

**VILLAGE OF MONTEBELLO
PLANNING BOARD MEETING
APRIL 8, 2008**

The Village of Montebello Planning Board meeting was called to order by the Chairman, Al Rubin at 7:20 p.m. 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
George Tonelli
Tom Campbell

OTHERS

Martin K. Spence, Village Engineer
Robert Geneslaw, Village Planner
Ira Emanuel, Assistant Village Attorney

Ralph Alfonso, Alternate, arrived at 7:48 p.m.

Motion to approve the March 11, 2008 minutes.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Motion to approve the ARB Minutes of March 11, 2008.

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

**VILLAGE OF MONTEBELLO
PLANNING BOARD MINUTES
APRIL 8, 2008**

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

Application of George Weinberger, 1757 East 23rd 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 applicant's request the Public Hearing is adjourned to the May 13, 2008 meeting.

MOTION: Al Rubin

SECOND: Michael Iatropoulos

VOTE: Unanimously accepted.

**VILLAGE OF MONTEBELLO
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**Cronin Subdivision - Public Hearing
Preliminary Subdivision**

Application of Timothy Cronin, 96 Viola Road, Suffern, NY 10901 for approval of a preliminary 2 lot subdivision entitled "Cronin Subdivision" consisting of 2 lots from 2.2205 +/- acres located on the north side of Viola Road approximately 0 feet west of Spook Rock Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 49.05, Block 1, Lot 15 in a RR-50 Zone.

Present: Timothy Cronin, Applicant
James E. Drum, L.S.

Mr. Cronin made a presentation based on his narrative dated March 20, 2008 (appended). He said he has lived in the house for twenty years and always desired to subdivide the property while preserving the old structures on the property, in fact, one of the structures dates back to before World War I. Mr. Cronin stated that the subdivision line was drawn so that the new lot conforms to zoning and the need for variances would be on the existing lot.

Review of Robert Geneslaw's memo dated April 8, 2008 with three comments.

1. The road widening dedication along Spook Rock Road and Viola Road should be offered to the Village rather than the county. We suggest that the offer be made on an "if, as and when needed" basis, since the stone spring house straddles the dedication line. This can be handled with a map note.
2. The concrete pond straddling the proposed lot line should be removed before the subdivision plat is filed.
3. We suggest a map note be added that in the event a road widening of Viola Road or Spook Rock Road is required in the future, the stone wall and plantings must be relocated by the applicant or its successor in a manner acceptable to the planning Board.

Review of Martin Spence's memo dated April 3, 2008 including the following comments:

1. A recommendation to close the Spook Rock Road driveway opening is submitted as this is the least desirable ingress/egress. The applicant should extend the rock detail across the current opening.

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2. All remaining driveways should have a minimum 30 ft. paved driveway apron from the edge of pavement.

Mr. Spence stated that he would like to add a third comment to his memo regarding the sight distance at the intersection of Viola Road and Spook Rock Road as you look to the left. Mr. Spence stated that there is a couple of tree stumps that are 2 to 3 feet above grade along the roadway; if they were ground down flush with the top of the wall, it would improve the sight distance.

Discussion regarding the age of the house and if it could be added to the list of historic places in the Village.

Mr. Cronin stated that the house was built around 1840.

Discussion on how the application will proceed.

Mr. Emanuel suggested that since the property is just being subdivided at this time with no intention of building on the new lot; a map note should be placed on the plan stating that the owner of the new lot will have to come back to the Planning Board for site plan approval.

A motion was made that the Planning Board declares this an unlisted action and declares its intent to become the lead agency under SEQR.

MOTION: Michael Iatropoulos

SECOND: Al Rubin

VOTE: Unanimously accepted.

Chairman Rubin read the proposed Negative Declaration into the record.

A motion was made for a Negative Declaration based on the Planning Board determining that the proposed action will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Mr. Geneslaw reviewed the EAF Part II.

There is no impact on traffic; no endangered species; no adverse impact on noise; no construction disturbances; no adverse environmental impacts; no wetlands or streams on the property; no tree removal and no visual impacts.

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Motion to adopt the EAF Part II showing small to moderate impacts in all categories.

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

Ms. Burke stated that on Page 8 of the EAF Part I, item B25 should be checked off where it says approvals required. It should be checked off for City ,Town & Village ; City Town Village Planning Board and Zoning Boards, Rockland County Health Department.

Public hearing was opened.

No one from the public spoke.

Motion to continue the public hearing to the June 10th meeting.

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

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

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.

Present: Marcel Amona, Applicant
Michael Klein, Esq.
Stuart Strow, P.E.

Mr. Klein stated that since the last Planning Board meeting, there was a site walk of the property and a report by Martin Spence was submitted. He said that he was hoping after tonights meeting that the Board will authorize Mr. Geneslaw to prepare the EAF Part II and then a Part III can be prepared.

Mr. Strow stated that he did not have a problem with any of the comments in Martin Spence's memo dated April 4, 2008 and he will revise the plan.

Discussion regarding drainage.

Mr. Spence and Mr. Strow will meet in the field to discuss the drainage.

Chairman Rubin stated that regarding comment #14 of Martin Spences' letter (provide tree listing and plan) he wants to see more information on the trees.

Mr. Klein stated that the Rockland County Planning Department letter dated March 13, 2008, item #10 says there should be some consideration given to whether there should be a cul-de-sac or a T-stub for possible connection to the adjacent parcel. Mr. Klein stated that this is not something they would want to do, and he is not sure that the Village would want another development coming out onto Spook Rock Road.

Mr. Geneslaw suggested that the applicant take a look at the feasibility of a connection. He said that once the Rockland County Planning Department finds out that there are wetlands in the area, they may reconsider their comment.

Member Campbell stated that since this is an old farm site, he is concerned for the removal of manure and materials stored in the canisters and whether studies should be done to make sure

there is nothing hazardous stored on the property. He said that because of the manure there are nitrates that could find their way into the wetland and care should be taken when removed.

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Member Burke asked where does the stream that runs through the property, near lots 7 and 9, end up? She said she was concerned that it might end up by the wells on Nottingham Drive.

Discussion regarding where the stream flows after leaving the property.

Chairman Rubin questioned number 13 of the EAF on page 4 regarding what type of recreation area. He thinks the answer should be yes, it is a private recreation area.

Mr. Geneslaw will review the environmental assessment form and submit any changes that should be made.

Mr. Iatropoulos presented a map that showed how the water would flow after leaving this property. It showed that the water would eventually end up in the Mahwah River.

Discussion regarding the two existing structures on one lot.

Chairman Rubin stated that there are concerns relative to the second house. He questioned whether it would be a rental or non-rental property and what is the purpose and use of that property?

Mr. Geneslaw stated that if it were used as a multi-family home, it could effect the lot count.

Mr. Klein stated that they are looking into saving the second structure.

Mr. Strow stated that he will revise and submit a narrative with the changes and modifications.

Motion to continue the public hearing at the May 13th meeting.

MOTION: Michael Iatropoulos

SECOND: George Tonelli

VOTE: Unanimously accepted.

Mr. Strow stated that he will contact the DEC to confirm whether the wetlands are regulated by them and try to submit an answer by the next meeting.

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New Business:

Discussion regarding the certification courses given by the Rockland Municipal Federation.

Discussion regarding the demolition of the cottage that was on the Fant property, that was to be preserved as historical.

Motion to adjourn the meeting at 8:57 p.m.

MOTION: Al Rubin

SECOND: Tom Campbell

VOTE: Unanimously accepted.