

**VILLAGE OF MONTEBELLO
PLANNING BOARD MEETING
AUGUST 12, 2008**

The Village of Montebello Planning Board meeting was called to order by the Chairman, Al Rubin at 7:24 p.m. on Tuesday, August 12, 2008. The meeting was held at Village Hall, One Montebello Road in the Village of Montebello, NY 10901.

PRESENT

Al Rubin, Chairman
Jane Burke
Michael Iatropoulos
Tom Campbell

OTHERS

Martin K. Spence, Village Engineer (7:20 p.m. - 8:45 p.m.)
Brian Brooker, Engineer (8:48 p.m. - 9:23 p.m.)
Warren Berbit, Village Attorney (7:15 p.m. - 8:48 p.m.)
Ira Emanuel, Deputy Village Attorney (arrived 8:48 p.m.)
Martin K. Spence Engineer (9:23 p.m. - 11:07 p.m.)
Robert Geneslaw, Village Planner (arrived 7:26 p.m.)
Carol Adduce, Clerk

ABSENT

George Tonelli
Ralph Alfonso

Motion to approve the July 8, 2008 minutes.

MOTION: Michael Iatropoulos

SECOND: Jane Burke

VOTE: Unanimously accepted.

**Weinberger Subdivision - Pubic 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.

A motion was made, at the applicant's request, to adjourn the public hearing to the September 9, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Jane Burke

VOTE: Unanimously accepted.

**Empire Executive IX - Public Hearing Continued
Revised Site Plan
ARB**

Application of Executive Enterprises GP, 4 Executive Boulevard, Suite 200, Suffern, New York 10901 for approval of a revised site plan and ARB review entitled Empire Executive IX Village of Montebello consisting of 5.59 acres +/- located on the south side of Executive Boulevard approximately 1,500 feet west of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07 Block 1, Lot 9 in a LO Zone.

Present: Josh Goldstein, Applicant
John Jovan
Michael Klein, Esq.
William Johnson, Sparaco Engineering
Vincent Melussi, Architect

Michael Klein stated at the March 11, 2008 meeting, the Board granted a Negative Declaration which allowed them to go to the Zoning Board of Appeals. He said that prior to appearing before the Zoning Board they had a meeting with the Rockland County Planning Department and satisfied most of their concerns. He said as a result he submitted a GML to the Zoning Board of Appeals with two comments; one was for the ZBA to consider the height of the structures on the roof and the bulk head for the stairs and to make sure that the NYS Thruway reviews the plan. The Zoning Board granted an approval for the requested variances, but they imposed two conditions for the Planning Board to consider. The first is the height of the stair and elevator bulkhead and the other condition was to make sure there is enough handicapped parking spaces.

Mr. Johnson summarized the changes made to the revised site plan, that incorporates comments from the Planning Board and he addressed the comments made by Mr. Spence.

Mr. Spence stated that he is satisfied with the lighting and drainage.

Chairman Rubin stated that what still remains is the release of the easements that are to be given up and the creation of the new easement.

Discussion regarding the Town of Ramapo letter and their lighting comment.

Mr. Johnson read a memo dated August 11, 2008 from Terri-Ann Hahn, RLA from LADA, PC in response to the lighting comment.

Discussion regarding the maintenance of the landscaping.

Chairman Rubin stated the maintenance of the landscaping could be a condition of the approval.

Mr. Spence reviewed his memo of July 25, 2008.

Mr. Klein explained the reciprocal easement documents for parking.

Chairman Rubin requested Mr. Berbit to review the documents.

Mr. Berbit asked that Mr. Klein submit an analysis for him to compare to his independent analysis that he will prepare.

Discussion regarding signage.

There will be no signage identification on the building other than a number.

The applicant stated that the signage will be consistent with the other buildings. There will only be a number on the building.

Public hearing was opened.

No one from the public spoke.

Motion to adjourn the Site Plan public hearing to the September 9, 2008 meeting and open the ARB portion of the meeting.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Empire Executive IX - Public Hearing Continued

ARB

Application of Executive Enterprises GP, 4 Executive Boulevard, Suite 200, Suffern, New York 10901 for approval of a revised site plan and ARB review entitled Empire Executive IX Village of Montebello consisting of 5.59 acres +/- located on the south side of Executive Boulevard approximately 1,500 feet west of North Airmont Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 55.07 Block 1, Lot 9 in a LO Zone.

Vincent Melussi presented renderings and described what the two buildings would look like. He said instead of making the buildings identical, he is taking some elements from the first building and incorporating them into the second building. Mr. Melussi stated that the buildings will have metal panels and tinted non-reflective colored glass block. He said to make the buildings more interesting they used a darker glass block on the corners of the building and the metal panels will be blue, grey green color. Mr. Melussi stated that the mechanicals will be on the roof and will be shielded.

Discussion regarding the size and height of the bulkhead. For the next meeting, the applicant will submit more information and a rendering of the actual bulkhead.

The applicant was requested to do some site lines of the parapet from different angles and distances to see if the mechanicals will be seen. For example from the NYS Thruway, from the entranceway before the circle and from Montebello Road, etc.

Discussion whether there will be a statue or a fountain in between the two buildings.

Rio Vista Montebello, Inc. - Public Hearing Reinstatement of Final Subdivision - Reinstatement of Site Plan

Application of Rio Vista of Montebello, 212 Orange Avenue, PO Box 267, Suffern, New York for reinstatement of final subdivision approval of 20 homes on a 22 lot subdivision and reinstatement of final site plan entitled Rio Vista Montebello, Inc., consisting of 17.467 +/- acres located on the northerly side of Montebello Road approximately 50 feet north of Hemion Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Section 48.18, Block 2, Lot 1 in a LO-C (EP) Zone.

Present: Lawrence Turco, Applicant
Jay Hood, Esq.
Andrew Atzl, PLS

Mr. Emanuel explained the "reinstatement" process. He said this project, which included a subdivision and site plan for a lot with 20 homes and a separate site plan for lot 21 (mansion lot), was approved June 12, 2007. He said under NYS Law a subdivision approval is valid for 180 days and there are two 90 day extensions. During that 360 day period the applicant has to get the map in shape for the Chairman to sign; that means the applicant has to meet all the conditions. Mr. Emanuel said for various reasons, not all of which were under the control of the applicant, they were unable to meet the 360 day period. The applicant wanted to continue the process and asked the Village to re-approve or reinstate their approvals. He said in order to do that, a public hearing is required for the Site Plan and Subdivision plans. Mr. Emanuel stated that the reinstatement is only for the Final Subdivision and Site Plan that was previously approved with the revision date of May 16, 2007.

Mr. Brooker stated that there are some things that the Board should be aware of and there are certain documents that should be reviewed because the applicant will be preparing to finalize his map. He said in an effort to avoid the applicant having to come back before the Board, he knows of a couple of issues that would hold up his signing of the map until he gets direction from the Board. Mr. Brooker said the first item is condition #11 of the subdivision approval; it says the mansion lot (lot 21) needs a full site plan. The applicant will have to develop the full complete site plan that meets the Village of Montebello requirements, which includes a planting plan, lighting plan, grading and utility plan and all the notes etc. Mr. Brooker stated that probably that condition should change tonight because it may be totally different from the condition that the Board made a year ago to avoid coming back to the Board again. He said he spoke to Mr. Emanuel about suggested language for that and Mr. Emanuel recommended changing the

resolution to include different language that is all applicable to site requirements. Mr. Brooker also suggested that a map not be added to the lot 21 site plan that says that the original site plan for Gary Goldberg remains the site plan for the building and parking lot and that it gets modified by the subdivision and the additional site plan, but the rest of the drainage, landscaping, parking, curbing, etc. which shows the drainage still be used as the site plan for the Gary Goldberg site.

Mr. Brooker said the next item is what is called a hot box, which is being proposed on the master site plan. The water company and the health department are requiring a back flow prevention for all new connections for service that provides sprinklers to the buildings. The hot box is an 8 X 8 X 8 feet silver box at the front of the site.

Mr. Emanuel advised the Board that if the hot box is acceptable, he can add it to the resolution tonight, or if it is more difficult, he suggested that the Board go ahead with the rest of it and reserve jurisdiction to locate the hot box.

Mr. Brooker said even though the hot box is mandated, the Board does have a choice as what type of landscaping it wants.

Chairman Rubin stated that this is a very visible entity and the Board spent so much time on this project. He said to have to put this in a very visible location without knowing what the alternatives are, seems crude. Chairman Rubin requested that the applicant meet with Mr. Brooker to review alternatives and return to the Planning Board with a recommendation for the hot box.

Public hearing opened.

Fern Lowenfelds, 97 Montebello Road, asked if she could look at the site plan map approved for the Gary Goldberg site?

Motion to close the public hearing.

MOTION: Michael Iatropoulos

SECOND: Jane Burke

VOTE: Unanimously accepted.

Motion to accept the proposed resolution with 16 conditions discussed at the August 12, 2008 meeting, granting approval for a Final Subdivision plat entitled "Rio Vista Montebello, LLC" dated August 1, 2005, last revised May 16, 2007, previously approved by the Board is hereby re-approved and reinstated. The premises is known as Section 48.18, Block 2, Lot 1, on the Ramapo Tax Map.

MOTION: Tom Campbell

SECOND: Michael Iatropoulos

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

RESOLUTION PB-07 OF 2008
Reinstating Approval of a Subdivision Entitled
"Rio Vista Montebello, LLC"

WHEREAS, a subdivision plat entitled "Rio Vista Montebello, LLC." dated August 1, 2005, last revised May 16, 2007, affecting premises designated as Section 48.18, Block 2, Lot 1 on the Tax Map of the Town of Ramapo was approved by this Board at its meeting of June 12, 2007, subject to a number of conditions; and

WHEREAS, the applicant failed to timely file the plat in the Office of the Rockland County Clerk, and this Board's approval therefore expired; and

WHEREAS, the applicant has resubmitted the plat which was previously approved by this Board, without any changes; and

WHEREAS, there have been no significant changes in environmental conditions in the area previously reviewed by this Board in connection with this project; and

WHEREAS, the variances previously granted by the Zoning Board of Appeals are still valid; and

WHEREAS, a public hearing was held pursuant to due notice with respect to the request for reinstatement.

NOW, THEREFORE, be it

RESOLVED, that the plat entitled "Rio Vista Montebello, LLC" dated August 1, 2005, last revised May 16, 2007, affecting premises designated as Section 48.18, Block 2, Lot 1 on the Tax Map of the Town of Ramapo, previously approved by this Board, be and hereby is re-approved and reinstated, and the Chairman is hereby authorized to sign same and to permit same to be filed in the office of the Rockland County Clerk, upon payment of any and all outstanding fees to the Village of Montebello, subject to the following:

1. Rockland County Planning Department recommended modifications as stated in its memorandum dated December 19, 2006. This Board further notes that (a) with respect to recommended modification "2", the Rockland County Highway Department's letter dated December 5, 2006, was superceded by its letter dated December 27, 2006, and that the highway improvements required by the December 27, 2006, letter have been incorporated into the plans; and (b) with respect to recommended modification "13", the Village of Suffern, an adjoining municipality, was given due notice of this application, and that no comments were received from said Village.

1. All conditions of the Preliminary Approval dated October 10, 2006.

2. All conditions set forth in the variances granted by the Zoning Board of Appeals at its meeting of July 27, 2006.

3. Rockland County Highway Department work permit allowing work substantially in compliance with the approved drawings.

4. Applicant shall complete construction of all off-site improvements, including, but not limited to, improvements to the intersection of Montebello and Hemion Roads, and improvements to the storm water drainage system, as detailed in the approved drawings, and upon which the negative declaration was granted, prior to the issuance of building permits for any of the homes contemplated in the approved drawings.

5. Applicant shall comply with the requirements set forth in the Rockland County Drainage Agency letter to Leonard Jackson Associates (applicant's project engineer) dated June 4, 2007.

6. Any conditions of the Historic Preservation Commission and the Village Board when the property was designated an Historic Local Landmark.

7. Review and approval by the Architectural Review Board, pursuant to § 195-62.B of the Zoning Code.

8. Issuance of a certificate of appropriateness by the Historic Preservation Commission, pursuant to § 195-60 of the Zoning Code.

9. Review by the Village Attorney, and approval by the Village Board, of the proposed homeowners association declaration as it relates to the provisions of § 195-62 of the Zoning Code.

10. All other conditions of § 195-62 of the Zoning Code, as varied by the Zoning Board of Appeals.

11. This project consists of the subdivision of the parcel into two major components: (a) a parcel which contains homesites for twenty homes on individual lots (Lots 1 through 20) to be governed by a homeowners association, which shall also own and govern the common areas shown on the plans, and (b) a parcel which contains the existing Montebello Park Mansion and its appurtenances, designated on the plans as Lot 21. The applicant shall designate the common areas appurtenant to lots 1 through 20 as "Lot 22". The applicant shall add to the plat the following note:

Lot 21 may be placed in separate ownership from the other lots shown on this plat (1 through 20 and 22, hereinafter referred to as the "HOA Parcel") at any time after the filing of this plat in the office of the Rockland County Clerk. Lots within the HOA Parcel shall not be transferred to separate individual ownerships except pursuant to an offering plan approved by the New York State Attorney General (which offering plan shall include the Declaration approved by the Village Board of the Village of Montebello) and in compliance with all other laws, rules and regulations applicable to the sale of individual units in a homeowners association. Under no circumstances shall Lot 22 be transferred to any entity other than to the homeowners association to be established to govern lots 1 through 20. Nothing herein, however, shall be construed to prevent the applicant or any successor entity to transfer the HOA Parcel as a whole to another entity for the purpose of financing or constructing the project.

12. Pursuant to the approval of the preliminary subdivision plat, this Board found that, based upon studies previously conducted, there is a need for additional park and recreation land within the Village, that this need shall be increased as a result of the increase in population which will result from the proposed project, and that there is insufficient land available in the premises affected by the site plan to warrant setting aside a portion thereof for parks or recreation. This Board has therefore directed that money be paid to the Village in lieu of land in the amount set forth in the Village's Schedule of Fees for each of the twenty (20) new residential lots.

13. No approval is granted for the conversion of any portion of the Montebello Park mansion to condominium units for residential use (for which application to this Board has not yet been made). Any such conversion shall be the subject of a separate full review by this Board.

14. All other subdivision requirements set forth in the subdivision regulations of the Village of Montebello.

15. Signature of the Chairman of the Rockland County Drainage Agency pursuant to the requirements of section 13-A of the Rockland County Stream Control Act (L. 1975, Ch. 846, as amended).

Motion to accept the proposed resolution with 15 conditions discussed at the August 12, 2008 meeting, granting approval of a Final Site Plan entitled "Rio Vista Montebello, LLC dated August 1, 2005, last revised May 16, 2007, previously approved by the Board is hereby re-approved and reinstated. The premises is known as Section 48.18, Block 2, Lot 1 on the Ramapo Tax Map.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

Motion to accept the proposed resolution with 12 conditions discussed at the August 12, 2008 meeting, granting approval of a Final Site Plan entitled "Lot 21, Rio Vista Montebello, LLC" dated December 19, 2006, last revised may 16, 2007, previously approved by the Board is hereby re-approved and reinstated. The premises is known as Section 48.18, Block 2, Lot 1 on the Ramapo Tax Map.

MOTION: Michael Iatropoulos

SECOND: Al Rubin

VOTE: Unanimously accepted.

Resolution annexed hereto and made a part hereof.

Resolution PB- 08 of 2008
Reinstating Approval of a Final Site Plan entitled
“Rio Vista Montebello, LLC”

WHEREAS, a Final Site Plan entitled “Rio Vista Montebello, LLC,” consisting of 19 sheets, dated August 1, 2005, and last revised May 16, 2007, presented by Rio Vista Montebello, LLC., was approved by this Board at its meeting of June 12, 2007, subject to a number of conditions, including the filing of the subdivision plat on which it was based in the Office of the Rockland County Clerk; and

WHEREAS, said subdivision plat was not timely filed, and the approval thereof expired; and

WHEREAS, the applicant has sought reinstatement of the final subdivision plat, which reinstatement was granted by this Board on August 12, 2008; and

WHEREAS, the applicant has resubmitted the site plan which was previously approved by this Board, without any changes; and

WHEREAS, there have been no significant changes in environmental conditions in the area previously reviewed by this Board in connection with this project;

WHEREAS, a public hearing on this application was held, pursuant to due notice with respect to the request for reinstatement.

NOW, THEREFORE, be it

RESOLVED, that the Final Site Plan presented by Rio Vista Montebello, LLC, entitled “Rio Vista Montebello, LLC,” dated August 1, 2005, last revised May 16, 2007, consisting of 19 sheets, affecting premises known as Section 48.18, Block 2, Lot 1 on the Tax Map of the Town of Ramapo, previously approved by this Board, be and hereby is re-approved and reinstated, subject to the following conditions:

1. Final re-approval of a subdivision of the premises, and the filing of the plat thereof in the office of the Rockland County Clerk.

2. Rockland County Planning Department recommended modifications as stated in its memorandum dated December 19, 2006. This Board further notes that (a) with respect to recommended modification “2”, the Rockland County Highway Department’s letter dated December 5, 2006, was superceded by its letter dated December 27, 2006, and that the highway improvements required by the December 27, 2006, letter have been incorporated into the plans; and (b) with respect to recommended modification “13”, the Village of Suffern, an adjoining municipality, was given due notice of this application, and that no comments were received from said Village.

3. All conditions set forth in the variances granted by the Zoning Board of Appeals at its meeting of July 27, 2006.

4. Rockland County Highway Department work permit allowing work substantially in compliance with the approved drawings.

5. Applicant shall complete construction of all off-site improvements, including, but not limited to, improvements to the intersection of Montebello and Hemion Roads, and improvements to the storm water drainage system, as detailed in the approved drawings, and upon which the negative declaration was granted, prior to the issuance of building permits for any of the homes contemplated in the approved drawings.

6. Applicant shall comply with the requirements set forth in the Rockland County Drainage Agency letter to Leonard Jackson Associates (applicant's project engineer) dated June 4, 2007.

7. Any conditions of the Historic Preservation Commission and the Village Board when the property was designated an Historic Local Landmark.

8. Review and approval by the Architectural Review Board, pursuant to § 195-62.B of the Zoning Code.

9. Issuance of a certificate of appropriateness by the Historic Preservation Commission, pursuant to § 195-60 of the Zoning Code.

10. Review by the Village Attorney, and approval by the Village Board, of the proposed homeowners association declaration as it relates to the provisions of § 195-62 of the Zoning Code.

11. All other conditions of § 195-62 of the Zoning Code, as varied by the Zoning Board of Appeals.

12. Pursuant to the approval of the preliminary subdivision plat, this Board found that, based upon studies previously conducted, there is a need for additional park and recreation land within the Village, that this need shall be increased as a result of the increase in population which will result from the proposed project, and that there is insufficient land available in the premises affected by the site plan to warrant setting aside a portion thereof for parks or recreation. This Board has therefore directed that money be paid to the Village in lieu of land in the amount set forth in the Village's Schedule of Fees for each of the twenty (20) residential lots. This paragraph is for information, only, and is not to be construed to create an additional obligation to contribute to the parks and recreation needs of the Village by virtue of this site plan approval.

13. No approval is granted for the conversion of any portion of the Montebello Park mansion to condominium units for residential use. Any such conversion shall be the subject of a separate review by this Board.

14. All other site plan requirements set forth in the site plan regulations of the Village of Montebello.

15. Applicant shall return to the Board for approval of the location, appearance, and screening of the water supply "hot box" within 62 days of this date hereof.

Resolution PB 09 of 2008
Reinstating Approval of a Final Site Plan entitled
"Lot 21, Rio Vista Montebello, LLC"

WHEREAS, a Final Site Plan entitled "Lot 21, Rio Vista Montebello, LLC," consisting of 1 sheet, dated December 19, 2006, and last revised May 16, 2007, has been presented by Rio Vista Montebello, LLC, was approved by this Board at its meeting of June 12, 2007, subject to a number of conditions, including the filing of the subdivision plat on which it was based in the Office of the Rockland County Clerk; and

WHEREAS, said subdivision plat was not timely filed, and the approval thereof expired; and

WHEREAS, the applicant has sought reinstatement of the final subdivision plat, which reinstatement was granted by this Board on August 12, 2008; and

WHEREAS, the applicant has resubmitted the site plan which was previously approved by this Board, without any changes; and

WHEREAS, this site plan is a part of a larger proposal for the development of premises known as Section 48.18, Block 2, Lot 1 on the Tax Map of the Town of Ramapo;

WHEREAS, there have been no significant changes in environmental conditions in the area previously reviewed by this Board in connection with this project;

WHEREAS, a public hearing on this application was held, pursuant to due notice with respect to the request for reinstatement.

NOW, THEREFORE, be it

RESOLVED, that the Final Site Plan presented by Rio Vista Montebello, LLC, entitled "Lot 21, Rio Vista Montebello, LLC," dated December 19, 2006, last revised May 16, 2007, consisting of 1 sheet, affecting premises known as Section 48.18, Block 2, Lot 1 on the Tax Map of the Town of Ramapo, previously approved by this Board, be and hereby is re-approved and reinstated, subject to the following conditions:

1. Final approval of a subdivision of the premises, and the filing of the plat thereof in the office of the Rockland County Clerk.

2. Rockland County Planning Department recommended modifications as stated in its memorandum dated December 19, 2006. This Board further notes that (a) with respect to recommended modification "2", the Rockland County Highway Department's letter dated December 5, 2006, was superceded by its letter dated December 27, 2006, and that the highway improvements required by the December 27, 2006, letter have been incorporated into the plans; and (b) with respect to recommended modification "13", the Village of Suffern, an adjoining municipality, was given due notice of this application, and that no comments were received from said Village.

3. All conditions set forth in the variances granted by the Zoning Board of Appeals at its meeting of July 27, 2006.

4. Rockland County Highway Department work permit allowing work substantially in compliance with the approved drawings.

5. Applicant shall complete construction of all off-site improvements, including, but not limited to, improvements to the intersection of Montebello and Hemion Roads, and improvements to the storm water drainage system, as detailed in the approved drawings, and upon which the negative declaration was granted, prior to the issuance of a new certificate of occupancy for the existing building on the premises.

6. Applicant shall comply with the requirements set forth in the Rockland County Drainage Agency letter to Leonard Jackson Associates (applicant's project engineer) dated June 4, 2007.

7. Any conditions of the Historic Preservation Commission and the Village Board when the property was designated an Historic Local Landmark.

8. Issuance of a certificate of appropriateness by the Historic Preservation Commission, pursuant to § 195-60 of the Zoning Code.

9. All other conditions of § 195-62 of the Zoning Code, as varied by the Zoning Board of Appeals.

10. No approval is granted for the conversion of any portion of the Montebello Park mansion to condominium units for residential use. Any such conversion shall be the subject of a separate review by this Board.

11. All other applicable site plan requirements set forth in the site plan regulations of the Village of Montebello.

12. Applicant shall comply with all requirements of the site plan approval for this property by the Town of Ramapo to the extent it applies to Lot 21.

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 (Rural Preservation Overlay District)

Present: Marsel Amona, Applicant
Michael Klein, Esq.
Stuart Strow, PE

Mr. Klein stated at the last meeting there were a few items that were discussed. The Board asked for a Phase I to be completed and also asked that Mr. Emanuel and himself meet and discuss some conditions for the guest house. He said both of these items will be addressed at the next meeting. Mr. Strow was asked to delineate the headwaters of the stream and what to do with the manure on site. He said the applicant is proposing to compact the manure onsite and because of this there will be a minor change to the EAF Part III.

Mr. Strow stated that after researching what to do with the manure onsite, they have decided to compost the manure. He said because they will be removing impervious surface, there will be a lack of topsoil onsite. Mr. Strow stated this will require a NYS DEC permit because the manure pile is within 150 ft. of the streams.

The applicant agreed to submit a report that will deal with any potential negative impacts.

The Board is concerned with run-off into the drainage areas; what happens to the aquifer; and how long will it take to decompose and whether it will be mixed with soil? The Board also requested an analysis of the manure to make sure there are no other substances mixed in.

Discussion regarding the guest house.

Chairman Rubin requested that the usage of the guest house be defined; the future ownership and the ability to provide for guests.

Mr. Emanuel stated that he will contact Mr. Klein and discuss the guest house and how it will be used.

Discussion regarding the headwaters and where the water flows.

Discussion regarding drainage.

Mr. Spence stated that he is still reviewing the drainage.

Public hearing opened.

No one from the public spoke.

Motion to adjourn the public hearing.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

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
Robert Ring, Architect, Stern & Ring Associates

Mr. Russo stated that since the last time they appeared before the Board, they received comments from the Rockland County Highway Department; they just received comments from Mr. Geneslaw and Mr. Sarna is still reviewing the traffic report.

Mr. Geneslaw stated that he is preparing the EAF Part II and Mr. Sarna is still reviewing the material and will submit a report shortly.

Mr. Tobin stated that there has been so much disturbance on the property they did not find any significant historical items; just an old foundation and oil tank.

Review of EAF Part II.

Mr. Geneslaw stated that since there are no large impacts, he did not think an EAF Part III was necessary and a Negative Declaration could be done at the next meeting.

Discussion regarding ingress and egress from the site and shopping center.

Public hearing opened.

No one from the public spoke.

Motion to adjourn the public hearing to the September 9, 2008 meeting.

MOTION: Al Rubin

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Robert Ring, Stern and Ring Associates, stated that they are proposing to build a one story, 3,700 sq. ft. building with a partially finished basement, strictly for mechanicals and some storage. He explained where the drive-thru would be and where the parking areas will be located and also, presented renderings of an existing bank to give the Board an idea of what they are proposing.

Discussion regarding signage and landscaping of the property.

The applicant showed the Board samples of the material that will be used for the roof, siding and cobblestone.

The applicant was requested to submit a planting plan and requested that there be some flowering plants.

Chairman Rubin stated that the size of the pylon sign is an issue because it is two times the size of what is allowed. He suggested that the applicant review the Sign Law. Chairman Rubin stated as far as the rest of the signs; he thinks not every sign needs to be labeled with "Valley National". He also asked to see the actual color of the ATM machine.

Discussion regarding the sidewalk in front, along Hemion Road.

The applicant said that Rockland County wants the sidewalk to be concrete.

Motion to adjourn the meeting at 11:07 p.m.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

Respectfully submitted:

Carol Adduce, Planning & Zoning Clerk