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April 26, 2024

Planning Board
Village of Montebello
One Montebello Road
Montebello, NY 10901
845-368-2211

Our File No.: BH 12-155

**NARRATIVE SUMMARY
(ADDITIONAL II)**

in connection with the Application of

GREEN MOUNTAIN DEVELOPMENT, CORP.

**to the Planning Board
of the Village of Montebello
for**

**96 VIOLA ROAD
MONTEBELLO, NEW YORK**

Section 49.05, Block 1, Lot 15

This office represents the interests of Green Mountain Development, Corp. (“**Applicant**”) as concerns the within Application that has presented to the Planning Board (“**Board**”). The Applicant is the record owner of 96 Viola Road, Montebello, New York, Section 49.05, Block 1, Lot 15 (“**Premises**”).

The within narrative supplements narratives previously provided to the Board, said narratives dated February 15, 2024 and March 27, 2024, respectively.

Landscaping

On December 7, 2022, the Village of Montebello Historic Preservation and Parks Commission (“**Commission**”), granted a Certificate of Appropriateness to the Applicant for the Premises. The

granting of the Certificate of Appropriateness was evidenced by a Resolution adopted by the Commission on December 7, 2022, said Resolution identified as Resolution No. 22-07. The Resolution was signed by Lisa Levin, the Chairwoman of the Commission on January 4, 2023. Pursuant to the Resolution, "Full compliance with the buffer requirements as set forth in Sec. 195-60 D.(10)(e)[2], including the native species to a minimum of 25 feet."

The specific language in the Village of Montebello Code ("Code") regarding the buffer in Overlay District states, "On lots with front yard areas within the Historic and Scenic Road Overlay District, a buffer strip with all native and natural vegetation shall be maintained between any newly constructed or modified building and the road right-of-way line. The minimum width of the naturalized vegetative buffer shall be equal to at least 10% of the depth of the parcel, and shall be maintained from the property line adjacent to the regulated road towards the building or structure. In cases where the minimum width has already been cleared or is an established lawn area, a planting plan shall be developed by the applicant to revegetate the buffer area with native vegetation. The buffer should be designed so as not to impair significant views of area historic or aesthetic resources. The HPPC will recommend the dedication of easements for buffer areas where it believes such buffers are critical for maintaining the historic or scenic quality of the road."

The Board is informed that the Applicant shall comply in all regards as to Sec. 195-60 D.(10)(e)[2]. As shown on the Landscaping & Drainage Sheet (dated November 9, 2023), no trees presently located in the buffer are to be removed.

Rockland County Planning Department

The Applicant is in receipt of correspondence from the Rockland County Planning Department ("**RCPD**") dated April 1, 2024, and has reviewed same. The Board is advised that the Applicant will comply in all regards with the recommendations and modifications contained therein. Therefore the Applicant does not seek any overrides with respect to the RCPD.

In advance, I thank you for your time and consideration in this matter.

Respectfully submitted,

/s/ Barry D. Haberman
Barry D. Haberman, Esq.

BDH:hd