

**VILLAGE OF MONTEBELLO  
PLANNING BOARD MEETING  
OCTOBER 14, 2008**

The Village of Montebello Planning Board meeting was called to order by the Chairman, Al Rubin at 7:38 p.m. on Tuesday, October 14, 2008. The meeting was held at Village Hall, One Montebello Road in the Village of Montebello, New York 10901.

PRESENT

Al Rubin, Chairman  
  
Jane Burke  
Michael Iatropoulos  
Tom Campbell  
Anthony Caridi  
Ralph Alfonso, Alternate

OTHERS

Martin K. Spence, Village Engineer (arrived 10 p.m.)  
Robert Geneslaw, Village Planner  
Ira Emanuel, Deputy Village Attorney  
Carol Adduce, Clerk

Motion to approve the September 9, 2008 minutes.

MOTION: Michael Iatropoulos

SECOND: Ralph Alfonso

VOTE: Unanimously accepted.

Chairman Rubin welcomed new member, Anthony Caridi to the Board.

**Weinberger Subdivision - Public Hearing Continued  
Final Subdivision**

Application of George Weinberger, 1757 East 23<sup>rd</sup> Street, Brooklyn, NY 11229 for an approval of a Final Plat for a subdivision entitled "Weinberger Subdivision" consisting of 84.25 acres of which approximately 17.62 are wetlands. The subject property is located on the south side of Grandview Avenue approximately 900 feet east of Spook Rock Road and west of Martha Road and is known and designated on the Ramapo Tax Map as Section 41.13 Block 2, Lots 5 and 6 and Section 41.17, Block 1, Lots 5 and 6 in a RR-50 Zone

At the applicants request, the public hearing was adjourned to the November 3, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

**Stonehedge Farms - Public Hearing Continued  
Preliminary Plat**

Application of Joon Management, 130 East Route 59, Spring Valley, New York 10977 for approval of a Preliminary Plat entitled "Stonehedge Farm" consisting of 11 lots from 16.68 +/- acres located on the east side of Spook Rock Road approximately 500 feet south of Topaz Court in the Village of Montebello, which is known and designated on the Ramapo tax Map as Section 49.13 Block 1 Lot 13 in an ER-80 Zone (Rural Preservation Overlay District)

At the applicant's request, the public hearing was adjourned to the November 3, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Anthony Caridi

VOTE: Unanimously accepted. **9 Bayard Lane - Public Hearing**

## **Wetlands Permit**

Application of Dominick R. Pilla, 23 Depew Avenue, Nyack, New York 10960 for approval of a Wetlands Permit entitled "9 South Bayard Lane" consisting of .76 +/- acres located on the south side of Bayard Lane approximately 389 feet from the intersection of Haverstraw Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.10, Block 1, Lot 76 in a R-35 Zone.

At the applicant's request, the public hearing was adjourned to the November 3, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

## **Monsey Jewish Center - Amended Site Plan**

Application of Monsey Jewish Center, 201 Route 306, Monsey, NY 10952 for approval of an Amended Site Plan (for the relocation of the fieldstone wall) entitled Monsey Jewish Center consisting of 5.53 +/- acres located on the west side of Montebello Road approximately 1,000 feet north of Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.19, Block 1, Lots 48 and 49 and Section 55.07, Block 1, Lot 1 in a RR-50 Zone.

Present: Stuart Strow, PE, representing the applicant

Mr. Strow stated that when they were before the Planning Board previously, there was a discussion regarding the relocation of the stone wall behind the designated street line of Montebello Road, but it was not reflected on the final map. He said the wall would be a maximum of 4 feet high and almost 20 feet back, because of the designated street line. The wall will be constructed from the original rocks on the site and there will be no mortar used. Mr. Strow presented a detail of what they are proposing.

Discussion regarding other rock walls in the Village.

Review of Martin K. Spence's memo dated October 14, 2008.

Member Campbell stated that he is okay with the wall but, he preferred more of a rubble look rather than a constructed look and he would like that the wall not be any higher than 4 feet and not any lower than 3 feet. He stated that he agreed with Martin Spence's three comments that he made in his memo of October 14, 2008.

The Board was polled and they were all in favor of the wall as presented.

Chairman Rubin read Martin Spence's three comments and wants them to be part of the approval.

Discussion regarding comment three in the memo specifically the mitigation for three trees that were removed (shown to remain) at the northeast property corner as well as landscaping along the frontage.

Chairman Rubin stated that a plan is needed for the mitigation of the three trees that were removed. He said that he would like a plan of the area showing the planting of three deciduous trees (3 inch caliper) and three non-deciduous trees (no White Pines), preferable Spruce trees because there is more coverage and they should not be less than 8 ft. in height and planted in the location of where they were removed. He suggested speaking to Mr. Spence regarding the type of non-deciduous trees.

Mr. Strow stated that the trees that were removed were in the designated street line. He said the new trees will have to be planted just behind the wall.

Motion to accept the proposed resolution granting an amendment to the Final Site Plan entitled "Monsey Jewish Center", dated January 23, 2007, last revised April 9, 2007, consisting of 7 sheets, and 1 sheet showing detail of fieldstone wall dated October 13, 2008, known on the Town of Ramapo Tax Map as Section 49.5, Block 1, Lot 15, subject to seven conditions, so stated in the appended resolution.

MOTION: Tom Campbell

SECOND: Michael Iatropoulos

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

**Resolution PB-12 of 2008  
Granting Approval of an Amendment to a Final Site Plan Entitled  
"Monsey Jewish Center"**

WHEREAS, an application for approval of an amendment to a Final Site Plan entitled "Monsey Jewish Center," consisting of 7 sheets, dated January 23, 2007, and last revised April 9, 2007, has been presented by Monsey Jewish Center; and

WHEREAS, said amendment is intended to correct a deficiency in the approved Final Site Plan, to wit, to show the location and detail of a stone wall running along the Montebello Road frontage which was to be removed and relocated as part of the project; and

WHEREAS, said amendment is consistent with the general policies of this Board and with the specific intent of this Board in granting the original approval; and

WHEREAS, pursuant to this Board's authority, the amendment is found to be sufficiently minor to warrant waiving the requirement of a public hearing.

NOW, THEREFORE, be it

RESOLVED, that the amendment to the approved Final Site Plan entitled "Monsey Jewish Center," dated January 23, 2007, last revised April 9, 2007, consisting of 7 sheets, affecting premises known as Section 48.19, Block 1, Lot 48 and 49, and Section 55.07, Block 1, Lot 1 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. The stone wall shall be rebuilt along the Montebello Road frontage of the premises, on the southerly side of the designated street line of Montebello Road. No portion of the stone wall shall be within the right of way of Montebello Road or within the area shown to be dedicated to the Village of Montebello. The stone wall shall connect with the existing stone wall located along the easterly side lot line.

2. The stone wall shall not be less than three feet, nor exceed four feet, in height.

3. A drawing consistent with the foregoing shall be presented to, and approved by, the Village Engineer prior to construction of the stone wall. Said approved drawing shall constitute the amendment to the final site plan hereby approved.

4. Applicant shall comply with the recommendations in the October 14, 2008, memorandum of the Village Engineer.

5. Applicant shall plant three deciduous trees (3-inch caliper at breast height or greater), and three spruce trees (8 feet tall or higher), in approximately the same relative locations as those

trees which had been improperly removed along the Montebello Road frontage, but behind the Designated Street Line.

6. All conditions of the final site plan approval granted by this Board for the premises.

### **R & KG Homes - Public Hearing Continued Preliminary Subdivision**

Application of R.F. Gittens, Architect, P.E., 470 Mamaroneck Avenue, Suite 201, White Plains, New York 10605 for approval of a 2 lot subdivision entitled R & KG Homes consisting of 2 lots from 6.7854 +/- acres located on the south-east side of Viola Road and the corner of Route 202 in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.07, Block 1, Lot 30.2 in a RR-50 Zone

Present: Rodney Gittens, Applicant  
Karen Gittens, Applicant

Mr. Gittens stated that he has identified the wetlands boundary as established by NYS DEC in April 2007.

Discussion regarding the demarcation of the Village Law 100 ft. regulated area of the wetland which is different from the NYS DEC.

Chairman Rubin stated that the Board still needs a line on the map showing the 100 ft. regulated area from the line of the wetland. He said according to recent letters from NYS DEC there are changes to the wetlands demarcation based on current conditions as they exist, which means it is different from what it was in 1990. He said the Village Engineer is not here tonight to discuss this in detail, but one of the Board's major concerns, obviously, is the potential disturbance of anything in the wetlands.

Mr. Gittens read the code definition and requirements for a regulated area.

Messrs Emanuel and Spence will review the language to make sure it conforms.

Mr. Gittens stated that he would like to build a cape style house and showed pictures of similar narrow homes in the Village.

Chairman Rubin stated this is a large lot and many of the trees have died because of whatever was in the fill that was put in on part of the land. The proposed house is to be 19 ft. by 65 ft. Is there anyway more landscaping could be put in because this is a very large, open lot with a small house.

Mr. Gittens stated that he could add some more landscaping.

Discussion regarding the change in demarcation of the wetlands.

Chairman Rubin stated evidently there was a revalidation on April 2, 2007 and Mr. Spence will check into this. He said he is concerned for protecting the environment, especially the Wetlands and Mahwah River. He noted the Village has a Local Law providing for this protection. He noted that the Mahwah River an intermittent stream and believes that this condition was not reported appropriately on the applicants map.

Mr. Emanuel said that he wanted to bring to the Board's attention a couple of things with respect to the Zoning Code. Mr. Spence points out in his letter that there is an encroachment into the front yard along Viola Road, bringing it down from a requirement of 50 ft. to 30 ft. and the map also shows that the zoning area after deducting for the flood plain brings the lot area down for zoning purposes to 29,000 ft. in a zone that requires 50,000 ft.

Member Burke stated that in a letter from the Rockland County Drainage Agency, they suggest that the U.S. Army Corp of Engineers be contacted and request that they make a jurisdictional

determination regarding the proposed activity. Member Burke asked that Mr. Gittens follow up with this.

Mr. Gittens said that he knows that he has a lot of follow up to do and understands that he has to go to the Rockland County Drainage Agency, Rockland County Sewer Agency and the Rockland County Highway Department, however, he said he would like to have a SEQR determination, then meet with the Zoning Board of Appeals to see if he could get variances for the required front yard and minimum lot area.

Member Burke stated that she would also like to see something from the US Army Corp of Engineers.

Chairman Rubin stated that the applicants map may not be correct in identifying the areas protected under Village Law.

Mr. Emanuel read Section 191-4 from the code into the record.

**§ 191-4. Regulated activities.**

Except as provided in § 191-5 of this chapter, it shall be unlawful to conduct, directly or indirectly, any of the following activities upon any wetland, water body or watercourse or within 100 feet of the boundary of any wetland, water body or watercourse unless a permit is obtained from the Planning Board pursuant to the requirements of this chapter:

- A. Permit required. It shall be unlawful for any person without a written permit or permit waiver issued by the Village to alter the following:
- (1) Any freshwater wetland 1/10 acre or larger or vernal pool.
  - (2) Any area within 100 feet of a freshwater wetland or vernal pool.
  - (3) Any watercourse or water body shown as a blue line on the U.S. Geological Survey quadrangle maps.
  - (4) Any area within 50 feet of a natural intermittent watercourse or stream that is running at least three months per year.

Mr. Emanuel stated that it appears that it would be governed by #3. He said the U.S. Geological Survey quadrangle maps should be checked to see if the Mahwah River is shown as a blue line. He said, if that is the case, that would be 100 feet not the 50 feet that is shown now.

Member Caridi stated that he was wondering if there was going to be a basement and what type of footings will be constructed? He said in the last 10 years, there have been instances where the volume of water has been so heavy coming down the road that that river has well overflowed its banks and crept up that embankment.

Mr. Gittens stated that he is out of and above the flood plain and there are no special footings required. He said the requirement is that they have to be 2 feet above and the entry floor is 327.5 which is 3 feet above 324.5 which is the flood plain elevation.

Chairman Rubin stated that more information was needed because the Board is concerned for any environmental issues. He said the Board needs to know if the Mahwah River is described as a blue line or intermittent stream or watercourse. He said that he wanted to do what is right for the applicant and the Village.

Motion to adjourn the public hearing tot he November 3, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Chairman Rubin requested Messrs. Emanuel and Spence to research the information and send a memo to the Board and Mr. Gittens

**Valley National Bank - Public Hearing Continued**  
**Site Plan**  
**ARB**

Application of Valley National Bank, 1720 Route 23, Wayne, New Jersey 07470 for approval of a Site Plan entitled Valley National Bank - Montebello consisting of 1.56 acres located on the west side of Hemion Road approximately 500 feet north of Route 59 in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.10, Block 1, Lot 5.2 in a VC Zone.

Present: John Tobin, Project Manager  
John Russo, PE, Lanc & Tully PC  
David Higgins, Lanc & Tully Engineering  
John Costa, Esq.  
Robert Ring, Architect, Stern & Ring Associates  
Douglas Fullerton, Landscape Architect

Mr. Russo stated that he believes they have addressed all the comments made and revised the map notes on the new plan. He said they have submitted plan to Rockland County Department of Public Works and are now waiting for their comments; they have contacted United Water and received a willingness to serve letter, but we are waiting for them to sign off on the plan before going to the Rockland County Health Department.

Review of John L. Sarna's updated Traffic Report dated October 2, 2008.

Discussion regarding making the access road a right turn only because of the possibility of cars stacking up trying to turn into the site.

Chairman Rubin suggested changing the easterly drive to one entering lane only.

The applicant agreed.

Mr. Fullerton described the landscaping. He said there will be extensive (800) perennial plantings, a lot of rolling lawn area, trees, the sign will be landscaped with flowers and shrubs, everything is easily maintained especially in the winter.

Discussion regarding lighting on site, in back parking area and the ATM, which is on 24 hours.

Mr. Russo stated that most of the area ranges from 1 - 2 ft. candles and upwards of 2 \_ ft. candles in some areas.

Discussion regarding signage.

Mr. Russo stated that the maps were revised after the last CDRC meeting and the revision date of the latest map is September 25, 2008. This map includes all comments made from CDRC and the last Planning Board meeting.

Mr. Ring reviewed the changes that were made. He said they removed the bank name from all the directional signs. Mr. Ring stated that he reviewed the Sign law and they are proposing a sign that is 28 square feet for a total of 56 square feet, 15 feet high.

Mr. Ring stated that they are proposing a pylon sign with a stone base with plantings around it.

Mr. Geneslaw will check the code to see what is allowed.

Mr. Emanuel stated that the Board could grant a conditional approval subject to the professionals checking the code, and if the dimensions of the sign are not okay, the applicant can go before the CDRC first and then go back before the Planning Board.

Review of John Sarna's Traffic Report dated October 2, 2008.

Applicant will speak with the Tallman Fire Department to see if striping is necessary.

The public hearing was opened.

No one from the public spoke

Motion to close the public hearing.

MOTION: Al Rubin

SECOND: Michael Iatropoulos

VOTE: Unanimously accepted.

Motion to approve a Negative Declaration (appended)

MOTION: Al Rubin

SECOND: Michael Iatropoulos

VOTE: Unanimously accepted.

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
Notice of Determination of Non-Significance

Project Number: N/A:

Adopted October 14, 2008

Tax ID Number: 55.10-1-5.2

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law.

The Village of Montebello Planning Board as the lead agency has determined that the proposed action described below will not have a significant environmental impact, and a Draft Environmental Impact Statement will not be prepared.

**Name of Action**      **Valley National Bank Site Plan Approval**

**SEQRA Status:**      Unlisted Action

**Description of Action:**      This “Proposed Action” is for a Site Plan Approval for a one story bank branch of 3,697 square feet with a drive-thru facility. The subject parcel is zoned Village Center (VC) and has a lot area of 1.57 acres. Twenty parking spaces are proposed. Access will be via a common driveway to Hemion Road.

**Location:**      West side of Hemion Road, approximately 600 feet north of the intersection with Route 59.

**Reasons Supporting this Determination:**

1. The Planning Board has determined that this proposed action is an Unlisted Action, and no other agencies disputed this determination or indicated an interest in becoming lead agency.
  
2. The Planning Board has reviewed a Full Environmental Assessment Form (EAF), Part I, approved an EAF Part 2 at its August 12, 2008 meeting and determined that an EAF Part 3 was not necessary because no potential large impacts were identified.

3The Planning Board has reviewed all supporting documentation, including, but not limited to the following:

- a. Plan set of 12 drawings, prepared by Lanc & Tully Engineering and Surveying, P.C., last revised Sept. 25, 2008;
- b. Architectural Elevations, including sign elevations;
- c. Phases 1A and 1B Cultural Resources Survey, prepared by CITY/SCAPE: Cultural Resource Consultants, rev. June 2008;
- d. Phase 1 Environmental Site Assessment, prepared by Environmental Waste Management Associates, LLC, June 2008;
- e. Stormwater Pollution Prevention Plan, prepared by Lanc and Tully Engineering and Surveying, P.C. , supplement dated rev. July 18, 2008;
- f. Traffic Impact Study, prepared by John Collins Engineers, dated October 16, 2006, received May 9, 2008, with memo supplements;
- g. Communications from review and permitting agencies, and public hearing record.

3.The Planning Board has carefully reviewed potential environmental impacts, and has determined the following:

- a. There are no wetlands on the property.
- b. The proposed development is consistent with the recommended uses in the Comprehensive Plan and the Zoning Law.
- c. The proposed project will utilize public water and sewer facilities.
- d. The proposed action will not have any impact on fish or wildlife species based on two factors; the NYSDEC has been consulted and has not reported any threatened or endangered species, and much of the site has been disturbed over the past 80 or so years for building construction and demolition and road construction and relocation.
- e. The proposed project will improve the visual appearance of the area.
- f. The proposed project is not anticipated to have a significant adverse impact on local road conditions with the provision of identified mitigation, including providing painted turn lanes on Hemion Road, adjustment of traffic signal timing at the intersection of Hemion Road and Route 59, and possible future installation of a traffic signal at the entrance drive from Hemion Road. The painted turn lanes will be provided by the applicant subject to the requirements of the Rockland County Highway Department. The adjustment of the signal timing and the possible installation of a traffic signal are not the responsibility of this applicant.

**For Further Information:**

Contact Person: Al Rubin – Chairman Montebello Planning Board  
Address: Montebello Village Hall  
One Montebello Road  
Suffern, NY 10901  
Telephone number: (845) 368-2211

**A Copy of This Notice is Sent to:**  
Chief Executive Officer, Mayor, Village of Montebello

**Other involved Agencies:** Rockland County Planning Department, Rockland County Highway Department, Town of Ramapo Department of Public Works.

**Applicant:** Valley National Bank

Motion to accept the proposed resolution granting Final Site Plan approval to a plat entitled “Valley National Bank - Montebello” dated June 15, 2006, last revised September 25, 2008, affecting premises known as Section 55.10, Block 1, Lot 5.2 on the Ramapo Tax map subject to conditions so stated in the appended resolution.

MOTION: Michael Iatropoulos

SECOND: Al Rubin

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

**Resolution PB-13 of 2008**  
**Granting Approval of a Final Site Plan entitled**  
**“Valley National Bank - Montebello”**

WHEREAS, an application for approval of a Final Site Plan entitled “Valley National Bank - Montebello,” consisting of 12 sheets, dated June 15, 2006, and last revised September 25, 2008, has been presented by Valley National Bank; and

WHEREAS, on October 14, 2008, this Board, after reviewing the environmental impacts of the proposed project, issued a negative declaration pursuant to the New York State Environmental Quality Review Act; and

WHEREAS, on October 6, 2008, the Rockland County Planning Department recommended modifications to the proposed site plan; and

WHEREAS, a public hearing on this application was held, pursuant to due notice;

NOW, THEREFORE, be it

RESOLVED, that the Final Site Plan presented by Valley National Bank, entitled “Valley National Bank - Montebello,” dated June 15, 2006, last revised September 25, 2008, consisting of 12 sheets, affecting premises known as Section 55.10, Block 1, Lot 5.2 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. Rockland County Planning Department conditions as stated in its memorandum dated October 6, 2008.
2. Applicant to add fire lanes and signage as needed.
3. Easterly drive shall be entry, only.
4. Applicant shall return to this Board for consideration and approval of monument/pylon sign if conforming sign cannot be worked out with CDRC.
5. Traffic study shall be revised to incorporate supplementary material developed by John Collins Engineers, in order to have all traffic-related information in a single document.
6. All other site plan requirements set forth in the site plan regulations of the Village of Montebello.

**Cell Site (Verizon)- Indian Rock Shopping Center - Stores #11 and #12  
Sign Plan**

Application of Michael Weinstein, 11 Indian Rock, Montebello, New York 10901 for approval of an amended Sign Plan. the premises is located on the north side of Route 59, 391 ft. north of Route 59, known on the Ramapo Tax Map as Section 55.10, Block 1, Lot 5.1 in a NS Zone.

Present: Richard Sena, Dalzell Management

Mr. Emanuel made a disclosure that the principal of this LLC, which owns the shopping center, Eric Bergstol, is his client. He said that he understands that Mr. Bergstol is in ownership but is not an active manager of the center. Mr. Emanuel said he would sit in on this meeting, but will discuss this with the Village Attorney.

Mr. Sena stated that he is president of Dalzell Management and he is here representing the tenant Cellsite, who would like to put a sign on the turret on top of the store.

Chairman Rubin stated that before going forth, he wanted to discuss the matter of all the signs that do not belong in the shopping center and the maintenance of the center. He said there is a sign law and it is not being adhered to. He said he personally does not have a problem using the turret for signage

Member Iatropoulos stated that he would like to use this opportunity to get a commitment from Mr. Sena that these temporary signs, that become permanent, will be taken down and in the future temporary signs will be taken down according to the allowable time on the permit.

Mr. Sena stated that he is willing to work with the Board, but one of the problems dealing with tenants is that they go for permits and he is not aware of it.

Member Campbell suggests that management should tell their tenants that if they go for permits, that they should inform the management and if they do not, management will remove the signs. He said that he feels that the turret is an appropriate use for the signage, but it should be consistent with the other signs.

Member Burke stated that she too has a problem with the maintenance of the center and would like all the temporary signs removed. She advised Mr. Sena to get a copy of the code to see what is allowed. She said some stores have signs painted on the glass which is not allowed; the front wall was supposed to have annual type flowers planted there and instead it is overgrown and you cannot see the stonewall.

Mr. Emanuel stated that the picture of the signage shows channel letters that say cell phones on the fascia and asked if this was to remain?

Mr. Sena stated yes.

Mr. Emanuel stated that Mr. Sena is asking for more than the other stores that have turret signs.

Chairman Rubin stated that the Board is looking for consistency with the existing signs. He asked the applicant why he needed another sign that says cell phones on the fascia and on the turret?

Mr. Sena stated because it was existing.

Chairman Rubin asked that it be removed because it may be there now, but it does not pre-exist the Village laws. He said it is not appropriate; it is the job of the management to get rid of all the signs that do not belong.

The applicant was requested to submit a drawing showing an appropriate sign that matches the other turret signs and they want to see the font, size, construction and materials to be used, the color red is to match the other signage, the color black is to be eliminated from the logo.

The applicant is to submit a new plan for the next meeting of November 3, 2008.

**Indian Rock LLC  
Amended Sign Plan**

Application of Indian Rock LLC. for approval of an amended Sign Plan for three additional cabinets on an existing pylon sign. The premises is located on the north side of Route 59 22 feet north of Route 59 known on the Ramapo Tax Map as Section 55.10, Block 1, Lot 5.1 in a NS Zone.

Present: Richard Sena, Dalzell Management

The applicant is requesting to add 3 additional cabinets to the existing menu sign in order to list more stores.

Discussion regarding the additional cabinets.

Chairman Rubin stated that he really does not like these signs, but understands the reason for the applicant's request.

Motion to accept the proposed resolution with 5 conditions for a sign plan entitled "Indian Rock Shopping Center", dated September 28, 2008, containing 2 sheets, known on the Town of Ramapo Tax Map as Section 55.10, Block 1, Lot 5.1.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

**Resolution PB-14 of 2008  
Granting Approval of a Sign Plan entitled  
“Indian Rock Shopping Center”**

WHEREAS, an application for approval of a Sign Plan entitled “Indian Rock Shopping Center,” dated September 28, 2008, containing 2 sheets, has been presented by Indian Rock, LLC; and

WHEREAS, said application is to amend a previously approved pylon sign at the premises; and

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(7), this action is a Type II action for purposes of the New York State Environmental Quality Review Act;

NOW, THEREFORE, be it

RESOLVED, that the Sign Plan presented by Indian Rock, LLC, entitled “Indian Rock Shopping Center,” dated September 28, 2008, containing 2 sheets, affecting premises known as Section 55.10, Block1, Lot 5.1 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. Approval is given for the three additional sign cabinets previously installed, bringing the total number of approved sign cabinets to seven. There shall be no additional sign cabinets. There is no limit on the number of establishments which can have signs within each sign cabinet, provided, however, that the signs are limited to the names of the tenants within the Indian Rock Shopping Center.

2. There shall be no increase in the size of the cabinets or in the overall height or size of the pylon sign.

3. The materials used to build the cabinets, or to serve as sign faces, shall be the same as are used in the existing sign cabinets.

4. There shall be no temporary signs on the pylon sign or on any of the individual sign cabinets.

5. All other sign plan requirements set forth in the sign plan regulations of the Village of Montebello.

**New Business:**

The Board was asked to review a “Proposed Local Law - Comprehensive Development Plan” and give comment.

After reviewing the proposed Local Law, the Board’s comments are as follows:

The Planning Board recommends that the Village Board adopt the Moratorium Law and suggest that special permits, in Section 2, be included as subject to the Moratorium; and adding to Section 3A, “Finding Statements subsequent to an Environmental Impact Statement”

A motion was made to forward these comments to the Village Board by Al Rubin; seconded by Tom Campbell and unanimously accepted.

Motion to adjourn the meeting at 10:35 p.m.

MOTION: Al Rubin

SECOND: Jane Burke

VOTE: Unanimously accepted.