

The Planning Board of the Village of Montebello held a meeting on Tuesday September 8, 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
Stan Shipley, Member
Marlo Dickman, Member
Joan Materna, Member
Nancy Doon, Member

OTHERS

Warren Berbit, Village Attorney
Bryon Rose, Village Engineer
Max Stach, Village Planner
Regina Rivera, Planning Clerk

ABSENT

Martin Spence, Village Engineer
Alyse Terhune, Asst. Village Attorney

Board of Managers of Executive One Office Building—PUBLIC HEARING continued
Dr. Brad Ratspetcher, 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 Rambala represented the Applicant, the Board of Managers for Executive One, and explained that at the previous meeting, the Planning Board asked for signage and striping to be added to the site plan to ensure vehicular and pedestrian safety. The site plan was revised to show a crosswalk between the sidewalks from the Hotel to the dropoff, as well as a stop sign at that location, and “No Left Turn” , “One Way” and “Do Not Enter” signs to discourage cars from accidentally entering the drop off area.

Mr. Stach recommended that the plan should be reviewed by the village traffic consultant, but the Chairman did not think that was necessary simply because they are not adding to the frequency of traffic. Member Materna suggested that the vegetation on the median island be maintained so that it does not block the signage.

Mr. Rose summarized his engineering review dated September 4, 2026, and explained that he spoke with the engineer, Paul Gdanski, about revising the bulk table to reflect development coverage per comment S-1. However, since the existing building is way under the limits of development, Mr. Rose suggested that the comment could be waived.

Likewise, Mr. Stach said that items A through F (see below) of his memo dated September 8th could be waived as well, given the previous discussion:

A. An area map at the same scale as applicable tax map. Area map must show all adjoining and adjacent properties within six hundred feet of the subject property, together with significant natural or man-made landmarks (watercourses, streets, wetlands, etc.) Existing zoning district and municipal boundaries within five hundred feet are to be shown on the area map.

B. Property boundaries and existing tax lot lines; and ownership of adjacent properties.

- C. Existing structures and uses located on site (the entire tax lot is not shown).*
- D. Approximate locations of existing structures and significant natural features, including watercourses and wetlands, within one hundred feet of site lot lines.*
- E. If the project is to be staged or phased, each stage or phase to be identified in order of planned development. Map note setting forth staging or phasing, including planned time spans, to be included.*
- F. If any landscaping or lighting is proposed, please provide a Landscaping and Lighting Plan Sheet. 9/2026*

Chairman Caridi opened the public hearing, but no one from the public was present. Member Materna made a motion to close the public hearing, seconded by Member Dickman and upon voting, all were in favor.

Member Dickman made a motion to waive Mr. Stach's comments A through F of his September 8, 2026, review memo. Member Doon seconded the motion and upon vote, all were in favor.

Chairman Caridi noted that three conditions of Mr. Stach's memo will be part of the final approval: Comment #2 regarding the maintenance and/or removal of shrubs in the center median for better visibility, Comment #3 regarding the striping, location and angle of the crosswalks and signage, and Comment #4 recommending a connection of the existing sidewalks. Mr. Rose said that these comments are the purview of the Village Engineer's office and will be dealt with during the check print approval process.

No one having further comments, Member Dickman made a motion to approve the Site Plan with the aforementioned conditions. Member Doon seconded the motion and upon vote, the motion passed unanimously.

Resolution PB04 of 2026
Village of Montebello Planning Board Granting Amended Site Plan Site Plan Approval to
Construct a Dedicated Taxi Drop-off and Pick-up Area at 1 Executive Boulevard
Section 55.07, Block 1, Lot 4.2050

Location of property and applicable zoning law. The lot that is the subject of this approval is located at 1 Executive Boulevard in the Village of Montebello, New York and is identified on the Tax Map as SBL 55.07-1-4.2050 (the "Property"). The Property is in the Laboratory Office District ("LO") zoning district. Use group "J" bulk regulations apply. The Property is located on the south side of Executive Boulevard, the west side of North Airmont Road, and the north side of the NYS Thruway (Routes I-87/287).

Current application. By application dated April 29, 2026, the President of the Board of Managers of Executive One Office Building, Dr. Brad Ratsprecher, applied for an amended site plan approval to construct a dedicated taxi drop-off and pick-up area with pedestrian ramp access to the building at the westerly driveway entrance. No other changes were proposed either to the use, the building, or the lot.

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 August 6, 2026, concluding that the proposed action had no significant county-wide or inter-community impact under New York.

Public hearing. A duly noticed public hearing was convened on August 11, 2026, and continued on September 8, 2026. No verbal or written comments were received, and the public hearing was closed.

State Environmental Quality Review Act (“SEQRA”). The Planning Board determined that this was a Type 2 action under SEQRA regulations 6 NYCRR §617.5(c)(9), “construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.” No further SEQR review was required.

Deliberation and waiver. 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 approval. On a motion by Member Dickman, seconded by Member Doon, the Planning Board voted unanimously to waive the submission requirements contained in § 146-7, “Site development plan specifications,” specifically A(2), (3), (7), (8), (15), and C, as set forth in the Village Planner’s September 8, 2026, comments A through F.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board grants amended site plan approval to construct a dedicated taxi drop-off and pick-up area with pedestrian ramp access to the building at the westerly driveway entrance property located at 1 Executive Boulevard, Village of Montebello, New York, identified on the Tax Map as SBL 55.07-1-4.2050, as shown on:

1. Application and narrative, dated April 29, 2026, prepared by Francis A. Rambala Jr., as agent for the President of the Board of Managers of Executive One Office Building, Dr. Brad Ratsprecher.
2. Site Plan prepared by Paul Gdanski, P.E., dated November 5, 2025, last revised August 21, 2026.
3. Comments, Martin K. Spence, P.E., Village Engineer, last updated June 26, 2026.
4. Comments, Max Stach, AICP, and Gerard Chesterman, Planner, Nelson + Pope, last updated September 8, 2026.

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

1. The above recital paragraphs are incorporated herein by reference.
2. Compliance with Comments 2, 3 and 4 contained in the Village Planner’s September 8, 2026, memorandum, as approved by the Village Engineer during the check print review process.
1. 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 Doon, Chairman declared the Resolution of Approval duly issued upon the following Planning Board vote:

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>	—	—

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.

The Applicant's attorney, Michael Klein, and engineer Justin Lim were present. Mr. Klein said that he hoped that the Board closes the public hearing and adopts the Neg Dec at this meeting. He added that shortly before this meeting, they finally received communication from the New York State DOT indicating their approval of the project, as well the "willingness to serve" correspondence from Orange and Rockland, and that he looks forward to discussing the next steps.

Member Shipley asked the status of the agreement with 400 Rella LLC, owners of the paper road, Lot #7. Mr. Klein assured him that there will be a written and signed approval ahead of the October meeting, but that it is not an obstacle to the issuance of a Neg Dec. Mr. Stach agreed and added that it does not have much to do with SEQR or any environmental issues.

Mr. Stach said that there were several atypical conditions in the County GML dated April 9, 2026. Mr. Klein said that the Applicant will either agree to satisfy or to consider implementing, but only if needed, and the rest can be accepted as statements of fact. Mr. Stach said that he will determine which comments are directives and which are suggestions.

Mr. Rose was asked if there were further engineering comments, and he replied that there was nothing new, only some comments from his July 10th memo that are outstanding pending further submittal.

Chairman Caridi opened the public hearing. No one wishing to speak, member Dickman made a motion to close the public hearing, seconded by Member Materna. Upon vote, the motion passed unanimously.

Member Shipley made a motion to accept and adopt a Neg Dec. Member Doon seconded the motion and upon vote, all were in favor.

Mr. Klein said he wished to adjourn to the November meeting, so they have time to submit a final plan for Subdivision, Site Plan and ARB approvals, and for 400 Rella to relinquish their right of way. Mr. Stach reminded him that the default for a subdivision is sixty days from the closing of the public hearing and advised that they could extend the sixty days from the moment of the re-submittals. Mr. Klein said that he will request that if necessary. The Board agreed to keep them on the October agenda for an adjournment to November.

Brandon & Mari Konikoff

71 Viola Road, Montebello, NY 10901

Tree Planting Plan

Application of Brandon & Marie Konicoff, 71 Viola Road, Montebello, NY 10901 for a tree planting plan to replace the removal of twenty-seven trees. The parcel is located on the west side of Viola Road at the intersection of Spook Rock Road in the Village of Montebello and is shown on the Ramapo Tax Map as Section 49.05, Block 1, Lot 14 in the RR-50 Zone.

The attorney, Michael Konikoff, was present, as were the Applicants, Brandon & Marie Konikoff. Mr. Konikoff presented the planting plan showing thirty new trees along the eastern side of the property on Spook Rock Road. He explained that, though nineteen trees were removed without a permit, the plan almost doubles that number.

Mr. Stach asked him to include the types and caliper of trees on the plan. Mr. Rose asked them to show which trees were removed. Member Dickman noted that the application states twenty seven trees were removed, and Mr. Konikoff clarified that eight of those were removed “as-of-right.”

After some discussion, Chairman Caridi explained that the Planning Board cannot approve a planting plan until the Historic Preservation and Parks Commission [HPPC] issues a Certificate of Appropriateness, per Sec. 195-64.1 of the Village Code because the property lies along two Scenic and Historic Roadways

The Board agreed to keep the Application on the agenda until they received their Certificate of Appropriateness.

August meeting minutes approval

Member Dickman made a motion to approve the August 11, 2026, meeting minutes, Member Doon seconded the motion and upon vote, all were in favor.

Other Business—Stonehedge Heights Subdivision

The Stonehedge Heights subdivision plat was filed with the Rockland County Clerk’s office without the street name. As a result, County Emergency Services cannot issue any street number addresses until the Village approves the name: STONEHEDGE ROAD.

The Planning Board was polled via email with everyone in favor of the street name and must now ratify the results. Chairman Caridi wanted to be sure that other than the name, all was in order. Mr. Rose said that the only thing outstanding is the final wearing surface of the road, and that all other improvements for the road are complete.

Member Materna made a motion to accept the name Stonehedge Road, seconded by member Dickman and upon vote, all were in favor.

On a motion from Member Shipley, the meeting was adjourned at 8:02 p.m. Member Materna seconded the motion, and all were in favor.