The Planning Board of the Village of Montebello held a meeting on Tuesday, November 13, 2012 at the Montebello Community Center, 350 Haverstraw Road, Montebello, New York. Chairman Rubin called the meeting to order at 7:10 p.m. and led everyone in the Pledge of Allegiance.

PRESENT	OTHERS
Al Rubin, Chairman	Ira Emanuel, Assistant Village Attorney
Michael Iatropoulos, Member	Robert Geneslaw, Village Planner
Jane Burke, Member	Martin Spence, Village Engineer
Anthony Caridi, Member	Gloria Scalisi, Planning & Zoning Clerk
Thomas Ternquist, Member	
Donald Wanamaker, Member	

Member Iatropoulos made a motion to approve the minutes of October 9, 2012, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

Valley National Bank
Site Plan Re-Approval

> Application of Valley National Bank, 1720 Route 23, Wayne, New Jersey 07470 for Re-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 PO (formerly VC) Zone.

Chairman Rubin discussed with the members of the Planning Board the option of waiving the Public Hearing for the re-approval of Valley National Bank. Mr. Ira Emanuel, Assistant Village Attorney, suggested that the Board hears from the Applicant prior to taking a vote on waiving the Public Hearing.

Mr. John Costa, the Applicant's attorney, discussed the reasons for the delays in finalizing their Site Plan. Mr. Costa stated that there were unexpected Title issues in which delayed their approval. Mr. Costa stated that nothing has changed with respect to the conditions of their approval. Mr. Costa informed the Board that all of their legal requirements are now in place.

Chairman Rubin questioned the Applicant on whether there are any changes in the documentation that was approved other than the name change of the ownership. Mr. Costa reiterated that there are no changes to what was approved.

Mr. Robert Geneslaw, Village Planner, stated that the plans still show the previous owner of the property. Mr. Emanuel informed the Board the resolution will state that the plans will be updated to show current ownership.

Mr. Martin Spence, Village Engineer, questioned the Applicant on whether Valley National has a timetable on the commencement of construction. Mr. John Tobin, Project Manager of Valley National, responded that the Bank is moving forward with the project but does not have a date of the start of construction.

Member Iatropoulos questioned the conditions of Rockland County Planning. Mr. Emanuel stated that the conditions are the same conditions that were on the original approval.

Member Iatropoulos made a motion to waive a Public Hearing on the Application of the Valley National Bank for re-approval of a Site Plan, seconded by Member Ternquist. Upon vote, the motion carried unanimously.

Mr. Ira Emanuel, Assistant Village Attorney, read the Resolution into the record:

Resolution PB 12 of 2012
Granting Re-Approval of a Final Site Plan entitled
"Valley National Bank - Montebello"

WHEREAS, an application for re-approval of a Final Site Plan entitled "Valley National Bank - Montebello," consisting of 12 sheets, dated June 15, 2006, and last revised May 20, 2009, 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 14, 2008, after a duly noticed public hearing, this Board granted final approval to the proposed site plan, but the applicant did not obtain a building permit within the required eighteen months, whereupon the site plan approval expired; and

WHEREAS, on February 8, 2011, the applicant again sought and obtained re-approval of its site plan, as its approval expired without obtaining a building permit within the required eighteen months; and

WHEREAS, the applicant again now seeks re-approval of the previously approved site plan; and

WHEREAS, there are no substantive changes to the site plan from that which this Board had previously approved; and

WHEREAS, because there are no substantive changes from the previously approved plan, and because there have been no significant changes to the area surrounding the subject property since the previous approval, this Board has waived the requirement for a public hearing on the application to re-approve the site plan; and

WHEREAS, on February 8, 2011, the Rockland County Planning Department recommended modifications to the proposed site plan.

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 May 20, 2009, 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 re-approved, subject to the following conditions:

1. Rockland County Planning Department conditions as stated in its memorandum dated February 8, 2011, provided, however, that this Board hereby overrides recommended modifications numbered 3, 4, 9 and 10. This is a re-approval of a previously approved site plan with no substantive changes. We override Item 3 because the New York State Department of Transportation lacks jurisdiction over the project and a referral will therefore have no benefit. We override Item 4 because the required referrals were made during the first review process, no substantive comments were received from adjoining municipalities at that time, and there have been no changes to the project or the surrounding area in the interim. We override Item 9 because the applicant needs to maintain the visibility of the ATM area and parking lot for security purposes. In addition, site distances from the entry drive could be compromised by the landscaping changes proposed by the Department. We override Item 10 because a reduction in lighting at the intersection of the entry and the county road will adversely affect traffic safety. As to items 6, 7, and 8, these items were completed during the initial review and were carried over to this re-approval.

2. The applicant shall comply with items 1, 3a, 3b, and 3c in the letter from the Village Planning Consultant, Robert Geneslaw Co., dated February 7, 2011, but not items 2 and 3d.

3. The applicant shall comply with the memoranda from the Village Engineer, Martin Spence, P.E., dated February 7, 2011, and November 28, 2008, respectively.

4. The plans shall be updated to reflect the identities of the current owners.

5. All other site plan requirements set forth in the site plan regulations of the Village of Montebello, and all conditions of the Final Approval dated October 14, 2008, to the extent such conditions are still applicable.

MOTION: Member Michael Iatropoulos

SECOND: Member Anthony Caridi

Upon vote, the Resolution carried unanimously.

International Christian Fellowship Church
Sign Permit

Application of International Christian Fellowship Church**,** 506 Haverstraw Road, Montebello, New York, 10901 for a sign permit. The subject property is located on the west side of Haverstraw Road, 250 feet from the intersection of Viola Road in the Village of Montebello, which is known and designated on the Ramapo Tax Map as Sections 48.07, Block 1, Lot 52 in a RR-50 Zone.

In Attendance is Mr. George Russell a trustee for the International Christian Fellowship Church. Mr. Russell explained the need to erect a new sign in which people from both sides of Haverstraw Road will be able to see the sign. Mr. Russell stated that where the sign will be

placed it will not interfere with traffic and will not cause any visibility issues. The sign will have lights facing the sign with greenery shading the lights.

Mr. Geneslaw read the minutes of the May 29, 2012 CDRC meeting (copy attached).

Mr. Spence discussed the location of the sign and the landscaping.

Chairman Rubin stated that what the Applicant is requesting is justified since the current sign is one sided.

Member Burke questioned the Applicant on the lettering of sign. Mr. Russell replied that they will have to manually change the lettering on the sign for announcements.

Mr. Ira Emanuel, Assistant Village Attorney, read the Resolution into the record:

Resolution PB 13 of 2012
Granting Approval of a Sign Plan entitled
"International Christian Fellowship Church"

WHEREAS, an application for approval of a Sign Plan entitled "International Christian Fellowship Church," dated "OCT/12", prepared by Frohling Sign Co., together with a hand drawn sign location plan, lighting cut sheet from e-conolight, and photographs showing the locations of the existing and proposed sign, has been presented by International Christian Fellowship Church; 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; and

NOW, THEREFORE, be it

RESOLVED, that the Sign Plan presented by International Christian Fellowship Church, entitled "International Christian Fellowship Church," dated "OCT/12", prepared by Frohling Sign Co., together with a hand drawn sign location plan, lighting cut sheet from e-conolight, and photographs showing the locations of the existing and proposed sign, , affecting premises known as Section 48.07, Block1, Lot 52 on the Tax Map of the Town of Ramapo, be and hereby is approved, subject to the following conditions:

1. Landscaping shall be adjusted in the field to screen light sources, subject to approval by the Village Engineer.

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

MOTION: Member Thomas Ternquist

SECOND: Member Michael Iatropoulos

Upon vote, the Resolution carried unanimously.

New Business

Member Iatropoulos discussed with Board members the devastation of the surrounding area from Hurricane Sandy and the previous storms in the region. Member Iatropoulos stated that the 4-6 main arteries of our Village are potential danger zones in times of crisis. Member Iatropoulos would like the Village and the Planning Board to study the issues.

Chairman Rubin stated that this is bigger than a Village of Montebello problem and bigger than a Town of Ramapo problem, the coordination of resources should be at a central location.

Mr. Emanuel stated that there is a central location at the Fire Training Center where they have an emergency center in which they have drills. Mr. Emanuel stated that the "nature of emergencies are such that you never know exactly what are going to happen".

Member Caridi stated that what Member Iatropoulos is asking for is an OEM manager and at the Village level is something that they cannot afford. It belongs at the township level or higher.

Member Caridi made a motion to adjourn the meeting to the December 11, 2012 Planning Board meeting, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously. The meeting adjourned at 7:55 p.m.

Appendix

Spence Engineering *Consulting and Municipal Engineers 86 E. Allendale Road Saddle River, NJ 07458 (201) 934-0300 Fax (201) 934-0320 e-mail mkspence@spenceengineer.com* Licensed in New Jersey, New York, Pennsylvania, Maryland and Virginia

To: Village of Montebello Planning Board
From: Martin K. Spence, PE Village Engineer
Date: October 8, 2012
Re: **Raymour and Flanigan Amended Site Plan Approval Temporary Parking**
30 Dunnigan Drive and Hemion Road 55.06-1-3.1

We have received and reviewed the following:
Application for (Amended Site Plan Approval) (Temporary Parking Area)
Plan, Sheet No. 1 of 1, prepared by Barrett, Bonacci and Van Weele, PC (BBV) last revised 9/26/12
Narrative Summary dated September 27, 2012
Short EAF and Application Review Form

The application consists of providing temporary parking along the NW building line for current employees partly caused by the construction operations on the east side of the existing site. The applicant is proposing to use an area (currently open lawn) as a location for the temporary parking which is estimated to be used for approximately 18-20 months.
The parking surface is proposed to be gravel and would align with existing parking along the most westerly limits of the parking area. Typically, Village standards for parking for such a use would be a hardscape such as pavers or asphalt. Additionally, the ingress/egress opening to the parking aisle is less than typical design standards. The use of parking would be for employees which would be familiar with the parking arrangements such as traffic flow and surface treatments.
The proposal includes restoring these areas back to pre-existing conditions (or as improved as shown on the prior approved amended site plans) after the period that temporary parking is needed, which includes the temporary soil stockpiles. No new impervious areas (short term or long term) are proposed as part of this application.
We offer the following comments:

The Applicant is as follows:

1. Suffern CDC, LLC (Raymour and Flanigan)
7248 Morgan Road
Liverpool, NY 13088

2. The property consists of 2,139,619 SF or 49.1 acres.

3. The property is bounded on the North by the NYS Thruway, Dunnigan Drive to the SE, Hemion Road to the West and Piermont Branch Lackawanna Railroad to the South.

4. The property is currently being developed for use by the current owner, Raymour and Flanigan with some limited continued use by existing tenants and then phasing out of the Dress Barn use. After that time, Raymour and Flanigan will occupy most of the space while maintaining the current Par Pharmaceutical tenant. Only after that time of Dress Barn relocation will the truck bays be constructed along the North building line (facing Thruway). At this time,

there will be no need for the temporary parking and areas may be restored (including soil stockpile).

5. The construction for the temporary parking will consist of removing organic soil materials, construction of a solid compacted stone parking area.

6. No new impervious areas are created. No trees are shown to be removed.

7. The stone surface will be more difficult to plow and maintain during its use as compared to a hardsurface. Periodic maintenance will be required.

The following engineering comments are submitted:

S-1. Provide a sample of the final gravel parking detail (in the field) compacted to demonstrate finish product. The aggregates should be well graded and when compacted provide a firm level surface.

S-2. Final bonding amounts are under review to include the complete restoration of the areas.

S-3. Time frames for removal and complete restoration shall be established by the Board and be part of the Resolution.

c. Michael Klein, Attorney for the Applicant Via Fax
Michael Marinis, BBV, Engineer for the Applicant Via Fax
Scott Milnamow, Raymour and Flanigan Via Fax

VILLAGE OF MONTEBELLO8
CDRC MINUTES

CDRC Meeting Date: **May 29, 2012**

Project Name**: International Christian Fellowship**

Map Date: _____

Subdivision___ Amended Site Plan___Special Permit___ Sign Plan__ Wetlands Permit_____

Preliminary_____ Final_____ Informal Discussion ___*___ Tree Removal_____ARB_____

Application ready for Board? Yes_____ No_____

Last day for Board Decision: _____

SEQRA Status: _____

Professional Fees- (LL #3 of 1991)

Date of Last Bill	Amount	Paid	Outstanding

FAILURE TO PAY OUTSTANDING FEES MAY RESULT IN THE DENIAL OF APPLICATION OR REFUSAL TO CONTINUE PROCESSING.

Remarks:88

1. Reviewed proposal—see RGC memo dated 5/29/12 (copy enclosed).
2. Suggest returning to sign contractor for more fully compliant sign.
3. Suggest revising sign to be closer in size to correct sign, but perpendicular to street.

Robert Geneslaw Co.

PLANNING AND DEVELOPMENT CONSULTANTS

Robert Geneslaw, AICP

368 New Hempstead Rd. #320
New City, NY 10956
OFFICE (845) 368-1785
FAX (845) 368-1787

M E M O R A N D U M

TO: MONTEBELLO CDRC

FROM: ROBERT GENESLAW, AICP

SUBJECT: INTERNATIONAL CHRISTIAN FELLOWSHIP, SBL 48.07-1-52, SIGN APPLICATION, INFORMAL

DATE: MAY 29, 2012

C: GLORIA SCALISI, PLANNING BOARD SECRETARY

The proposed sign falls within the definition of a Freestanding Sign.

1. We offer the follow comments based on (146-11.E.(1)(a)[17]):

    - For a permitted non-residential establishment in a residential district, a two sided sign is to be not more than four feet above ground level, while the proposed sign is four feet high mounted on a twenty five inch base.

    - An internally illuminated sign may not be more than nine square feet in area while the proposed sign is twenty square feet in area.

    - Free standing signs may not be closer to the designated street line than twenty feet except that the Planning Board may modify the distance to provide for visibility where otherwise obscured by trees, stone wall or other elements of visual interest. The hand drawn plot plan accompanying the application shows the proposed sign to be 15 feet 6 inches from the apparent designated street line

2. The code also includes additional standards applicable to signs (146-11.F.):

    - (5) Vertical dimension not to exceed 2 _ feet.

- (7) Signs for non-residential establishments in residential districts when illuminated, shall be by an external source. The type and intensity of illumination shall be as determined by the Planning Board.

3. The Planning Board may adjust the regulations because of special circumstances of a particular site (146-12).

4. It appears from the drawing that changing the letters and numbers would be done manually, which would be acceptable; however, this should be referenced as a note on the plan. An electronic message board sign in a residential zoning district is not likely to be acceptable to the Planning Board.

5. The applicant may want to check with the Building Inspector to see if keeping the current sign frame and location would necessitate Planning Board review.