

The Planning Board of the Village of Montebello held a meeting on Tuesday, August 12, 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  
Stan Shipley, Vice Chairman  
Joan Materna, Member  
Nancy Doon, Member

**OTHERS**

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

**ABSENT**

Marlo Dickman, Member  
Ari Aufgang, Member

**Joseph Brachfeld, Rella Owner LLC—PUBLIC HEARING continued**  
**300 Rella Boulevard, Montebello, NY**  
**Site Plan/Special Permit**

Application of Rella Owner LLC, 95 Chestnut Ridge Road, Montvale, NJ 07645 for a Site Plan/Special Permit to construct a combination of standard warehouse space and smaller warehouses on an 18.5 acre commercial lot. The Parcel is located on the north side of Rella Boulevard at the intersection of North Airmont Avenue, and is shown on the Ramapo Tax Map as Section 55.08 Block 1 Lot 6 in the LO-C Zone.

The Applicant requested an adjournment to the September 9, 2025 Planning Board meeting. Member Materna made a motion to adjourn the Public Hearing and the Application to the next Planning Board meeting, seconded by Member Doon, and upon vote, all were in favor.

**Zalmen Rubin**

**66 Mile Road, Montebello, NY 10901**

**Stream and Wetlands Protection Permit**

Application of Zalmen Rubin, 20 Algonquin Circle, Airmont, NY 10952 for a Wetlands and Stream Protection permit to construct and addition to an existing home that lies within the buffer to the wetlands. The parcel is located on the east side of Mile Road, 1500 feet north of Montebello Road, and is shown on the Ramapo Tax Map as Section 48.19 Block 1 Lot 15 in the RR-50 Zone.

The Applicant requested an adjournment to the September 9, 2025 Planning Board meeting. Member Doon made a motion to adjourn the Public Hearing, seconded by Member Materna. Member Doon made a motion to adjourn the Application to the next Planning Board meeting, seconded by Member Shipley. Upon vote for both, all were in favor.

## **Filben Montebello Propco, LLC**

### **6-Month Extension request for use of temporary access**

Application of Filben Montebello Propco, LLC (The Braemar) for a six-month extension of the temporary use of the Hemion Road Access until such time that the road to Route 59 is built. The Property is located on the north side of Lafayette Avenue, 1000 feet west of the intersection of Hemion Road in the Village of Montebello which is known and designated on the Ramapo Tax Map as Section 55.10-1-2.1 in the RTE59DD zone.

Chairman Caridi briefly explained the use of the temporary access to The Braemar Assisted Living Facility via Hemion Road until the road to Route 59 is completed. No one having any comments, Member Materna made a motion to approve the six-month extension for the use of the temporary access road. Member Doon seconded the motion and upon vote, all were in favor.

## **Masa Estate Holdings Corp.**

### **Amended Site Plan—Stonehedge Farm Subdivision (220 Spook Rock Road)**

Application of Sean Amona/Marsel Amona for an amended site plan/subdivision to relocate the detention pond on Lot 12 so that it encroaches into the 200 foot preservation buffer. The property is located on the east side of Spook Rock Road, approximately 2000 feet from the intersection of Carlton Road in the ER-80 Zone.

The Applicant, Marsel Amona and his son, Sean Amona, were present. The elder Mr. Amona summarized his application and stated that he received a Certificate of Appropriateness (COA) from the Historic Preservation and Parks Commission (HPPC) and that he will honor their request to stagger spruce trees along Spook Rock Road in addition to planting green giant arborvitae immediately surrounding the detention basin. Also, at the request of the HPPC, he agreed to install a four-foot black chain link fence around the basin, even though he preferred galvanized fencing, and will place the gate to the side away from both the road and the subdivision for the least visibility. Mr. Amona then requested permission to build a third model home on Lot 12, in addition to the two on Lots 2 and 11, so he can complete the landscaping and button up that section of the subdivision.

Mr. Spence reviewed his memo dated August 11, 2025, noting that Mr. Amona requested the elimination of the conduits along Spook Rock Road, and recommended denying that request should the Village decide to one day install streetlights. He added that if the conduits are added now, it would eliminate a lot of digging for other utilities. This was part of the original approval and there is no reason to change it, he said.

To Mr. Amona's wish to use galvanized over black fencing, Mr. Spence said that the latter is hidden in all seasons and that the former either rusts or chips. Otherwise, the applicant has addressed most items from our previous memos, he said.

Mr. Stach stated that the Applicant provided a revised Part I on July 17<sup>th</sup> that was distributed on July 24<sup>th</sup>, which is less than the 30 days required before taking SEQR action. However, the Applicant was provided with a Part II, and is free to work on a Part III, he said, which would then put him in a position to receive a Neg Dec, after which all other decisions my follow.

Regarding the third model home, Mr. Stach said that if it is not on the approved site plan/subdivision, it can only be constructed after this whole SEQR process and approval wraps up. Mr. Amona asked if there was

a way he could get approval to begin construction of the third model home, especially since the Jewish holidays and cold weather will soon arrive. Mr. Stach countered that nothing at all can be amended before SEQR concludes. Mr. Spence said that the number of model homes is two per Map Note #16. Mr. Stach confirmed that SEQR does not allow the removal or revision of that map note. Mr. Amona repeated his plea to let him begin construction of the third home as a condition of approval, but Ms. Terhune reiterated that thirty days must first pass before a Neg Dec can be issued, before which nothing can change. Any allowances or conditions would be a jurisdictional error which would put your whole approval at risk, she said, adding that the state requires such and there is absolutely no workaround.

Mr. Stach advised that Mr. Amona submit his Part III before September 1<sup>st</sup> so he can be in a position to receive a Neg Dec by the September Planning Board meeting. Mr. Amona argued that he wasn't changing the map, but Ms. Terhune reminded him that the map allows only "two model homes." Mr. Amona said that all his improvements will be completed by the following week and asked why he couldn't just apply for the model home. Mr. Spence said that after the Neg Dec, he can prepare for the third model home if he stabilizes and grades the road to the point of only have to do the final wearing surface.

Mr. Amona said that even so, he is forced to return to the Village Board and then the HPPC because he was not previously made aware that those Boards, each of whom issued their approvals, could not act before a Neg Dec is issued by this Board. Mr. Stach agreed, but said that those Boards can act without him being present. The HPPC Approval is being drawn up now and that commission can ratify their approval, but only after the Neg Dec is issued. Everything waits until this Board finished SEQR, he said.

Mr. Amona asked why this couldn't just be a site plan amendment. Mr. Spence said the subdivision plat easements are being modified in order to install a structure within the 200-foot preservation buffer. Mr. Amona argued that it isn't part of the subdivision, and that only Lot 12 and its easement is affected, which has nothing to do with the rest of the subdivision, but Mr. Spence did not agree with his assessment.

Mr. Spence returned to the issue of the conditions which were shown along the curb line on the site plan, mainly for future streetlights should the Village decide to install them. Mr. Amona said that almost all new streetlights are solar-powered, and in any case, if he installs the conduits now, they will surely be damaged inadvertently by landscapers. He added that in recent years, the Village actually removed streetlights from Spook Rock Road, and that installing conduits would be a complete waste of his time and money.

Chairman Caridi said that no streetlights on the main road could be a safety hazard, but Mr. Stach said that the Village comp plan recommends minimal street lighting for this night sky-friendly community. Mr. Spence maintained that if, for any reason, the neighborhood comes out later and demands lighting, the conduit would be there, which would save money for the Village.

After further discussion, Mr. Spence noted that the current plans do not show the conduit and agreed to table the subject until the next meeting. The Board then discussed galvanized versus black fencing and agreed to black chain link facing the road, and galvanized facing lot 12. Mr. Amona capitulated even though he did not like the idea. Chairman Caridi said the fence should be visible to people walking through to Spook Rock Road from Monsey for safety reasons. He also said he did not agree

that the conduits should be put in, especially if there will be no wiring. The issues was parsed even further, but to no conclusion.

Member Shipley made a motion to adjourn the public hearing to the next meeting. The motion was seconded by Member Materna and upon vote, all were in favor.

Member Shipley then made a motion to adjourn the application to the next meeting. The motion was seconded by Member Doon and upon vote, all were in favor.

### **July Meeting Minutes**

Member Doon made a motion to approve the meeting minutes of July 8, 2025. Member Materna seconded the motion and upon vote, the motion passed unanimously.

Member Doon made a motion to adjourn the meeting at 7:51 p.m., seconded by Member Materna, and upon vote, all were in favor.