

Executive One office building is proposing to create a dedicated taxi drop-off and pickup area at the lower entrance of Executive One office building located at One Executive Boulevard, Montebello, New York. This area, designed by our engineer Paul Gdanski of P.E. PLLC, will be separate from Executive Boulevard and limited exclusively to taxi drop-offs and pickups— there will be no parking spaces allowed in this area

Residents or visitors arriving by taxi will be able to exit directly in this space and walk up a ramp system to the existing walkway, providing easy access to the dental office suite in units 108, 109, and 103 owned by Akiva Burson. This improvement aims to enhance safety and accessibility for patients while maintaining clear traffic flow on Executive Boulevard as well as the new cut through areas of Executive Boulevard Island where the new development across the street from one Executive is located. This will eliminate any congestion or possible accidents or death to someone who might be parked while dropping off clients or picking up clients on Executive Boulevard with cars coming from two different directions. This plan we feel will be the best possible solution to an existing safety concern of those who travel and do business on Executive Boulevard. We appreciate your consideration and support of this renovation.

12
copies

APPLICATION REVIEW FORM

PART I

VILLAGE OF MONTEBELLO

Date 4/29/26

Please check all that apply:

☒ Planning Board	☐ Village Board
☐ Zoning Board of Appeals*	☐ Historic Preserv. Comm.
*(Fill out Part II of this form)	
☒ CDRC	☐ Architectural Review Board
☐ Subdivision	☐ Number of Lots
☐ Site Plan	☐ Informal
☐ Architectural Review	☐ Preliminary
☐ Stream and Wetlands Permit	☐ Final
☐ Special Permit	☐ Cert. of Appropriateness
☐ Zoning Code Amendment	☐ Zone Change
☐ Variance	☐ Other _____

Project Information

Project Name: PROPOSED EXECUTIVE ONE DROP OFF LANE

Tax Map Designation:

Section 55.07 Block 1 Lot(s) 4.2050
Section _____ Block _____ Lot(s) _____

Location: On the Southwest side of Executive Blvd.,
0 feet at N. AIRMONT RD in the
Village of Montebello.

Street Address: ONE EXECUTIVE BOULEVARD

Acreage of Parcel 1.95 Zoning District LO

School District SUFFERN CENTRAL S.D. Postal District SUFFERN 10901

Fire District TALLMAN F.D. Ambulance District RAMAPO VALLEY

Water District VEOLIA WATER Sewer District ROCKLAND #1

RESET FORM

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Project Description: (If additional space required, please attach a narrative summary.)

SEE ATTACHED NARRATIVE

If subdivision:

- 1) Is any variance from the subdivision regulations requested? NO
- 2) Is any open space being offered? NO If so, what amount? _____
- 3) Is this a standard or average density subdivision? NONE

If site plan:

- 1) Total size of building(s) in square feet N/A APPROX 26,815 sq ft.
- 2) Proposed addition NO

If special permit, list special permit use and what the property is proposed to be used for.

Environmental Constraints:

Are there slopes greater than 15%? NO

Are there streams, flood plains, lakes, or other land under water on the site? _____

If yes, please provide the names. _____

Are there wetlands on the site? _____

If yes, please provide the names and type. _____

If yes to any of the above, please indicate the amount and show the gross and net area per section 195-14.A. _____

****SHOW ENVIRONMENTAL CONSTRAINTS ON SEPARATE DRAWINGS.****

Project History: Has this project or property ever been reviewed before? NO

If so, provide a narrative, including the list case number, name, date, and the board(s) that reviewed it, together with the status of any previous approvals.

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List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

General Municipal Law Review:

This property is within 500 feet of (Check all that apply):

☐ State or County Road	☐ State or County Park
☒ New York State Thruway	☐ County Stream
☒ Municipal Boundary	☐ County Facility

List name(s) and/or numbers of facility(ies) checked above. AIRMONT

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

Referral Agencies:

☒ RC Highway Department	☐ RC Division of Environmental Resources
☐ RC Drainage Agency	☐ RC Dept. of Health
☐ NYS Dept. of Transportation	☐ NYS Dept. of Environmental Conservation
☒ NYS Thruway Authority	☐ Palisades Interstate Park Comm.
☐ Adjacent Municipality	

Contact Information

BOARD OF MANAGERS OF EXECUTIVE ONE OFFICE BUILDING

Applicant: PRESIDENT. DR. BRAD RATSPRECHER Phone # _____

Address _____ Email: accesshealthchiro@gmail.com
Street Name & Number (Post Office) State Zip code

Property Owner: % ANCHWAY PROPERTY MANAGEMENT Phone # 845-928-3343

Address P.O. BOX 454 CENTRAL VALLEY NY 10917 Email: Info@Anchwaypm.com
Street Name & Number (Post Office) State Zip code

Engineer: PAUL GDANSKI PE PLLC Phone # 917-418-0999

Address 3512 WHITTIER COURT MANHATTAN NJ 07430 Email: Pgski@earthlink.net
Street Name & Number (Post Office) State Zip code

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Surveyor: _____ Phone # _____

Address _____ Email: _____
Street Name & Number (Post Office) State Zip code

Architect: _____ Phone # _____

Address _____ Email: _____
Street Name & Number (Post Office) State Zip code

Attorney: _____ Phone # _____

Address _____ Email: _____
Street Name & Number (Post Office) State Zip code

Contact Person: Frank Rambla Phone # 551-265-4254

Address _____ Email: FRANKR@ARCHWAYPH.COM
Street Name & Number (Post Office) State Zip code

TO ALL APPLICANTS - YOU MUST SEND COPIES OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____.

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Owners of Nearby Properties

The following are all of the owners of property within five hundred (500) feet of the subject premises (you may attach a list):

SECTION/BLOCK/LOT	NAME	ADDRESS
5507 4.2056	EXECUTIVE ONE OFFICE BLDG	ONE EXECUTIVE BLVD. MONTRELL N.Y

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Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:

FRANCIS A. RAMBALA JR, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Village of Montebello, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

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York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Village of Montebello in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee None
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of

these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

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4. Reimbursement for Professional Consulting Services. I understand that the Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the Village and each such consultant for the cost of such consultant services upon receipt of the bill.

I agree to establish an escrow account with the Village of Montebello from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Village. Any additional sums needed to pay the Village's consultants shall be paid prior to final action on the application. The Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Village.

Applicant's Signature

Print Applicant's Name


Fabrice A. RUMBALA JR.

SWORN to before me this

29th day of April, 2026


Notary Public

REGINA RIVERA
Notary Public, State of New York
Reg. No. 01R6378536
Qualified in Rockland County
Commission Expires July 30, 2026

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Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:

I, DR. BRAD RATSCHKE being duly sworn, hereby
depose and say that I reside at: ONE EXECUTIVE BLVD SUITE 205

in the county of ROCKLAND in the state of NEW YORK.

I am the (* CONDO BOARD PRESIDENT) owner in fee simple of premises located at:
ONE EXECUTIVE BLVD

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID# _____.

Said premises have been in my/its possession since _____. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 5507 block 1 lot(s) 4,2050.

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

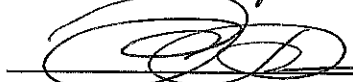
Owner's Signature

Mailing Address

ONE EXECUTIVE BLVD
SUITE 205
MONTICELLO, NY 10901

SWORN to before me this

29th day of April, 2026


Notary Public

REGINA RIVERA
Notary Public, State of New York
Reg. No. 01R16378536
Qualified in Rockland County
Commission Expires July 30, 2026

**If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.*