

The Planning Board of the Village of Montebello held a meeting on Tuesday April 14, 2026, at the Dr. Jeffrey Oppenheim Community Center, 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  
Nancy Doon, Member

**OTHERS**

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

**ABSENT**

Stan Shipley, Member  
Rebecca Humphreys, Ad Hoc

**GP 33 N. Airmont Rd LLC – PUBLIC HEARING**  
**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 are shown on the Ramapo Tax Map as Section 55.08 Block 1, Lots 10 - 15 in the LO-C Zone.

Present: Michael Klein, attorney; Justin Lim, Engineer, Chuck Dietz, Architect and Ron Rieman, Traffic Engineer. Mr. Klein explained that the Application proposes a subdivision to merge six contiguous lots on the east side of North Airmont Road on 8+ acres, and a Site Plan and Special Permit to build a new warehouse and corporate headquarters for Crown Millworks. Mr. Klein noted that they were before the board on February 10<sup>th</sup> and have since developed the plans further and that he believed the application was ready for a public hearing.

Mr. Klein re-capped the proposal for a building comprised of six thousand square feet of office mezzanine space on the west side of the building, and 102,000 square feet of ground-level warehouse space. There will be no outdoor operations or storage of materials. The warehouse space will operate Monday through Thursday, 7:30 a.m. to 4:00 p.m., and the office space will operate from Monday through Thursday, 8:30 a.m. to 5:00 p.m. Both will close on Fridays at noon, and the entire building will be closed on weekends. Crown Millworks has five trucks that make daily deliveries that leave at approximately 7:30 a.m. and return at 3:00 p.m. daily. Once fully operational, the building will generate some truck traffic but not dramatically, he said. The sound study found no significant noise impacts, and in fact, the ambient noise from the Thruway will decrease because the building itself will function as a sound barrier.

The engineer, Joseph Lim presented the site plan and explained that the bulk of the engineering and functionality was completed, and that he met with [village engineers] Mr. Spence and Mr. Rose to discuss tree preservation on the site. For example, he continued, the detention basin is much more refined than the previous version and was relocated further away from the property line to save as many trees as possible.

Mr. Lim said that he will address all comments made in Mr. Stach's and Mr. Spence's memos, including adding more cross sections from various perspectives.

Chuck Deitz, the architect for the project, presented a 3D color rendering from the perspective of the entrance. Mr. Deitz walked the Board through the architectural features such as earth-toned and staggered colors and textures, large windows and scorelines that will make this standard pre-cast building look exceptionally attractive. Crown Millworks works and deals mainly with wood, so simulated wood systems were incorporated to make the building look less like a warehouse and to soften the look.

Traffic Engineer Ron Reimann presented an updated traffic mitigation plan and explained that, even though this is a county highway, the NYS DOT will take over the maintenance of the traffic signals to make this complicated corridor operate more smoothly. He added that the DOT will also maintain the signals at Rella Boulevard and the other light at the Thruway entrance, thereby streamlining the signal adjustments for the whole corridor as needed.

Chairman Caridi said that the use will not generate much traffic but acknowledged that the common perception is that this corridor is a disaster at peak hours and asked if the signals would be modified for when the warehouse is closed. Mr. Reimann said that the DOT has a mechanism to adjust the timing and sequencing of the signals according to peak and off-peak traffic hours. Chairman Caridi asked what the next steps were. Mr. Reiman said that they hope to have secured a Rockland County Highway permit by the next meeting. Mr. Klein added that they recently hired a wetlands expert, that they are waiting for the owners of 400 Rella Boulevard to sign an easement for the right of way on their property and that they will submit a SEQR Part 3 shortly after this meeting.

Ms. Terhune asked if the paper road was dedicated to the Town of Ramapo when the subdivision was created. Mr. Klein said it was not and explained that the subdivision was created by deed in 1968 by a couple who gave each of their kids one of seven lots. The piece that we do not control will be reviewed by the 400 Rella title company, after which his client will be able to eliminate the right of way. He added that the six separate tax lots will be converted into one lot by the town tax accessor, which will encompass the extra acreage of the paper road. But this Board must first approve the subdivision map. In light of this information, Ms. Terhune recommended that the Board override comment #24 of the Rockland County GML review dated April 9, 2026.<sup>1</sup> This is a different process than that contemplated by that comment, she said, and added that she will call the assessor's office to verify.

Member Dickman noted that Comment #1 of the Rockland County Highway letter dated April 14, 2026, requires the Applicant to gratuitously dedicate their land for future improvements. Ms. Terhune said that such dedications are voluntary and that they cannot demand it.

Mr. Spence noted that the property line is ten to twelve feet behind the current curb. Mr. Lim said that he checked the map and saw that the right-of-way width is actually wider than the county requirements. Mr. Spence suggested that the designated street line be labeled clearly to ensure that no property is lost, thereby preventing an increase in development coverage.

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<sup>1</sup> #24 "Once the road abandonment and lot merger have been approved, a filed map cannot be used to convey property...until the deeds are filed with the County Clerk..."

Mr. Stach said the County tends to cut and paste comments that might be relevant without thinking it through clearly. This has come up in the past and it has been the policy of Montbello that if a road widening dedication is in order, it is required in favor of Montebello, not the county or state. Ms. Terhune repeated that the comment should be overridden. Mr. Stach suggested that they share this with the County Highway department and give them an opportunity to revise their review. Mr. Reimann said that he would coordinate that.

Member Doon asked if there were any rooftop units. Mr. Deitz said there will be and explained that the office space will only need one or two small package units, and the rest will have staggered gas-fired units for the warehouse for heat, so the sprinklers do not freeze. None of these units will be seen because they will be installed on the roof behind the parapets. He added that he was still working on the details and that they might even do a small condenser inside the ceiling unit.

Mr. Stach reviewed his memo dated April 10, 2026, in which he requested three different location cross sections in order to show elevation differentials, which is important because all the loading docks are in the front of the building. He also advised them to explore the survivability of the existing trees during construction and, aside from [village traffic consultant] Mr. Barry's recommendation to go to the NYS Thruway authority for any comments, to submit a Part 3 to move SEQR along.

Mr. Spence Martin summarized his April 10, 2026, review in which he noted that the Grass Crete that is proposed for employee parking and for the turning areas for trucks is typically used for infrequent access areas because they become compacted and become impervious. He asked them to provide photos of the pavers at one, three, and five years of use at other locations. He noted too that they are treating these grass pavers as fully impervious so that their drainage is adequate. Chairman Caridi cautioned that the Village and the Tallman Fire Department will require annual inspections of the Grass Crete to ensure proper maintenance.

Member Dickman made a motion to open the public hearing, seconded by Member Materna, but no one from the public was present. The public hearing was thus adjourned to the next meeting on a motion from Member Materna, seconded by member Dickman.

**Hemion Land Lease LLC**  
**5 Hemion Road, Montebello, NY**  
**Site Plan**

Application of Hemion Land Lease, 102 Norben Road, Monsey, NY 10952. The Applicant is requesting a re-approval of the site plan to construct a 16,352 square foot, two-story office building with parking underneath and outside on 1.57 acres. The parcel is located at 5 Hemion Road, on the west side of Hemion Road north of the intersection of Route 59 in the Village of Montebello, which is designated on the Ramapo Tax Map as Section 55.10 Block 1 Lot 5.2 in the NS Zone.

The Applicant's attorney, Amy Mele, was present. She explained that this project was approved by the Planning Board after which her client contemplated some changes to the building. However, after eighteen months of contemplation, the approval expired and the applicant requests a reapproval of the very same

building, she said, and added that she hoped the Planning Board would set the public hearing for the next meeting.

Ms. Terhune said that the Applicant and the Board need to go through all the steps vis-à-vis public meetings, but that there was no need to redo SEQRA. All members and consultants agreed that there were no issues the first time around, nor did they expect any now.

Member Dickman set the public hearing for the May 12, 2026, Planning Board meeting. Member Doon seconded the motion and upon vote, all were in favor.

**February Minutes Approval**

Member Doon made motions to approve the meeting minutes of February 10, 2026, and to adjourn the meeting at 9:00 p.m. Member Dickman seconded both motions and upon vote, all were in favor.