

The Planning Board of the Village of Montebello held a meeting on Tuesday, September 9, 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
Ari Aufgang, Member

OTHERS

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

ABSENT

Marlo Dickman, Member
Nancy Doon, Member

Masa Estate Holdings Corp.

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

Application of Masa Estate Holdings Corp., for an amended site plan/subdivision to relocate the detention pond from Lot 12 and 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 and is shown on the Ramapo Tax Map as Section 49.13 Block 1 Lot 13 in the ER-80 Zone.

Marsel Amona, the Applicant, was present. Mr. Stach noted that more than thirty days have elapsed since the Notice of Intent was distributed and that the applicant submitted a response to SEQR Part II identifying areas that had moderate impacts. Mr. Stach said he included his response as well as a draft Neg Dec in his latest memo and said that if the board agrees, they can adopt the Part II, most of which did not change from the first iteration of the project. The Applicant has addressed all previous concerns and has no outstanding issues, he said.

Mr. Rose explained that they did not submit a new engineering memo because the site plan has not changed since August and that there are no new engineering issues to review. Anything outstanding can be reviewed in the check print process, including the conduits for future streetlights, which were not on this site plan, he said.

The Board having no comments, member Aufgang made a motion to adopt SEQR parts II and III and to issue a Neg Dec as amended for this revised site plan. Member Materna seconded the motion and upon vote, all were in favor.

Mr. Amona asked the Board to approve the amended site plan this evening, and for permission to build a third model home. The Board had no objections.

Member Shipley made a motion to approve the amended site plan/subdivision. Member Aufgang seconded the motion and upon vote, the motion passed unanimously.

GP 33 N. Airmont Rd LLC**31-33 North Airmont Road, Montebello, NY 10901****Site Plan/Subdivision**

Application of GP 33 N. Airmont Rd LLC, 33 Murray Hill Drive, Nanuet, NY 10954 for a subdivision (lot line disclaimer) and site plan to construct a 108,000 square foot warehouse with mezzanine office space for Crown Millwork Corp. The parcels are located on the east side of North Airmont Road at the intersection of Executive Boulevard in the Village of Montebello, and is shown on the Ramapo Tax Map as Section 55.08 Block 1, Lots 10 - 15 in the LO-C Zone.

Present: Engineers Avi Weinberg and Justin Lim of Weinberg Lim Engineering, Architect Chuck Deitz of Dietz Partnership, Traffic Engineer Peter Russillo of Colliers Engineering & Design, and several principals of GP 33 N. Airmont Rd. LLC. Mr. Weinberg presented the project proposed for the vacant land comprised of multiple lots and a paper road, and explained that the application seeks to consolidate the lots and build the new headquarters for Crown Millworks, a locally owned company that has outgrown its space in Nanuet.

Mr. Weinberg explained that the building will serve as their headquarters, showroom and warehouse space. All activity will take place only on south side of the building facing towards the NYS Thruway and away from the Sentinel. The egress will be aligned with Executive Boulevard, no variances will be needed, and the existing rock walls will be removed from the interior of the parcels and rebuilt on the front of the property along the road, he said.

Mr. Deitz spoke of the architectural features of the building, explaining that his goal was to blend with the surroundings, with details such as wood panels over concrete to soften the look, decorative sconces, and alternating brown and tan tones that will flow nicely. There will be a ten-foot screen wall to visually block pedestrians from the loading dock spaces. Chairman Caridi asked if the building was within the height limit for the LO-C zone and Mr. Dietz assured him that it was, and Mr. Weinberg reiterated that no variances are needed.

Member Materna asked if there will be an additional traffic light, and Mr. Weinberg said that the existing light will be resynched and will improve the intersection. Mr. Russillo explained that they will coordinate and update the signal. Instead of having a three face traffic signal as there is now to accommodate the medical office building, a fourth face will be implemented. Executive Boulevard and this warehouse will turn green at the same time, and the medical building will have its own phase.

Member Aufgang said that people driving straight on Airmont Road will therefore have much longer red light waits. Mr. Russillo said that they are working with the NYS DOT to prevent this and that all the signals in the corridor will cause no extra waiting time. Member Shipley noted the proposed office flex space on Rella Boulevard and its attendant truck traffic and that adding another phase to the light will merely add to the already problematic corridor. Member Aufgang wondered how drivers going north bound on North Airmont Road will be prevented from making a right turn into the wrong driveway. Mr. Russillo said that they will work with the DOT and Rockland County Highway to prevent such confusion.

After a brief discussion on the traffic problems of Airmont Road, Chairman Caridi said that he thought this was a good project and that the traffic situation is something that is, at the moment, out of this Board's hands. We still have a long way to go and issues to overcome, he said, and advised that the discussion be tabled until the traffic consultant submits his review.

Mr. Stach reviewed his most recent memo and noted that most of his prior comments were addressed. However, the ownership of the paper road is still in question. He noted too that he included a draft Notice of Intent and recommended that the Board could declare lead agency this evening.

Mr. Rose reviewed his September 8th memo and stated that the Applicant's choice of grass Crete pavers for the truck turnaround area is less than desirable and asked them to look into other products. Mr. Weinstein said that they are in the midst of researching this. Mr. Rose noted too that the Tallman Fire Department are unsure how these pavers will hold up under emergency vehicles. Chairman Caridi advised that the pavers will need yearly maintenance inspections, and that if there are any complaints about damage to tires or vehicle mobility issues, the Applicant will be expected to remove the pavers. Mr. Weinstein said the pavers are proposed to reduce lot coverage and reiterated that they are looking for a better product.

No one else having comments, Member Materna made a motion to declare lead agency under SEQR. Member Shipley seconded the motion and upon vote, all were in favor.

Ms. Terhune stated that the Applicant owns all six lots, but that it is unclear whether they own the paper road and said she will consult with their attorney and look at the deeds. Member Aufgang expressed concern over this issue and wondered if the applicant has development rights. The Applicant was thus directed to provide ownership information on the paper road.

After some discussion, the Applicant acknowledge the work ahead and requested an adjournment to November. Member Shipley made a motion to adjourn the application to the November 2025 Planning Board meeting, seconded by member Materna and upon vote, the motion passed unanimously.

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.

Present: The Applicants' attorney Ira Emanuel, Engineer Joseph Nyitray of Weston & Sampson, Architect Jason Anderson of ADG Architecture, Sound Engineer Danna Cuneo of B. Laing Associates, Traffic Engineer Ron Reiman of Colliers Engineering & Design, and several principals of Rella Owner LLC.

Mr. Emanuel stated that site revisions were made since their last appearance in July, which shrunk the size of some buildings and increased the size of others, resulting in an overall reduction of 14,900 square feet. These changes were made to facilitate and improve traffic circulation and to better serve the tenants, he said.

Mr. Nyitray presented the revised site plan, explaining that the majority of the reduction was made to building #3 to accommodate a wider drive aisle for large-vehicle passage, and the emergency access to the north was paved for better circulation. Essentially, the impervious surface was taken from the building and moved to the pavement, he said, and added that no variances will be required.

Ms. Cuneo said that an extra wing wall was added to the building, which unfortunately was not included in her August 14th noise review, and that the sound wall is now longer and able to absorb more sound. Mr. Emanuel noted that restrictions on tractor trailer movements overnight and on weekends will further reduce noise. After some discussion on the fact that the latest sound study revision was not included in the first review, Ms. Cuneo agreed to wait for a second review by the village noise consultant.

Chairman Caridi said that other than needing an updated sound study review, he had no objection to the new configuration. Mr. Rose mentioned the sidewalk issue along Rella Boulevard and North Airmont Road. Mr. Emanuel recalled that the Village Trustees didn't want any sidewalks, but Mr. Rose countered that they changed their minds. Mr. Emanuel said the issue could be discussed later on and after there is a clear directive from the Trustees.

Mr. Emanuel noted the proposed EAF Part II from Mr. Stach, and proposed that the Board could consider adopting it now so that they will be ready for a Neg Dec at the next meeting. Mr. Stach agreed, and explained that there are three areas in the EAF that will have moderate to significant impacts: Traffic, noise, and emergency service access, which are reflected in the Part II.

Member Shipley made a motion to accept Part II of the EAF, seconded by Member Aufgang and upon vote, all were in favor.

Chairman Caridi opened the public hearing.

Schavy Freund, 7 Divot Place, Montebello, NY asked to see the traffic study and the village traffic consultant's review. The Planning Board Clerk said she was happy to provide both.

Melvin Szwerin, 29 Par Road, Montebello, NY said that there will be a significant impact on the already problematic local traffic. If this were just an industrial warehouse project, then the site would most likely be the hub point for trucks getting on and off the NYS Thruway and would not affect traffic on North Airmont and Spook Rock Roads. However, if the project consists of smaller warehouses that will be used by local businesses, local traffic would increase. He explained that traffic is often backed up all the way to Spook Rock Road, and he's now concerned that there will be more smaller trucks coming from every direction, and asked the Board to take this into consideration. Also, he continued, the noise from the Thruway is already loud and tractor trailers will increase this noise and bring it closer to residential neighborhoods.

No one else from the public wishing to speak, Member Aufgang made a motion to adjourn the public hearing and the application to the October meeting. Member Materna seconded the motion and upon vote, all were in favor.

Mr. Emanuel realized that the next scheduled Planning Board falls on the Jewish holiday of Sukkot. The Board agreed to reschedule the meeting for October 22, 2025.

Zalmen Rubin—PUBLIC HEARING Adjourned

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 and adjournment to the October 22, 2025 Planning Board meeting. Member Materna made a motion to adjourn the Public Hearing and the Application to that date, and Member Aufgang seconded the motion. Upon vote, all were in favor.

August Meeting Minutes

Member Shipley made a motion to approve the meeting minutes of August 12, 2025. Member Aufgang seconded the motion and upon vote, all were in favor.

New Business

Chairman Caridi announced that he received a resignation letter from Member Aufgang, who will be moving to Mahwah and therefore can no longer serve on the Board. The Chairman thanked him for his service and contribution to the Board and said that his absence will be keenly felt. Mr. Aufgang thanked the Chairman and exclaimed that it was an honor to serve on the Board.

Member Materna made a motion to adjourn the meeting at 9:04 p.m. Member Aufgang seconded the motion and upon vote, the motion passed unanimously.