



Dear Village of Montebello,

We are writing on behalf of our client, regarding the planned removal of several trees on their property located at 9 emerald

After a thorough evaluation, we have determined that the trees in question are predominantly weak pine trees. These trees pose safety concerns due to their instability, particularly because they are located near the pool area. The potential risk of falling branches or trees presents a hazard to the residents and their guests.

Amount of trees to be removed

33 pine trees

1 black cherry

1 ash

1 maple in front

To address these safety concerns, the weak pine trees will be removed. In alignment with our client's commitment to preserving the property's natural landscape, Approximate 52 new green giants 4-5 feet the height and 5 feet oc, arborvitae will be replanted in their place. These trees are known for their durability, dense foliage, and ability to provide effective privacy and windbreaks.

This planned replanting ensures that the property remains visually appealing while prioritizing safety and environmental stewardship.

Should you need further information or wish to conduct an inspection, please feel free contacting me,

Abraham Fromowitz

845-828-6383

RECEIVED

FEB 14 2025

VILLAGE OF MONTEBELLO
Planning & Zoning Clerk

APPLICATION REVIEW FORM

PART I

VILLAGE OF MONTEBELLO

Date 02/14/25

Please check all that apply:

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Village Board
<input type="checkbox"/> Zoning Board of Appeals*	<input type="checkbox"/> Historic Preserv. Comm.
<i>*(Fill out Part II of this form)</i>	<input type="checkbox"/> Architectural Review Board
<input type="checkbox"/> CDRC	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Number of Lots
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Informal
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Stream and Wetlands Permit	<input type="checkbox"/> Final
<input checked="" type="checkbox"/> Special Permit	<input type="checkbox"/> Cert. of Appropriateness
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other _____

Project Information

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Project Name: 9 emerald ln

VILLAGE OF MONTEBELLO
Planning & Zoning Clerk

Tax Map Designation:

Section 392617 Block 48.08 Lot(s) 1-36

Section _____ Block _____ Lot(s) _____

Location: On the North side of Emerald Lane,
0 feet of Diamond Court in the

Village of Montebello.

Street Address: 9 emerald ln

Acreage of Parcel 1.13 Zoning District RR-50

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

APPLICATION REVIEW FORM

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

N/A

General Municipal Law Review:

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

<input type="checkbox"/> State or County Road	<input type="checkbox"/> State or County Park
<input type="checkbox"/> New York State Thruway	<input type="checkbox"/> County Stream
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Facility

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

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:

<input type="checkbox"/> RC Highway Department	<input type="checkbox"/> RC Division of Environmental Resources
<input type="checkbox"/> RC Drainage Agency	<input type="checkbox"/> RC Dept. of Health
<input type="checkbox"/> NYS Dept. of Transportation	<input type="checkbox"/> NYS Dept. of Environmental Conservation
<input type="checkbox"/> NYS Thruway Authority	<input type="checkbox"/> Palisades Interstate Park Comm.
<input type="checkbox"/> Adjacent Municipality _____	

Contact Information

Applicant: Daniel nacca Phone # 845-520-1010
Address 3 todd ct airmont ny Email: naccadaniel@gmail.com
Street Name & Number (Post Office) State Zip code

Property Owner: Israel weinberger Phone # 718-781-8554
Address 9 emerald ln Email: sruly@primepiping.com
Street Name & Number (Post Office) State Zip code

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

APPLICATION REVIEW FORM

Surveyor: ANTHONY R. CELENTANO Phone # 845-429-5290
Address _____ Email: naccadaniel@gr
St. ROSMAN ROAD, HIELLS, N.Y. 10984 (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: Daniel Nacca Phone # 845-520-1010
Address 3 todd ct airmont ny Email: naccadaniel@gmail.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 _____.

APPLICATION REVIEW FORM

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):

[illegible]

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

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

Daniel Nacca, 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

APPLICATION REVIEW FORM

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.

APPLICATION REVIEW FORM

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 Daniel Nacca

SWORN to before me this
day February, 2025

Hannah Ross

Notary Public

Hannah Ross
Notary Public, State of New York
No. 01RO6321562
Qualified in Rockland County
Commission Expires March 23, 2027

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)

County of Rockland) SS.:

I, Israel weinberger being duly sworn, hereby
depose and say that I reside at: 9 emerald ln

in the county of Rockland in the state of NY.

I am the (* Property) owner in fee simple of premises located at:
9 emerald ln

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 2024. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 392617 block 48.08 lot(s) 1-36.

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.

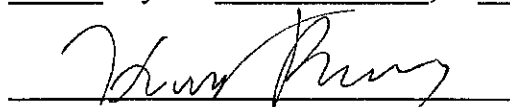
Owner's Signature



Mailing Address

9 emerald ln
Montebello, NY 10901

SWORN to before me this
16 day of January, 2025


Notary Public

this notarial act involved a remote online
appearance through use of communication technology
Notarized online using audio-video communication

HIRSCH ROSENZWEIG
Online Notary Public
State of New York
Rockland County
Commission #: 01RO0002288
Commission Expires: 03/06/2027

**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.*