

The Planning Board of the Village of Montebello held a meeting on Tuesday, August 11, 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

Stan Shipley, Member
Marlo Dickman, Member
Joan Materna, Member
Nancy Doon, Member

OTHERS

Alyse Terhune, Asst. Village Attorney
Bryon Rose, Village Engineer
Bonnie Franson, Village Planner
Regina Rivera, Planning Clerk

ABSENT

Anthony Caridi, Chairman
Martin Spence, Village Engineer
Max Stach, Village Planner

GP 33 N. Airmont Rd LLC – PUBLIC HEARING continued

31-33 North Airmont Road, Montebello, NY 10901

Site Plan/Subdivision/ARB

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: Applicant's attorney, Michael Klein, Traffic Engineer Ron Reimann, Engineer Justin Lim and architect Chuck Deitz. Mr. Klein explained that they last adjourned pending submittals of correspondence from the DOT confirming their support for the traffic signaling, revised landscaping plans to screen the loading docks from the road, and a revised Part III to supplement traffic mitigation. He apologized to the Board for not getting the submittals more in advance before the meeting, explaining that the DOT letter arrived late in the afternoon the previous day. He added that they just received a letter from Orange & Rockland indicating that there is adequate infrastructure to service the project.

Based on these recent submissions, he continued, it is our belief that the project is ready for a Neg Dec. As requested at the last meeting, the architect is here to present for Architectural Review approval, and traffic engineer Ron Reimann is here too to answer additional questions, he said.

Vice Chairman Shipley asked the status of lot #7. For exposition, Mr. Klein explained that the right of way down the middle of the property was created in the 1960s to serve as access to each lot, and 400 Rella Boulevard owns part of lot #7. Since they have no need for or access to that lot, the owners' attorney promised that they will sign the abandonment documents shortly. While this could affect the project overall, it does not affect the current procedure, he added.

Village Engineer Bryon Rose reviewed the engineering report dated July 11, 2026, and said that there are no new comments.

Ms. Franson noted that the revised part III, along with the other submittals, was delivered only earlier today and recommended that more time was needed to review.

Vice Chairman Shipley opened the public hearing, but no one from the public was present to speak. Vice Chair Shipley asked if the NYS DOT will take over the design and syncing of the streetlight. Mr. Reimann said that they were working with the Ramapo Highway Department on the syncing, presently, and that the DOT recognizes the re-syncing is the best course of action since the applicant can't do anything about merging ingress and egress with owners of 29 North Airmont Road. That entity refuses to entertain the project, he said.

Ms. Franson advised that the public hearing remain open in favor of closing it at the next meeting and voting on a Neg Dec then. She added that Mr. Stach will prepare a draft Neg Dec for the next meeting.

Architectural review Board

Architect Chuck Dietz presented the renderings for architectural review and showed extra evergreens blocking the view of the loading docks from the road. The façade will be pre-cast concrete painted in three accent colors, beige, tan and a darker accent color for overhead doors. Softer elements will adorn the two story entrance with a wood screen, and, he continued, more windows and extra decorative features will be added to enhance the view of the building from Airmont Road. He then presented the materials board showing textures, facades and paint colors.

Vice Chair Shipley asked if the glass will be reflective. Mr. Deitz said they will be tinted instead, which is more energy efficient, and explained that the solar bronze glass provides an extra shad coefficient and will not reflect any light.

The Board generally had no comments and was pleased with the building's aesthetics. Ms. Terhune explained that ARB approval could not be issued until the site plan is approved.

The application and public hearing were adjourned to the September 8th meeting.

Board of Managers of Executive One Office Building—PUBLIC HEARING

Dr. Brad Ratsprethcher, 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.

Frank Ramabala represented the Applicant, the Board of Managers for Executive One. He summarized the project for a taxi pick up and drop off area on the eastbound side of Executive Boulevard to alleviate the problem of taxis and other cars backing down the wrong way, cars idling and blocking lanes, and pedestrians in the right-of-way. Additionally, the new office building across the street, 10 Executive Boulevard, has a cut-through in the island that allows cars to exit their parking lot in order to turn left onto the east bound-side of the road. That specific area is now very congested, and this proposal hopes to address that issue as well, he said.

Member Dickman made a motion to open the public hearing, seconded by Member Doon and upon vote, all were in favor. No one was present from the public to speak.

Mr. Rose discussed the last engineering memo issued on June 26th and noted that the only remaining request to the Applicant was to update the bulk table on the site plan to reflect the development coverage, even though they are well under the threshold of 65%. He suggested that the Board could condition any approvals tonight upon receipt of the table, or that it could be a condition for site plan signing by the Chairman.

Ms. Franson summarized Mr. Stach's comment letter dated August 10, 2026, and stated that, given the area's confusing traffic pattern, additional striping and signage are needed at the very least.. Per comment #5 of Mr. Stach's memo, she suggested that the Village traffic consultant look at the geometry of the drop-off lane. There followed a discussion about replacing a dedicated lane with a notch in the curbing, and other possible configurations, after which Ms. Franson recommended that the Applicant should take more time to consider alternate ways to achieve maximum safety and/or submit details on striping and signage.

The Board agreed to adjourn the public hearing and 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.

The architect, Chuck Deitz, presented revised renderings showing that the checkerboard patterns on the buildings were replaced with subtle, unified striping. And, since the Board was not happy with the stark colors from the previous renderings, the brightness was replaced with softer tones like taupe and cream. Finally, landscaping was added to the renderings for a gentler, more unified look to the surrounding grounds, he said.

Vice Chair Shipley noted that the new colors complement those of the proposed building at 31 North Airmont Road. Ms. Terhune asked for all the material and color specifications so she could draft an ARB resolution, then advised the Board that, if they were satisfied that the architect addressed all their previous comments from the last meeting, they could vote.

Member Dickman made a motion to grant architectural approval. Member Materna seconded the motion and upon vote, the motion passed unanimously.

July meeting minutes approval

Member Doon made a motion to approve the July 14, 2026, meeting minutes and to adjourn the meeting at 8:56 p.m. Member Dickman seconded the motions and upon vote, all were in favor.