

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

OTHERS

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

ABSENT

Rebecca Humphreys, Ad Hoc
Max Stach, Village Planner

GP 33 N. Airmont Rd LLC – PUBLIC HEARING continued

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.

THE APPLICANT ADJOURNED TO THE JULY 14, 2026, PLANNING BOARD MEETING

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. Ms. Mele explained that her client received an approval for the very same building over two years ago, but the approval lapsed and they are now requesting a re-approval of the site plan. She added that, per comments at the last meeting, SEQR will not need to be renewed, and that they will comply with all outside agencies with the caveat of requesting an override of comment #13 of the county GML review dated May 6, 2026.

Chairman Caridi agreed that SEQR will not be affected and needs no re-approval since there were no changes to the original plan; Parking, layout and use have been established and remain unchanged. Neither the board members nor the consultants had any comments or questions. Member Materna made a motion to open the public hearing. Member Doon seconded the motion and upon vote, all were in favor.

Richard DiFalco, 18 Lackawanna Trail, Montebello, NY stated that he lives across the road from the project site and is somewhat disturbed by this proposal. In the two years since the last approval, much has changed, he said. The Braemar Assisted Living Facility was built at 250 Lafayette, and in Suffern, the Brookfield Warehouse down Old Mill Road was recently completed, and both add to the already congested traffic situation on Hemion Road. He added that it takes him over five minutes to make a left turn out of his development on some mornings. Mr. DiFalco maintained that the road is not big enough for all this development, and that he could not imagine a building being built on this little spit of land. It's just a matter of time until the area looks like Spring Valley, he said, and asked how best to address this problem.

Chairman Caridi said that it was within the property owner's rights to construct this building, especially since there are no variances needed. He said he understood and agreed with Mr. DiFalco's comments about traffic but reminded him that the Braemar will soon have their main entrance on Route 59 and that the Hemion Road access will in the future be used for secondary and emergency access only. Further, this building will be the last construction on Hemion Road since there are no other vacant commercial parcels, he said.

The discussion veered into the overall gradual regression of the area and in the village at large, which Mr. DiFalco characterized as "death by a thousand cuts."

Ms. Mele also agreed with Mr. DiFalco's comments on traffic but reminded him that this is a re-approval of a building requiring no variances that was previously subject to an intense environmental review. But Mr. DiFalco stated that the corridor was not as bad as it is today. Chairman Caridi said that the traffic impact study that was done two years prior did take into consideration future developments, including Brookfield and the Braemar, and found the overall additional traffic impacts to be low. Ms. Terhune said that the Applicant, at the time, was directed by Village consultants to find ways to mitigate traffic issues in certain areas.

Mr. DiFalco continued to express his dissatisfaction and was advised to go to the Village Board of Trustees, the very Board that can affect changes through local laws.

Mr. DiFalco had no further comments, and as there was no one else from the public present, Member Doon made a motion to close the public hearing. Member Materna seconded the motion and upon vote, all were in favor.

Mr. Spence noted that the Applicant completed a substantial check print review two years ago, and that now they must decide how to handle security and improvements. After a brief discussion on next steps, Member Doon made a motion to re-adopt the Neg Dec, seconded by member Dickman and upon vote, all were in favor.

On a motion from Member Materna, seconded by Member Doon, the Planning Board voted unanimously to grant a parking waiver from the required 81 to 63 parking spaces, and on a motion from Member Dickman, Seconded by Member Materna, the Planning Board voted unanimously to reaffirm the waiver of the 19-foot required minimum parking space length to 18 feet for those parking spaces located under the building.

Additionally, the Board agreed to override GML comment #13 from the Rockland County Planning Department's letter dated May 6, 2026 based on a memo from the Building Inspector dated September 21, 2023 in which he determined that a side-yard variance is not needed.

Ms. Mele noted that there is no basement to the building and that they will make that correction to the site plan so there is no conflict with GML comment #12. Ms. Terhune established that the Tallman Fire Department was given a set of the latest plans and that the Board did not receive new comments. She recommended that the Board may also override comment #5 of the GML.

The Board agreed with Ms. Mele's and Ms. Terhune's assessments. Member Dickman made a motion to override comments #5 and #13 of the May 6, 2026 GML review from the Rockland County Planning Department. Member Doon seconded the motion and upon vote, the motion passed unanimously.

No one had further comments or questions, and the Board was ready to vote.

Member Dickman made a motion to re-approve the site plan subject to submittal of updated plans, and the ARB plans. Member Materna seconded the motion and upon vote, all were in favor.

Resolution PB03 of 2026
Village of Montebello Planning Board
Granting Site Plan and Architectural Approval to Construct a Medical Building at
5 Hemion Road
Section 55.10, Block 1, Lot 5.2

Location of property and applicable zoning law. The lot that is the subject of this approval and all prior approvals is located at 5 Hemion Road in the Village of Montebello, New York. The lot is identified on the Tax Map as SBL 55.10-1-5.2 and is in the Neighborhood Shopping ("NS") zoning district. "Use group B." bulk regulations apply. "Professional and business office" is a permitted use in the NS district, requiring Planning Board site plan and architectural approval. The lot and the proposed project comply with all bulk requirements. Hereinafter, 5 Hemion will be referred to as the "Property."

Prior approvals. In 2012, the Planning Board issued site plan approval for the construction of a bank with a drive-through window. The approval was granted subject to the placement of a perpetual conservation easement granted to the Village of Montebello on a portion of the Property in exchange for a zoning text amendment that allowed the drive-through. The project was not constructed.

In 2020, the Planning Board granted site plan approval permitting construction of a 2-story medical office building with a total area of 12,000 square feet, including a 145-foot canopy and a full basement. By Resolution 20-069, dated May 20, 2020, the Village of Montebello Board of Trustees also approved a minor incursion into the conservation easement area to improve approximately 100 square feet of existing asphalt located therein and extending the curbing 25 linear feet to make a permanent edge for the asphalt. The approved project was not constructed.

By Resolution No. 2 of 2024, dated March 12, 2024, the Planning Board granted site plan approval to construct a larger 2-story 16,352 square foot medical office building. The new proposed building was elevated, providing 24 parking spaces under the building and 44 in the surrounding parking lot (the "Project"). By Resolution No. 3 of 2024, dated April 9, 2024, the

Planning Board granted architectural approval. However, construction was delayed and the approval lapsed by operation of the Village of Montebello zoning law.

Current application. By application received March 12, 2026, Hemion Land Lease, LLC, owner of the Property, applied for reapproval of the Project. The Project remained the same in all respects with no changes either to the proposed use, the building, or the lot.

Agency referrals. the application was re-circulated to the Town of Ramapo, the Village of Airmont, the Village of Suffern, and all required county agencies for comment including, but not limited to, the Town of Ramapo Department of Public Works, Tallman Fire Department, the Rockland County Highway Department, Rockland County Sewer District No. 1, Rockland County Center for Environmental Health, and considered all comments received therefrom.

General Municipal Law § 239-m referral. Pursuant to General Municipal Law § 239-m the application was referred to the Rockland County Department of Planning ("RCDP"), which responded by letter dated May 6, 2026, issuing 20 comments. Comment No. 13 stated that a side-yard variance was required. However, after reviewing RCDP's comment and the Zoning Code, the Montebello Building Inspector concluded that no setback variance was required by determination issued May 12, 2026. During open session on May 12, 2026, the Board unanimously voted to override Comment No. 13. The Planning Board also unanimously overrode Comment No. 5, requiring a revised review by the Tallman Fire District. The application was re-circulated to the Tallman Fire District on March 24, 2026, thus satisfying Comment No. 5. However, no response was timely received. Thus, the Planning Board relies on the Fire District's prior letter dated June 5, 2023.

Public hearing. A duly noticed public hearing was convened on May 12, 2026. The public hearing was closed after hearing from all those who wished to speak on the matter. No written comments were received.

State Environmental Quality Review Act. On June 13, 2023, the Planning Board declared itself Lead Agency and determined that the proposed project was an Unlisted Action pursuant to the Regulations governing the State Environmental Quality Review Act ("SEQR"), after reviewing Part 1 of the Short Environmental Assessment Form ("SEAF"), dated May 10, 2023. After thoroughly assessing Part II of the SEAF, dated February 13, 2024, the Board concluded that the environmental impacts and required mitigation protected the environment to the greatest extent practicable. On March 12, 2024, the Planning Board adopted a Negative Declaration closing SEQR. The Planning Board retained lead agency status for the purpose of SEQR and since no modification has been made to the site plan, relies on its prior Negative Declaration. The Board noted that the traffic study prepared on January 9, 2024, considered other approved projects proposed in the area and, therefore, determined that an updated traffic study was not necessary.

Waivers. Pursuant to Planning Board authority granted by §195-28B, permitting a reduction of up to 25% of the required parking spaces, the Applicant requested a 16.1% reduction of 13 parking spaces from the required 81 to 63. The Planning Board's traffic consultant examined the question and concluded that 63 parking spaces were adequate to support the peak parking demand of the proposed medical office. At its March 12, 2024, meeting, on the motion of Member Materna, seconded by Member Doon, the Planning Board voted unanimously to grant a parking

waiver from the required 81 to 63 parking spaces. On May 12, 2026, on the motion of Member Dickman, seconded by Member Doon, the Planning Board reaffirmed this waiver by unanimous vote.

Furthermore, as permitted by §195-29B, on the Motion of Member Dickman, Seconded by Member Materna, the Planning Board voted unanimously to reaffirm waiver of the 19-foot required minimum parking space length to 18 feet for those parking spaces located under the building.

Deliberation. The Planning Board considered all relevant provisions of the Village of Montebello Zoning Law, all determinations made by the Village Building Inspector, and has been advised by its consulting engineer and planner as regards all materials submitted by the Applicant in support of its request for reapproval.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants site plan and architectural reapproval to construct a 2-story 16,352 square foot medical office building on property located at 5 Hemion Road, Village of Montebello, New York, identified on the Tax Map as SBL 55.10-1-5.2, as shown on:

1. Application, prepared by Hemion Land Lease, LLC., received March 12, 2026.
2. Narrative Summary prepared by Brooker Engineering, PLLC, dated May 18, 2023, last updated July 13, 2023.
3. Short Environmental Assessment Form, prepared by Matthew Trainor, P.E., Brooker Engineering, PLLC, dated May 10, 2023.
4. Site Plan Set consisting of 11 sheets, stamped by Brian A. Brooker, PE, dated April 4, 2023, last revised July 13, 2023; site plan prepared by Weston & Sampson, dated May 18, 2023, last revised December 12, 2025.
5. Stormwater Capacity Analysis, stamped by Matthew Trainor, P.E., Brooker Engineering PLLC, dated June 29, 2023.
6. Drainage analysis report, prepared by Matthew Trainor, P.E., Brooker Engineering PLLC, dated April 2023.
7. Traffic Impact Study, prepared by Harry Baker & Associates, dated June 19, 2023, last revised January 9, 2024.
8. Architectural renderings and plans prepared by AB Design, dated September 21, 2023, consisting of sheets C-101, A-100 through A-104, A-201, A-500, and A-501.
9. High Resolution Renderings with Materials and Additional Information including specifications for LED Outdoor Wall Light Waterproof IP54 Modern Poarch Long Wall Lamp and Indoor by Orbisify or equal, Terracore Metal Composite Material by Atlas International or equal, Panelized Outsulation System with an Air/Water-Resistive Barrier by Dryvit or equal; Sparkle White Quartz Split Face Tiles,

Stone Cladding 550x150 by Stone Paving Direct, or equal; Width Waterproof Recessed Silicone 10W Modern Indoor Flexible LED Strip Lights Outdoor Linear Light by Dazuma or equal; Stick Curtain Wall System.

10. Specifications consisting of 4 sheets, Gillette Generators, Liquid Cooled Natural Gas Engine Generator Set, 60 Hz Model SP-2650.

11. Determinations issued by Adam Gordon, Building Inspector, dated April 24, 2023, August 24, 2023, and September 21, 2023.

12. Comments, Martin K. Spence, P.E., Village Engineer, last updated August 7, 2023.

13. Comments, Jonathan Lockman, AICP, Nelson + Pope, last updated January 31, 2024, including traffic analysis of Osman Barrie, P.E., P.T.O.E., P.T.P., dated October 9, 2023, and January 11, 2024.

BE IT FURTHER RESOLVED, that the Planning Board accepts and imposes all conditions of all state and county agencies with the exception of Comment No. 11 and Comment No. 5 from the Rockland County Planning Department.

BE IT FURTHER RESOLVED, that this site plan approval is granted subject to the following conditions:

1. The above recital paragraphs are incorporated herein by reference.
2. The Applicant shall send a new set of plans showing applicable revision dates subject to receipt and approval by the Village engineer, which plan shall replace the plans identified in this Approval.
3. The Applicant shall provide copies of all easements and proof of applicable easement abandonment.
4. The Applicant shall comply with all requirements set forth in the letter dated May 12, 2026, from the Rockland County Center for Environmental Health; all applicable comments as determined by the Village engineer contained in the letter dated March 26, 2026, from the Rockland County Highway Department; and the letter dated March 30, 2026, from Rockland County Sewer District No. 1.
5. The Applicant shall comply with technical comments in the memorandum of Martin K. Spence, P.E., Village Engineer, dated August 7, 2023.
6. The Applicant shall comply with comments noted in the memorandum of Jonathan Lockman, of Nelson Pope Voorhis, Village Planner, dated January 31, 2024.
7. Payment of all fees due and owing to the Village of Montebello connected with this application and approval.

Upon a motion by Member Dickman seconded by Member Materna, the Planning Board voted as follows:

MEMBERS PRESENT:	YEA	NAY	ABSENT
Anthony Caridi, Chairman	<u>√</u>	—	—
Stan Shipley, Member	<u>√</u>	—	—
Marlo Dickman, Member	<u>√</u>	—	—
Joan Materna, Member	<u>√</u>	—	—
Nancy Doon, Member	<u>√</u>	—	—

April Minutes Approval

Member Doon made a motion to approve the meeting minutes of April 14, 2026, Member Dickman seconded the motion and upon vote, all were in favor.

New business

Mr. Spence gave an update on the Route 59 improvements and noted that the work will be complete by early June, after which the Braemar will have use of a main entrance.

At 8:40 p.m., Member Doon made a motion to adjourn the meeting. The motion was seconded by Member Marlo and upon vote, all were in favor.

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