

**VILLAGE OF MONTEBELLO
PLANNING BOARD MEETING
NOVEMBER 3, 2008**

The Village of Montebello Planning Board meeting was called to order by the Chairman, Al Rubin at 7:17 p.m. The meeting was held at Village Hall, One Montebello Road in the Village of Montebello, New York 10901 on Monday, November 3, 2008.

PRESENT

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

OTHERS

Martin K. Spence, Village Engineer
Carol Adduce, Clerk

ABSENT

Ralph Alfonso, Alternate
Robert Geneslaw, Village Planner
Ira Emanuel, Deputy Village Attorney

Motion to approve the October 14, 2008 minutes.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

**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 was adjourned to the December 9, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Anthony Caridi

VOTE: Unanimously accepted.

**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)

At the applicant's request, the public hearing was adjourned to the December 9, 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 December 9, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

**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

At the applicant's request, the public hearing was adjourned to the December 9, 2008 meeting.

MOTION: Michael Iatropoulos

SECOND: Tom Campbell

VOTE: Unanimously accepted.

New Business:

The Village Board has requested the Planning Board to review and comment on two proposed Local Laws.

The first is a Local Law amending Chapter 163 of the Village Code of the Village of Montebello relating to public improvements to be constructed with the subdivision of land and the second amendment is to the Zoning Law to provide for the expiration of relief granted by the Board of Appeals.

After review and discussion a motion was made that the Board was unanimously in favor of the Village Board adopting both Local Laws.

Discussion regarding a memo from the Historic Preservation Commission requesting a combined workshop with the Planning Board.

Chairman Rubin requested that the memo be sent to the Historic Preservation Commission that the Planning Board is in favor of a combined workshop prior to their regularly scheduled meeting on Tuesday, December 2, 2008 at 7:15 p.m. Chairman Rubin requested that Mr. Geneslaw chair the workshop.

Motion to adjourn the meeting at 8:02 p.m.

MOTION: Michael Iatropoulos

SECOND: Jane Burke

VOTE: Unanimously accepted.