

THE REGULAR MEETING OF THE ZONING BOARD OF APPEALS OF THE VILLAGE OF MONTEBELLO WAS HELD ON THURSDAY, FEBRUARY 19, 2015 AT MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:45 P.M. FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Present:	Rodney Gittens	Chairman
	Janet Gigante	Member
	Stan Shipley	Member
	Jack Barbera	Member
	Alice DiSanto	Member
	Scott Goldstein	Member
Others Present:	Ira Emanuel	Assistant Village Attorney
	Gloria Scalisi	Planning & Zoning Clerk

Member Gigante made a motion to approve the minutes of June 19, 2014, seconded by Member Barbera. Upon vote, the motion carried unanimously.

**SP HHF Sub A LLC,
Storage Post Self Storage
55.07-1-13
Public Hearing**

Application of SP HHF Sub A LLC, Storage Post Self Storage, 2 Dunnigan Drive, Montebello, New York, 10901 which was submitted to the Village of Montebello Zoning Board of Appeals for Area Variances; Front Setback [Required: 75Feet; Proposed: 40.22Feet (NYS Thruway) and 33.41Feet (Dunnigan Drive)]; Floor Area Ratio FAR [Required: 0.40; Proposed: 0.92] from requirement of the Bulk Table, Section 195-13, Use Group K of the Zoning Code of the Village of Montebello to permit construction, maintenance, and use of a 44,250 square foot second Self-Storage building. The total acreage for the parcel is 3.69 acres. The property is located on the north side of Dunnigan Drive, approximately zero feet of the intersection of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07, Block 1, Lot 13 in a PI Zone.

In attendance were the Applicant's representative, Mr. William Marsh; Steven Honan, Esq., the Applicant's Attorney; Mr. Stuart Strow, the Applicant's Engineer and Mr. Frank Relf, the Applicant's Architect.

Chairman Gittens established the posting, publication and mailing legal requirements were met. Chairman Gittens read the Public Hearing notice along with a memo from the Village Engineer, Mr. Martin Spence, dated February 17, 2015 (Copies in file). Plans were noted from Brooker Engineering dated November 26, 2014 received on January 30, 2015.

Mr. Honan discussed the narrative submitted. The project has been before the Planning Board for quite a number of months. They noted the proposed project will not have a significant adverse impact on the environment and granted a negative declaration, a referral was to the Zoning Board was also granted.

Mr. Honan stated that the existing self-storage business has been in the village for over ten years. The property was very challenging to develop due to its shape and small setbacks; it stands between a railway and the NYS Thruway. The project requires two area variances, a front yard variance and a Floor Area Ratio variance. The applicant is looking to expand the use of the site to build a second, 3-story building which will be half the size of the existing building, and built on the eastern portion of the piece of property. Visibly, when looking at the building from the outside it will be difficult to see a 3-story building. There are no height variances being requested and the proposed building will be situated with the same rough setbacks and distances as the present building with relation to the NYS Thruway and Dunnigan Drive. The floor area ratio (Required: 0.40; Proposed: 0.92) appears large but in actuality it's not. This type of business will have a very low impact on the community and environment. It will not generate any significant traffic in the area, will not require extensive parking requirements, and will have virtually no waste being produced by this building, as there are no sewer hook-ups are needed, it's a low intensity use. This information is based upon the present use of the existing building; it will not burden any resources in the community. It will be a good ratable for the Village. Again, it's a very challenging site, as it's next to railroad tracks, and the NYS Thruway. It's a project that is well suited for this industrial zone.

It was requested Mr. Honan point out the locations of the buildings on the plans and state the setbacks being requested.

Mr. Honan noted the setbacks requirements and what is proposed.

Ira Emanuel, Assistant Village Attorney stated there is an Orange and Rockland Utility Transmission Easement that is parallel to the proposed building.

The shape of the property yields three front yards, one on Airmont Road, one along the NYS Thruway and the other on Dunnigan Drive. The lot coverage will not be exceeded in the zone, which was an important point made.

There were lighting issues with regard to a Senior Citizen complex which is housed to the south in the Village of Airmont. The Planning Board addressed those issues before the referral was made to the Zoning Board.

Mr. Frank Relf explained that the original building and the proposed building will have one use, which will be storage. All of the walls inside the original building are load bearing walls, meaning if the use was ever changed the walls would have to be torn down. The only utility systems in the building will be electric, for lighting, and water, for the fire sprinkler system. There will be no bathrooms as there are in the main building. All of the building materials/colors will match the existing facility. He emphasized there will be no additional impact on the community.

Chairman Gittens opened the Public Hearing.

Member Goldstein asked about parking space requirements, Mr. Relf responded that the project adheres to all parking requirements.

Mr. Relf stated that after studying the possibility of expanding the existing building, it was decided that it was best to do an independent structure. It was better for firematic operations as well.

The original proposal, back in the 80's had two separate buildings, but after meeting with the planning board it was recommended to add a story, to keep open space. There were never any legal restrictions or covenants put in place by the Planning Board.

Mr. Relf detailed the substantial proposed landscaping plan. There will be a combination of blue spruce, pines, evergreens, and low lying shrubs and bushes planted around the area of the thruway.

The proposed building will mimic the existing building, in all aspects, including materials. There will be a sign facing the thruway and a sign facing Dunnigan Drive.

No one wishing to speak, Member Goldstein made a motion to close the public hearings for Storage Post Self Storage, seconded by Member Barbera. Upon vote, the motion carried unanimously.

Chairman Gittens felt that the proposed project will not affect the neighborhood that it surrounds, and stated that the waiver was substantial but that given the constraints of the site; there was no other way the applicant could have proposed this project. He is in favor of granting the variances.

Member DiSanto made a motion to approve the application, seconded by Member Goldstein, Members DiSanto, Gigante, Barbera and Chairman Gittens voted in favor of the motion to approve the variances; Member Shipley voted against the motion citing the floor area ratio as the problem. Due to the fact that the GML review was not received from the Rockland County Department of Planning a decision cannot be granted, hopefully the review will be received before the Planning Board meeting of March 10th. If there is anything adverse, the applicant will have to return to the Zoning Board. It was then requested to hold a special Zoning Board meeting before the Planning Board meeting on the 10th at 6:45 pm.

Member Goldstein made a motion to adjourn the meeting, seconded by Member Gigante. Upon vote, the motion carried unanimously. The meeting adjourned at 8:35 p.m.