

Village of Montebello

One Montebello Road
Montebello, New York 10901

TOWN OF RAMAPO
TOWN CLERK'S OFFICE

2025 JUL -9 P 3: 20

(845) 368-2211
Fax (845) 368-2044

Mayor
LANCE N. MILLMAN

Deputy Mayor
STACY CARIDI

Trustees
BRUCE EGENHAUSER
MICHAEL HUMPHREY
DAVID ROSE

Clerk-Treasurer
JOAN WILL

Village Attorney
WARREN E. BERBIT

Deputy Village Attorney
ALYSE TERHUNE

July 9, 2025

Hon. Michael B. Specht, Supervisor
Hon. Ramapo Town Board Members
237 Route 59
Suffern, NY 10901

RE: Carlton Road Planned Development District – Zoning Petition
Project Site (SBL): 49.13-2-9.2 and 49.14-1-75

Dear Supervisor and Town Board Members:

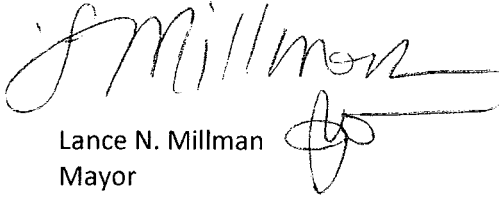
The Village has conducted a brief preliminary review of the materials conveyed to the Town by Mr. Gottlieb on behalf of the above-referenced Flex-Overlay PUD application. As you may expect, the Village of Montebello has significant concerns regarding the construction of 560+ units at the corner of Carlton Road and College Road. Traffic from this proposed PUD will exacerbate existing unsustainable traffic congestion and safety concerns along Carlton Road, Spook Rock Road and North Airmont Road. As these roads continue to degrade, Montebello's residential streets will continue to bear additional overflow traffic burdens. Construction has the potential to result in noise, air quality, and impacts to Village of Montebello residents. The permanent loss of open space has the potential to irreparably alter the character of this area of the Village, including Spook Rock Road, which is a designated Historic and Scenic Road.

The site in question is not close to shopping or community facilities/services and is located along streets that have inadequate traffic capacity to support current volumes, as evidenced by the Town of Ramapo's request to realign Carlton Road through the Village of Montebello's Warren E. Berbit Park. It is therefore clearly at odds with Objectives 1 and 3 of the Future Land Use Chapter and Objective 1 of the Housing Chapter of the Town of Ramapo Comprehensive Plan. Maximum PUD density along Carlton Road is not only inadvisable, but it is likely to be not feasible.

The Montebello Village Board hereby requests Interested Agency Status pursuant to SEQR and that it receives copies of all project-related documents and SEQR materials. The Village was glad to see that the Project Sponsor anticipated a Positive Declaration of Environmental Significance, and the Village looks

forward to providing input on an EIS Scope. We hope that the Ramapo Town Board will give appropriate weight to the concerns of its existing residents within the Village of Montebello.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "L. Millman", with a stylized flourish extending from the end of the signature.

Lance N. Millman
Mayor

Cc: Village Attorney Warren Berbit
Joan Will, Village Clerk - Treasurer