello ALR
- Color Rendering, 11" by 17," Braemar at Montebello Assisted Living Residence, undated.
- Planting Plan, Montebello Crossing Assisted Living Residence, by Robert G. Torgersen, Landscape Architect, latest revision date November 20, 2017.
- Sheets A2.0 & A2.1, Building Elevations, Braemar at Montebello Assisted Living Residence, for Montebello Realty GP LLC, with latest revision date 12/12/2017

The application is for Architectural Review of a four-story, 200-bed Assisted Living facility of approximately 130,000 square feet.

We offer the following comments based on our review of the most recent set of submissions, from late January 2018:

1. §195-59.1.(2): The ARB directed the Planning Clerk on January 9, 2018 to draw up a notice of the architectural review to be mailed to owners of neighboring properties.
2. §195-59.1.(3): As requested in our previous memo, copy of the approved site plan should be submitted (min. 1"=20), if this has not been done.

*Condition
of Resolution*

3. In our previous memo and at the ARB meeting of January 9, 2018, we asked for additional use of cultured stone to improve the quality of the look of the very long south façade. In the elevations dated 1-30-18, it now is applied to the entire first story of each façade segment that is under a pitched gable, except for the end segments at the west and east end of the south façade. We would recommend adding additional cultured stone to the first story on the last façade segments on each end of the south façade, where it appears to have been skipped.

4. We noticed in our last memo that the arbor/ pergola structure in the rendering behind the Japanese Andromeda tree was not shown on the landscaping/ planting plan. The rendering/ planting plan/ site plan should be checked for concurrence with the newest elevations, renderings, and any details of the drainage system, and then it should be updated and re-submitted.

5. A schedule with specifications of exterior building materials has been submitted, as requested by the ARB, with a note regarding substitutions.
6. A rendering has been submitted showing the entire front façade, as requested by the ARB.
7. We did not see any submissions in response to the ARB's request for a rendering of the view from the top two floors and its concerns about views of neighboring rooftop mechanical equipment at the CVS and medical building, or its concerns how roof drainage will be conveyed away from the building.
8. An elevation of the ground sign for Braemar has been submitted, but no other sign elevations have been supplied for internal traffic circulation signs, or other signs indicated on the Site Plan.

If you have any comments or questions, do not hesitate to contact us at your earliest convenience.

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