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VILLAGE OF MONTEBELLO
PLANNING BOARD

SUPPLEMENTAL NARRATIVE SUMMARY
AS OF APRIL 16, 2025

100-300 RELLA BOULEVARD
TAX LOTS 55.08-1-5 AND 55.08-1-6 (the "Property")

This is a supplement to the Narrative Summary last revised February 19, 2025, which outlined the history of the project and the current configuration.

At the Board's meeting of April 8, 2025, the applicant informally presented the current configuration to the Board, seeking input as to whether and how to go forward. The applicant acknowledges that the Board did not grant any formal or legally sustainable approvals at that meeting.

While the Chairman indicated that the current proposal is a "tremendous improvement" over prior proposals, he noted that additional work is still needed. Among other things, the Board wants its own consultant to review the noise study submitted by the applicant. The applicant does not object to that review.

The applicant is still trying to contact the Chief of the Tallman Fire Department with respect to the need for a fire access road along the Property's eastern side. Such an access road is not required by the New York State Fire Code, but the Department, in memos, has indicated that it would be desirable. We continue to seek a dialog with the Department to understand its concerns and to resolve the matter.

Submitted herewith is a formal application for amended site plan, including an updated EAF Part 1, updated plan drawings, and updated studies. We ask that the Board include the Narrative Summary last revised February 19, 2025, in the record of this formal application.

Dated: April 16, 2025
New City, New York

EMANUEL LAW, PC

By: 

Ira M. Emanuel