



December 24, 2024

To: Village of Montebello
Planning Board
1 Montebello Rd, Suffern, NY 10901

Re: 8 Henry Court
Montebello, NY 10901
Tax Map Designation: Sec. 48.10-1-36

Subject: Narrative

This property is currently a single-family residence located in the **R-35 Zone**. The applicant proposes to designate one room on the first floor as a **residential gathering place**, which will accommodate **15 congregants**, all of whom live within walking distance.

Details of Use:

- **Operating Hours:**
 - **Friday afternoon:** From sunset to two hours after sunset.
 - **Saturday morning:** 9:00 AM to 12:00 PM.
 - **Saturday evening:** From sunset to nightfall.
- The gathering place will only operate on **Saturdays** and **Jewish holidays**.
- **No on-site catering** or special events will occur outside the regular operating hours.

Parking:

The property provides **5 parking spaces**, including **1 handicapped parking spot**, which is sufficient for the proposed use.

Accessory Structure:

We are also proposing an accessory structure on the site to be used as a **private mikvah for the rabbi**. This mikvah will not be open for public use.

Previous Approvals:

This application was presented to the **Zoning Board** on **December 19** and was approved for **FAR (Floor Area Ratio)**, **parking**, and **side yard** requirements.

We are now submitting this application to the **Planning Board** to seek further approval for the project.

Thanks
Eliezer Brecher

PO Box 998, Monsey, NY 10952 / 845-444-2006 / office@bexpediting.com