

Abe Kohn
17 Sterling Forest Lane
Suffern, NY 10901

Date: December 3, 2025

Village of Montebello Zoning Board of Appeals
1 Montebello Road
Montebello, NY 10901

Re: Updated Submission – 17 Sterling Forest Lane (Tax Lot 48.11-1-13)

Dear Members of the Zoning Board of Appeals,

Please find enclosed the updated plans and narrative for my application at 17 Sterling Forest Lane, submitted in response to the Board's comments at the previous hearing.

The revisions include:

- Improved readability of the site plan
- Addition of a legend
- Clear marking of the temporary construction entrance on Highgate
- Revision of the foundation design to provide slab on grade construction

A summary of revisions is included for convenience. No changes have been made to the previously submitted variance table.

Thank you for your time and consideration.

Sincerely,
Abe Kohn
Applicant

SUMMARY OF REVISIONS

17 Sterling Forest Lane – Updated Submission

Tax Lot 48.11-1-13

Date: December 3, 2025

The following updates were made in direct response to the Board's comments:

1. Improved Site Plan Readability

- Property lines and setbacks have been redrawn with darker, heavier lines.

2. Added Legend

- A full legend has been added.

3. Labeled Temporary Construction Entrance

- The existing STAV/Highgate access point is now clearly labeled as a Temporary Construction Entrance.

4. Foundation Revision

- The portion of the project area previously shown as crawl space on the architectural plans has been revised to slab-on-grade construction for consistency and clarity.

UPDATED NARRATIVE SUMMARY

Zoning Board of Appeals – Village of Montebello

Applicant: Abe Kohn

Property: 17 Sterling Forest Lane, Suffern, NY

Tax Lot: 48.11-1-13

Date: December 3, 2025

Subject: Updated Narrative Submission in Response to ZBA Comments

This narrative accompanies the updated plans submitted in response to the Board's comments at the previous hearing and provides clarification on the revisions made.

1. Clearer Site Plan & Darkened Dimension Lines

The site plan has been updated with darker lines for property boundaries and setbacks.

2. Addition of a Site Plan Legend

A complete legend has been added.

3. Identification of the STAV / Highgate Temporary Construction Entrance

The existing STAV/Highgate entrance is now clearly labeled as a Temporary Construction Entrance, as requested by the Board.

4. Foundation Revision

The portion of the project area previously shown as crawl space on the architectural plans has been revised to slab on grade construction for consistency and clarity.

Conclusion

All revisions reflect the items raised by the Board at the previous hearing.

No zoning or dimensional changes were made.

I respectfully submit the updated plans and narrative for the Board's continued review.

Sincerely,

Abe Kohn

Applicant