

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

OTHERS

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

ABSENT

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.

Present were attorney Michael Klein, Engineer Avi Weinberg, and Traffic Engineer Joseph Muccin. Mr. Klein presented a summary of the application, stating that they were last before the Board on April 14th, and that they hoped to receive a Neg Dec at this meeting. However, he said, the report by the Village Planner that was received this morning must be discussed.

Mr. Klein reminded the Board that the property is comprised of seven tax lots, which will be dissolved, and a paper road, which will be abandoned. However, he explained, the seventh lot is owned by the owners of the adjacent 400 Rella Boulevard, who indicated that they would waive their right to the lot and support the right-of-way abandonment as long as they are not adversely affected. Today we learned that they would sign the agreement imminently, he said.

Mr. Klein said that they believe the traffic issues have been resolved and asked the Traffic Engineer Joseph Muccin of Colliers to explain further. Mr. Muccin stated that both the New York State DOT and Rockland County Highway Department reviewed the proposed traffic improvements and agreed that the traffic flow will be improved by the new signaling. He explained that County Highway approved after their concerns were addressed, and that there is correspondence between Colliers and the DOT that shows their acceptance of the traffic plan as well. The next step would be to pursue a Rockland County Highway permit for site access connection and to coordinate with the DOT. Ms. Terhune asked Mr. Muccin to provide the Board with a copy of the correspondence with the DOT.

Engineer Avi Weinberg presented the site plan as well as renderings of the project from several vantage points. Mr. Spence shared his memo dated July 10, 2026, and said that there are no significant engineering

comments, and that the drainage plan is acceptable. He advised the applicant to provide additional landscaping, especially between the project and The Sentinel, and to install an irrigation system to maintain the landscaping. Mr. Weinberg said he had no objections to any of Mr. Spence's comments.

Ms. Franson, who was sitting in for her associate Max Stach, reviewed his memo dated July 13, 2026, and asked the applicant to provide the approval email from the DOT so that proper mitigation is demonstrated and SEQR can progress. She noted an omission on the erosion mitigation in Part 3, and Mr. Klein said that was an error that was corrected and that the SWPP was accepted by Mr. Spence.

Member Dickman asked about the letter from the Tallman Fire Department dated July 10, 2026, in which they express their concern over the safety of the intersection. Mr. Klein said that the Fire Department sent an earlier letter last October and that all their concerns have since been addressed, and that DOT and the County determined that the traffic plan is safe, which should resolve this one remaining concern. We spent a great deal of time engineering the plan to ensure safety and efficacy, he added.

Chairman Caridi opened the public hearing, and no one from the public wished to speak. Mr. Klein asked that, at the next meeting, the Board conduct ARB review as well. The Chairman said that would be preferable and adjourned the application and the public hearing to the August 11th meeting.

Board of Managers of Executive One Office Building

Dr. Brad Ratsprecher, President

1 Executive Boulevard, Montebello, NY

Amended Site Plan

Application of the Board of Managers of Executive One Office Building, c/o Archway Property Management, PO Box 454, Central Valley, NY 10917 for an amended site plan to create a dedicated taxi drop-off and pick-up area at the lower entrance of Executive One office building. The parcel is located on the southwest side of Executive Boulevard, at the intersection of North Airmont Road in the Village of Montebello, which is shown on the Ramapo Tax Map as Section 55.07 Block 1, lot 4 in the LO Zone.

Property Manager Frank Rambala was present on behalf of the Board of Managers for Executive One. He explained that many complaints were made regarding the frequent accidents and near-accidents occurring at One Executive Boulevard by cars dropping off and picking up patients, and that this proposal provides a safe area for people and drivers alike.

Mr. Spence explained that this Application is a direct response to a problem, that all engineering comments were resolved during CDRC, and recommended that the Board proceed with their review.

The applicant was asked to submit a Short EAF, after which Member Dickman made a motion to set the public hearing for the August 11th meeting. Member Doon seconded the motion and upon vote, all were in favor.

Veolia Water New York, Inc.
270 Grandview Avenue, Montebello, NY
Amended Site Plan, Stream & Wetlands Protection Permit

Application of Veolia Water New York, Inc., 162 Old Mill Road, West Nyack, NY 10994 for the addition of a PFAS treatment for the existing Grandview Well Nos. 67/78 on Grandview Avenue. The Parcel is located on south side of Grandview Avenue just west of Kakiat Court in the Village of Montebello and is shown on the Ramapo Tax Map as Section 40.20 Block 1 Lot 7 in the OSR Zone.

Attorney Rudolf Zodda presented the application. Also present: Colleen Meehan, project engineer, Colleen Meehan, civil engineer Ramya Ramanathan, and Senior Engineer for Veolia Maria Stepanova. Mr. Zodda explained that the project will bring Veolia into compliance with new state and federal drinking water regulations for per- and polyfluoroalkyl substances (PFAS).

Ms. Meehan walked the board through the site plan, explaining that the proposed treatment system will increase the pump total rate capacity, and another structure will be constructed to house two GAC compactors for treating the PFAS in the existing wells. Ms. Meehan said updates were made to address CDRC comments, including increasing the width of the entry to twenty feet, updating the bulk table and adding spruce trees to the west side of the property for screening. Ms. Terhune noted that the application also needs an area variance for development coverage from the ZBA.

Mr. Spence reviewed his memo dated July 10, 2026, and said that he previously met with the Applicant and the village mayor for an administrative review to discuss the upgrade needs. This is happening all over Rockland County as mandated. Since the proposed structure must be large in order to hold all the equipment in the interior, he continued, the applicant is required to plant vegetative screening to shield the adjacent properties. Member Shipley asked if there were any other such projects in the Village, and Mr. Spence said there is another planned for the well at Nottingham Drive.

Ms. Franson reviewed Mr. Stach's memo dated July 24, 2026, and questioned the need for parking at the wells. Ms. Meehan said that large GAC vessels will need to park at the north side of the new building for operational activities. Ms. Stepanova added that there will be no parking of cars, there needs to be room for tanks and trucks for the change out as they flush carbon.

Ms. Franson asked if the tank is on the exterior of the building. Ms. Stepanova said yes, but only for one or two weeks per year. Ms. Franson asked if there is noise associated with the process and Ms. Stepanova said the noise is similar to that of a lawnmower, adding that the regular daily operations will all occur inside the enclosure. Thus satisfied, Ms. Franson said that the application is a Type II action under SEQR and that per General Municipal Law, Wesley Hills must be notified due to the proximity to the boundary line.

Chairman Caridi confirmed with the clerk that the application was sent for a GML review, advised the Applicant to apply to the ZBA in time for the August 20th meeting and adjourned the application to the September 8th Planning Board meeting.

Dietz Partnership on behalf of Rella Owner LLC
300 Rella Boulevard, Montebello, NY
Architectural Review Board

Application of Chuck Dietz, Principal of Dietz Partnership, 90 East Halsey Road, Parsippany, NJ 07054 for Architectural Review of the office flex/warehouse park that was approved in December 2025. 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.

Architect Chuck Dietz, contractor Shimmy Galandauer and project manager Zevi Miller were present. Mr. Dietz explained that he is the new architect of record and that he is representing the Applicant for Architectural Review for this project that was approved by the Planning Board in December. The project is made up of six warehouses of varying sizes, he said, and presented the color renderings from various perspectives.

Mr. Dietz explained that only buildings one and two will be fully visible from Airmont Road and Rella Boulevard and that the rest will be partially hidden. He presented a color scheme of basic minimal colors of grey, black and blue in varying patterns on each building. Since the Building four will be the largest, the colors are staggered to break up the theme of the rest of the buildings, he said.

Chairman Caridi asked if the renderings lacked any landscaping in order to show colors more clearly, and Mr. Dietz said that was correct.

Mr. Spence noted that this is a revised architectural review and that the original proposal consisted of very different colors but everything else about the buildings are the same.

Chairman Caridi said he was struck by the linear patterns of color and that the staggered colors broke up the mass of wall visually. Mr. Dietz said that it won't look so striking once the landscaping is installed and that the building exteriors will have matte finishes with no shiny or reflective surfaces for maximum energy efficiency.

Member Shipley said he didn't like the walls facing Rella Boulevard, likening them to a checkerboard, and said they were distracting. Mr. Spence said that the trees along the Airmont Road frontage will remain and that the south side of the property will be supplemented with additional trees for screening.

Mr. Franson said that a simpler color pattern would blend more with the landscape. She said that she didn't know if the checkerboard pattern was good or bad, but that the wrong materials may make it stand out too much as the landscaping takes time to grow and suggested using wood louvers instead. After some discussion, the Board agreed that they preferred a more uniform color scheme, for aesthetic reasons and particularly so drivers won't get distracted. They also agreed that bright white should be replaced with something warmer. Chairman Caridi asked Mr. Dietz to provide new renderings with calmer facades. Mr. Dietz said he will return with renderings and a sample board revised to reflect the Board's comments.

Mr. Spence asked Mr. Galandauer if this would delay their construction timeline. Mr. Galandauer said that construction plans are underway and that the aesthetics will not be affected.

Meeting Minutes Approval

Member Dickman made a motion to approve the minutes of the May 12, 2026, Planning Board meeting. Member Doon seconded the motion and upon vote, all were in favor.

Member Doon motioned to adjourn the meeting at 8:32 p.m., seconded by Member Dickman and upon vote, all were in favor.