The Planning Board of the Village of Montebello held a meeting on Tuesday, December 9, 2014 at the Montebello Community Center, 350 Haverstraw Road, Montebello, New York. Chairman Caridi called the meeting to order at 7:26 p.m. and led everyone in the Pledge of Allegiance.

PRESENT

Anthony Caridi, Chairman
Jane Burke, Member
Michael Iatropoulos, Member
Thomas Ternquist, Member
Donald Wanamaker, Member

OTHERS

Ira Emanuel, Assistant Village Attorney
Robert Geneslaw, Village Planner
Martin Spence, Village Engineer
Gloria Scalisi, Planning & Zoning Clerk

ABSENT

Steven Beldock, Member

Member Ternquist made a motion to approve the minutes of November 18, 2014 subject to minor changes, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

**Storage Post Self Storage—Public Hearing—Continued**
**Site Plan—Second Self Storage Building**
**55.07-1-13**

> Application of Storage Post Self Storage facility located on 2 Dunnigan Drive, Montebello, New York, for Amended Site Plan to allow a second self-storage building with additional parking on the site. The property is located on the north side of Dunnigan Drive, approximately zero feet west of the intersection 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 13 in a P-I Zone.

In attendance were Mr. Bill Marsh, the Applicant's Representative; Mr. Steven Honen, the Applicant's Attorney; Mr. Glenn McCreedy, the Applicant's Engineer; Mr. Frank Relf, the Applicant's Architect.

Mr. Honen, the Applicant's Attorney, stated that the Applicant has provided the Planning Board with proficient traffic, lighting, landscaping and engineering consultants at the last Planning Board meeting. Mr. Honen stated that the Applicant was at the Planning Board workshop in which the Applicant was able to answer any questions. Mr. Honen would like to move the application along for preliminary approval and towards a Negative Declaration so that the Applicant can apply to the Zoning Board of Appeals for the necessary variances.

Mr. Glenn McCreedy, the Applicant's Engineer, addressed Mr. Spence's comments of his memo dated December 8, 2014 (copy in file).

Mr. Robert Geneslaw discussed his memorandum dated December 8, 2014 (copy in file). Mr. Geneslaw prepared a draft Short Environmental Assessment Form in which part 2 was prepared at the Planning Board Workshop on December 2, 2014. Number #8 was left open. The Planning Board will need to determine a response.

Mr. Emanuel stated that he provided, to the Planning Board, an excerpt from the EAF handbook that was prepared by the DEC for guidance specifically related to question #8.

Mr. Geneslaw stated that he received copies of the 2001 Planning Board minutes relating to East Coast Storage. Mr. Geneslaw stated that he has not had a chance to review those minutes.

Chairman Caridi stated that he does not believe the Planning Board is able to answer question #8 at this time without further review of the 2001 Planning Board minutes. Chairman Caridi stated that there may be comments in the 2001 minutes that may potentially restrict further development. Chairman Caridi stated that the answers cannot be given this evening.

Mr. Honen stated that there was an application before the Applicant was even on the scene. The Application was from East Coast Storage. Mr. Honen stated that "as far as he knows there is no restriction of further development of the property". There was no prohibition of development in the future. The Applicant is before the Planning Board with a totally distinct and separate application. Mr. Honen stated that the Applicant has been to many meetings before the Planning Board and feels the Planning Board should have a determination for SEQRA. Mr. Honen stated that the Applicant would like the opportunity to appear before the Zoning Board of Appeals to state their case.

Mr. Emanuel stated that Mr. Honen is correct in stating that there is no express restriction on the property. However, back in 2001 the Planning Board and Zoning Board of Appeals was concerned with the layout of the building on the property. The minutes that were sent to Board (2001) showed that the Applicant proposed two buildings that were similar in footprint as what is being presented currently.

Mr. Honen discussed how in the 15years a storage facility has been on Dunnigan Drive it has not increased the burden to Airmont Road; it is an aesthetically pleasing building and has been in harmony with the Village.

Chairman Caridi stated that he does not disagree with Mr. Honen's statement, however Chairman Caridi stated that the Planning Board would be doing the Village of Montebello an injustice if the Planning Board is forced to answer question #8 without further review of the comments of the 2001 Planning Board minutes. Chairman Caridi expressed his pleasure with the color convergence. The Planning Board needs the opportunity to review the documents. Chairman Caridi would like to have another Planning Board workshop to further review the documents.

Member Burke understands that the Applicant is in a hurry to move the application along. Member Burke stated that she feels that if the Planning Board declares a Negative Declaration it would give the Zoning Board of Appeals the impression that the "project is just fine" to the Planning Board.

Mr. Emanuel stated that the SEQRA process examines a certain set of issues, the Zoning Board of Appeals is guided by the SEQRA process but it has a whole different set of issues that it has to examine. The mere fact that a Negative Declaration is granted does not require the Zoning Board of Appeals to grant variances. The Zoning Board has a different review than the Planning Board, there is overlap.

Member Burke expressed her concern with the size of the variance.

Mr. William Marsh stated that on March 14, 2014 his company presented the Planning Board an informal application showing the concept of the addition building and after spending a couple of hours discussing the proposal. Mr. Marsh stated that he polled the Planning Board to gage their approval or disproval and the entire Planning Board informally approved the concept. Mr. Marsh would like Planning Board to consider the project on its merits. The benefits to the community are great with no detriments.

Member Iatropoulos questioned the amount of the FAR variance. Mr. Emanuel responded that he calculated the numbers and the required FAR is 0.40; the current FAR with variance is 0.65; the requested FAR is 0.92 which will be 130% over what is permitted. Whether it is a substantial increase is for the Zoning Board of Appeals to decide.

Mr. Marsh stated that the FAR intensity is geared for people; the intensity for storage will be a lot lower.

Member Burke stated that the first time the Applicant came before the Board to discuss the additional building it was after discussed their previous application of paint colors and signage to the building. It was a brief discussion at the end of that meeting.

Mr. Marsh replied that it was a fairly intense presentation with an assortment of maps. Mr. Marsh stated that the Storage Post just wants to be good neighbors.

Chairman Caridi stated that he doesn't believe anyone discounts the merits of the project. Chairman Caridi believes that the Planning Board needs to give due diligence to the project for the benefit of both sides. The Planning Board needs to consider all the previous comments. Chairman Caridi requested an additional workshop to discuss the SEQRA issues and to review the previous documents for this property.

Mr. Emanuel stated that what he is hearing from the Planning Board is "what is this project going to look like when it is done". Mr. Emanuel stated that is the Applicant can provide something to show the visual impact of the project.

Chairman Caridi would like the Applicant to provide renderings, most especially from Airmont Road.

Mr. Relf stated the Applicant will provide the renderings.

Member Wanamaker would like to see the existing building with the proposed lighting in the renderings.

The Planning Board will discuss the Negative Declaration and review the additional materials at a Planning Board workshop on January 6, 2015.

Mr. Emanuel informed the Applicant that workshop will be a public meeting.

With no one else wishing to speak, Member Ternquist made a motion to continue the Public Hearing on the Application of Storage Post for Site Plan—Second Self Storage Building, to the

January 13, 2015 Planning Board meeting, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

**Storage Post Self Storage—Public Hearing--Continued**
**Amended Site Plan—addition of Pole Mounted Lighting**
**55.07-1-13**

> Application of Storage Post Self Storage facility located on 2 Dunnigan Drive, Montebello, New York, for Amended Site Plan to add pole-mounted lighting around the existing facility. The property is located on the north side of Dunnigan Drive, approximately zero feet west of the intersection 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 13 in a P-I Zone.

Mr. Relf discussed the photometrics from the lighting consultant at the previous meeting.

Mr. Emanuel stated that he did not find any information on how the Applicant would be able to dim the lighting. What the standards would be?

Mr. Relf stated that there are design standards for illumination.

Member Wanamaker stated that he has driven around Montebello and no one has their entire building lit up. Member Wanamaker was worried about setting precedence and also out of character. Member Wanamaker questioned the Applicant on the need to light up the third story.

Mr. Emanuel stated that for a security reason why anything above the door needs to be lit up. It makes the building appear like a billboard.

Mr. Relf stated that the Applicant was trying to obtain an even illumination.

Chairman Caridi questioned the Village Engineer about the possibility of the Village hiring its own Lighting Consultant. Chairman Caridi stated that the Applicant has provided significant lighting scenarios. Chairman Caridi was concerned that they do not create an “airport runway”.

Discussion on photometrics.

Mr. McCreedy stated that the negative declaration is not an approval of the project. The lighting can be mitigated.

Chairman Caridi suggested that the Planning Board hire a lighting consultant to interpret the information provided. Mr. Emanuel stated that he has previously worked with a Mr. Steve Lopez from Tim Miller Associates.

Member Ternquist made a motion to hire a lighting consultant, Mr. Steve Lopez, to review and interpret the lighting on the Application of Storage Post for Amended Site Plan—addition of Pole Mounted Lighting and the lighting for the additional building, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

With no one else wishing to speak, Member Ternquist made a motion to continue the Public Hearing on the Application of Storage Post for Amended Site Plan—addition of Pole Mounted Lighting, to the January 13, 2015 Planning Board meeting, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

**New Business**

Mr. Emanuel discussed the proposal of the Wetlands Law materials that were re-distributed.

Member Ternquist made a motion to recommend that the Village Board adopt the Proposed Wetlands Law, seconded by Member Iatropoulos. Upon vote, the motion carried unanimously.

Member Ternquist made a motion to adjourn the meeting to the January 13, 2015 Planning Board meeting, seconded by Member Wanamaker. Upon vote, the motion carried unanimously. The meeting adjourned at 9:15 p.m.