

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality Village of Montebello

Board: Planning X ZBA_____ Town/Village_____ **Meeting Date** March 11, 2025

File Name 8 Henry Court

Applicant Jacob Leitner
8 Henry Ct.
Montebello, NY 10901

Contact Person Regina Rivera, Zoning Clerk rrivera@villageofmontebello.com 845-368-2491

Referral Agencies *(Please indicate the agencies that have also received copies of this application)*

- ☐ RC Highway Department
☐ RC Division of Environmental Resources (Parks, Soil & Water, Environmental Management)
☒ RC Drainage Agency
☐ RC Department of Environmental Health (Sewers, Water, Mosquito Code, Wells, Codes Initiative [RCI])
☐ RC Sewer District No. 1
☐ NYS Department of Environmental Conservation
☒ NYS Department of Transportation
☐ NYS Thruway Authority
☐ NY-NJ Trail Conference (Long Path)
☐ Palisades Interstate Park Commission
☐ US Army Corps of Engineers
☐ Federal Emergency Management Agency (Development within Floodplain)

Adjacent NY Municipality_____

Other _____

Pursuant to the General Municipal Law Article 12-B, Section

239 (l) & (m): Special Permit: Special Permit for a Residential Gathering Place

Location of Parcel(s) north side of Henry Court approx.. 310 feet from the intersection of Zeck Court

Acreage of Parcel (s) 1.08

Existing Sq. Footage _____ **Proposed Sq. Footage** _____

The Property in Question Lies Within 500 Feet of:

- | | |
|---|---|
| <input type="checkbox"/> County Road | <input checked="" type="checkbox"/> State Road, Thruway, or Parkway |
| <input checked="" type="checkbox"/> County Stream | <input type="checkbox"/> State Park |
| <input type="checkbox"/> County Park | <input type="checkbox"/> Village, Town, or County Boundary (NY) |
| <input type="checkbox"/> County or State Facility | <input type="checkbox"/> The Long Path |

Map 48.10 Block 1 **Lot(s)** 36 **Map Date** 8/9/2024, latest revised 7/4/2024

*Variances GRANTED 1/16/2024	Required	Proposed
Floor Area Ratio	0.20	0.22
Side Yard	20'	9.5'
Total parking for house and Res. Gathering Place	7 spaces	5 spaces



December 24, 2024

To: Village of Montebello
Planning Board
1 Montebello Rd, Suffern, NY 10901

Re: 8 Henry Court
Montebello, NY 10901
Tax Map Designation: Sec. 48.10-1-36

Subject: Narrative

This property is currently a single-family residence located in the **R-35 Zone**. The applicant proposes to designate one room on the first floor as a **residential gathering place**, which will accommodate **15 congregants**, all of whom live within walking distance.

Details of Use:

- **Operating Hours:**
 - **Friday afternoon:** From sunset to two hours after sunset.
 - **Saturday morning:** 9:00 AM to 12:00 PM.
 - **Saturday evening:** From sunset to nightfall.
- The gathering place will only operate on **Saturdays** and **Jewish holidays**.
- **No on-site catering** or special events will occur outside the regular operating hours.

Parking:

The property provides **5 parking spaces**, including 1 **handicapped parking spot**, which is sufficient for the proposed use.

Accessory Structure:

We are also proposing an accessory structure on the site to be used as a **private mikvah for the rabbi**. This mikvah will not be open for public use.

Previous Approvals:

This application was presented to the **Zoning Board** on **December 19** and was approved for **FAR (Floor Area Ratio)**, **parking**, and **side yard** requirements.

We are now submitting this application to the **Planning Board** to seek further approval for the project.

Thanks
Eliezer Brecher

PO Box 998, Monsey, NY 10952 / 845-444-2006 / office@bexpediting.com

APPLICATION REVIEW FORM**PART I****VILLAGE OF MONTEBELLO**Date 2/29/2024*Please check all that apply:*

<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Village Board
<input type="checkbox"/> Zoning Board of Appeals*	<input type="checkbox"/> Historic Preserv. Comm.
*(Fill out Part II of this form)	
<input checked="" type="checkbox"/> CDRC	<input type="checkbox"/> Architectural Review Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Number of Lots
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Informal
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Stream and Wetlands Permit	<input type="checkbox"/> Final
<input checked="" type="checkbox"/> Special Permit	<input type="checkbox"/> Cert. of Appropriateness
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance	<input type="checkbox"/> Other _____

Project InformationProject Name: 8 HENRY COURT**Tax Map Designation:**Section 48.10 Block 1 Lot(s) 36

Section _____ Block _____ Lot(s) _____

Location: On the NORTH side of HENRY COURT,
310 APPROX. feet NORTH of ZECK COURT in the

Village of Montebello.

Street Address: 8 HENRY COURTAcreage of Parcel 1.058 Zoning District R-35School District SUFFERN CENTRAL S.D. Postal District SUFFERN 10901Fire District TALLMAN F.D. Ambulance District RAMAPO VALLEYWater District VEOLIA WATER Sewer District ROCKLAND #1

APPLICATION REVIEW FORM

Project Description: (If additional space required, please attach a narrative summary.)

Residential Gathering Place for 15 congregants.

If subdivision:

- N/A
- 1) Is any variance from the subdivision regulations requested? _____
 - 2) Is any open space being offered? _____ If so, what amount? _____
 - 3) Is this a standard or average density subdivision? _____

If site plan:

- N/A
- 1) Total size of building(s) in square feet _____
 - 2) Proposed addition _____

If special permit, list special permit use and what the property is proposed to be used for.

Residential Gathering Place.

Environmental Constraints:

Are there slopes greater than 15%? Yes

Are there streams, flood plains, lakes, or other land under water on the site? Yes

If yes, please provide the names. The Mahwah River is on site.

Are there wetlands on the site? No

If yes, please provide the names and type. _____

If yes to any of the above, please indicate the amount and show the gross and net area per section 195-14.A. 10,140 SF of river in the property.

****SHOW ENVIRONMENTAL CONSTRAINTS ON SEPARATE DRAWINGS.****

Project History: Has this project or property ever been reviewed before? No

If so, provide a narrative, including the list case number, name, date, and the board(s) that reviewed it, together with the status of any previous approvals.

APPLICATION REVIEW FORM

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

N/A

General Municipal Law Review:

This property is within 500 feet of (Check all that apply):

<input checked="" type="checkbox"/> State or County Road	<input checked="" type="checkbox"/> State or County Park
<input type="checkbox"/> New York State Thruway	<input checked="" type="checkbox"/> County Stream
<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> County Facility

List name(s) and/or numbers of facility(ies) checked above. _____

Rt. 202, Harriman state park, Mahwah River,

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

Referral Agencies:

<input checked="" type="checkbox"/> RC Highway Department	<input type="checkbox"/> RC Division of Environmental Resources
<input checked="" type="checkbox"/> RC Drainage Agency	<input type="checkbox"/> RC Dept. of Health
<input checked="" type="checkbox"/> NYS Dept. of Transportation	<input type="checkbox"/> NYS Dept. of Environmental Conservation
<input type="checkbox"/> NYS Thruway Authority	<input type="checkbox"/> Palisades Interstate Park Comm.
<input type="checkbox"/> Adjacent Municipality	

Contact Information

Applicant: JACOB LEITNER Phone # 347-661-0934

Address 8 HENRY COURT MONTEBELLO, NY 10901 Email: montshul@gmail.com

Street Name & Number (Post Office) State Zip code

Property Owner: JACOB LEINER Phone # 347-661-0934

Address 8 HENRY COURT MONTEBELLO, NY 10901 Email: montshul@gmail.com

Street Name & Number (Post Office) State Zip code

Engineer: KEVIN P. MAHER, P.E., M.ASCE Phone # 845-666-0155

Address 4 Edgewood Drive, Central Valley, NY 10917 Email: info@terravc.com

Street Name & Number (Post Office) State Zip code

APPLICATION REVIEW FORM

Surveyor: PAX SURVEYING & ENVIRONMENTAL CONSULTANTS LLC Phone # 551.999.4822
Address 271 US 46 WEST, STE G 208 FAIRFIELD, NJ 07004 Email: BILL@PAXSURVEY.COM
Street Name & Number (Post Office) State Zip code

Architect: _____ Phone # _____
Address _____ Email: _____
Street Name & Number (Post Office) State Zip code

Attorney: SAVAD PAUL CHURGIN Phone # (845) 624-3820
Address 55 Old Nyack Turnpike # 209, Nanuet, NY 10954 Email: mail@savadchurgn.com
Street Name & Number (Post Office) State Zip code

Contact Person: BUILDERS EXPEDITING INC. Phone # 845.444.2006
Address PO BOX 998 MONSEY, NY 10952 Email: office@bexpediting.com
Street Name & Number (Post Office) State Zip code

TO ALL APPLICANTS - YOU MUST SEND COPIES OF APPLICATIONS AND PLANS TO:

Regional Manager
Orange and Rockland
75 West Route 59
Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on _____.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:

JACOB LEITNER _____, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Village of Montebello, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:**

B. There is no state officer, Rockland County officer or employee or village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

APPLICATION REVIEW FORM

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Village of Montebello in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee NONE
- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of

these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Montebello.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

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4. Reimbursement for Professional Consulting Services. I understand that the Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the Village and each such consultant for the cost of such consultant services upon receipt of the bill.

I agree to establish an escrow account with the Village of Montebello from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Village. Any additional sums needed to pay the Village's consultants shall be paid prior to final action on the application. The Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Village.

Applicant's Signature

J. Leit

Print Applicant's Name JACOB LEITNER

SWORN to before me this

1 day of 4, 2024

ELW

Notary Public

ELIEZER BRECHER
NOTARY PUBLIC STATE OF NEW YORK
Registration No. 01BR6413764
Qualified in Rockland County
Commission Expires February 1, 2025

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:

I, JACOB LEITNER being duly sworn, hereby
depose and say that I reside at: 8 HENRY COURT MONTEBELLO, NY 10901

in the county of ROCKLAND in the state of NY

I am the (*) owner in fee simple of premises located at:
8 HENRY CT

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID# 2020-00025435

Said premises have been in my/its possession since 8/18/2020. Said premises are also
known and designated on the Town of Ramapo Tax Map as:
section 48.10 block 1 lot(s) 36

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner's Signature

Mailing Address

J. Leitner

8 HENRY COURT
MONTEBELLO, NY 10901

SWORN to before me this

1 day of 4, 2024

[Signature]

Notary Public

ELIEZER BRECHER

NOTARY PUBLIC STATE OF NEW YORK

Registration No. 01BR6413764

Qualified in Rockland County

Commission Expires February 1, 2025

**If owner is a corporation or LLC, fill in the office held by deponent and name of
corporation or LLC, and provide a list of all directors, officers and stockholders owning
more than 5% of any class of stock and all members having greater than 5% beneficial
interest.*

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
8 Henry Court			
Name of Action or Project:			
8 Henry Court			
Project Location (describe, and attach a location map):			
The northeast end of the Cul-De-Sac of 8 Henry Court			
Brief Description of Proposed Action:			
Conversion of Existing garage attached to an existing dwelling to a place of gathering. Associated parking area will be added to the existing driveway. Pervious paving will be used to minimize impact.			
Name of Applicant or Sponsor:		Telephone: 347-661-0934	
Jacob Leitner		E-Mail: montshul@gmail.com	
Address:			
8 Henry Court			
City/PO:		State:	Zip Code:
Suffern		NY	10901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Village of Montibello-Building Permit Rockland County Drainage Agency			YES
			<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.057 acres	
b. Total acreage to be physically disturbed?		0.130 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.057 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Place of Gathering (Chabad)			
<input type="checkbox"/> Parkland			

PRINT FORM