

The Planning Board of the Village of Montebello held a meeting on Thursday, November 6, 2025 at the Montebello Village Hall, One Montebello 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
Marlo Dickman, Member
Joan Materna, Member
Stan Shipley, Member
Rebecca Humphrey, Ad Hoc

OTHERS

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

ABSENT

Nancy Doon, 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.

Present: The Applicants' attorney Ira Emanuel, Engineer Joseph Nyitray of Weston & Sampson, and several principals of Rella Owner LLC.

Mr. Emanuel presented the project, and stated that nothing new was submitted except for his letter to the Board and consultants dated November 5, 2025 regarding the sidewalks, which remains the only open issue.

Chairman Caridi deferred to Ms. Terhune to discuss subtleties of the issue at hand. Ms. Terhune explained that a Neg Dec was drafted to be adopted this evening. The draft includes a sidewalk on Airmont Road based on the Applicant's verbal agreement at the October 22nd Planning Board meeting to build one. However, upon receipt of Mr. Emanuel's letter yesterday which included multiple legal objections to the sidewalk requirement, Ms. Terhune said she is advising the Board not to issue the Neg Dec tonight so there is time to consider the rather serious issues that were raised in the letter.

Mr. Emanuel stated firmly that he will withdraw the letter. Ms. Terhune countered that the points made in the letter were not trivial and that she needs time to advise the Board. Mr. Emanuel said that his client is overruling him on the matter. Ms. Terhune said that, nonetheless, the letter of the law cannot be overruled, and if the Board adopts a Neg Dec and approves the project then Mr. Emanuel's client could file a suit objecting to the conditions. Even if he says he will not, he can never give up his right to sue, she added.

Mr. Brachfeld said that he understood that the draft Neg Dec requires a sidewalk on Airmont Road only, and not on Rella Boulevard. Chairman Caridi confirmed this fact and added that in 2019, The Sentinel's site plan approval stipulated that they build a sidewalk on Rella Boulevard should the County Highway Department install a bus stop in front of the building. The same County-mandated stipulation is made here, he said.

Mr. Emanuel said that if the County wants a bus stop his client's location, then they will build a sidewalk on Rella Boulevard. For the record, he continued, my letter notwithstanding and based on the information I just now learned, my client agrees to build a sidewalk along Airmont Road in conjunction with the development and further agrees that if the demand for a bus stop by a governmental agency arises then my client agrees to address sidewalks along Rella Boulevard in an arrangement similar to that of The Sentinel.

Ms. Terhune said she will advise the Board to issue the Neg Dec provided the Applicant waives his right, in writing, to challenge the sidewalk condition, and the Applicant agreed. Mr. Emanuel quipped that his clients sometimes supersede his advice.

Mr. Stach summarized the draft Neg Dec, and Mr. Spence noted that there were no changes to his last memo. Mr. Emanuel said that the issues raised in Mr. Spence's memo and will be addressed and presented at the next meeting.

Chairman Caridi opened the public hearing. No one from the public wished to speak. Member Dickman made a motion to close the public hearing, seconded by Member Materna and upon vote, all were in favor.

Chairman Caridi asked for a motion to adopt the EAF Part 3. Member Dickman made a motion, and Member Materna seconded the motion and upon vote, all were in favor.

Member Dickman then made a motion to adopt the Neg Dec, conditioned as the discussed. Member Shipley seconded the motion and upon vote, the motion passed unanimously.

October Minutes Approval

Member Materna made a motion to approve the meeting minutes of October 22, 2025. Member Dickman seconded the motion and upon vote, all were in favor.

Member Dickman made a motion to adjourn the meeting at 7:23 p.m., seconded by Member Shipley and upon vote all were in favor.