

September 18, 2025

Regina Rivera, Planning and Zoning Clerk
Village of Montebello
1 Montebello Road
Montebello, New York 10901

Re: **Rella Boulevard – Response to Comment Letters**

Dear Members of the Planning Board:

We recently appeared before the Planning Board on September 9, 2025 for discussion of a revised Site Plan layout. We have addressed the comments received on the plan set, as well as developed the plan set fully. Our responses to the comments are as follows:

FROM VILLAGE ENGINEER DATED SEPTEMBER 8, 2025 (MARTIN K. SPENCE, PE)

SEQR:

- 1. *Comment:*** *Provide willingness to serve from water (Veolia) and sewer utilities (TOR and RCSD 1).*
Response: Noted. Revised willingness to serve from Veolia and sewer utilities to be provided upon receipt.
- 2. *Comment:*** *Provide RC mosquito code approval.*
Response: Noted. Revised RC mosquito code application to be submitted as condition of final approval.

Preliminary Layout Plan, 2:

- 3. *Comment:*** *Label drop curb at entrances.*
Response: Please see attached revised “Preliminary Layout Plan” with all drop curbs labeled at entrances.
- 4. *Comment:*** *The Board should review the need for 5’ wide sidewalks along N. Airmont Road and on Rella Blvd extending the length of the property, including crosswalks at the driveways; provide sidewalk access to the site. This has been discussed during prior meetings/reviews; since previous approvals at this site the need for sidewalks in this part of Village has become more apparent.*
Response: The Planning Board did not see the need for a sidewalk along North Airmont Road in its prior approvals. Nothing in the current configuration suggests that sidewalks are now needed as a result of this project.
- 5. *Comment:*** *The dumpsters at the western emergency access (near buildings 1 and 2) should be relocated/ This area should be kept clear and available for emergency access at all times.*
Response: Please see attached revised “Preliminary Layout Plan” with dumpsters relocated out of emergency access area.
- 6. *Comment:*** *All dumpsters should be kept in refuse enclosures.*
Response: Noted.
- 7. *Comment:*** *Provide an “Emergency Vehicles Only” sign at the eastern emergency access drive.*
Response: Please see attached revised “Preliminary Layout Plan” with gates and “Emergency Vehicles Only” signs at all emergency access drive entrances.

- 8. Comment:** *Provide a gate at the northern emergency access drive.*
Response: Please see attached revised "Preliminary Layout Plan" with gates and "Emergency Vehicles Only" signs at all emergency access drive entrances.
- 9. Comment:** *Leaders and labels at the proposed transformers on the west should be revised.*
Response: Please see attached revised "Preliminary Layout Plan" with leaders fixed.
- 10. Comment:** *The applicant should provide a sign on the northeast corner of N. Airmont Road and Rella Blvd., similar to The Sentinel of Rockland sign.*
Response: Please see attached revised "Preliminary Layout Plan" with a sign provided on the northeast corner of N. Airmont Road and Rella Blvd. A detail has been added to the "Construction Details" plans.
- 11. Comment:** *Clarify if generators are proposed on site.*
Response: Please see attached revised "Preliminary Layout Plan" with the generators shown on the building roofs.

Preliminary Grading and Utility Plan, 3 and Drainage Analysis:

- 12. Comment:** *Provide pipe capacity calculations.*
Response: Please see attached revised drainage analysis with the pipe capacity calculations provided.
- 13. Comment:** *Provide maintenance access for the infiltration basin.*
Response: Please see attached revised "Preliminary Grading and Utility Plan" with maintenance access for the infiltration basin provided.

Preliminary Erosion and Sediment Control Plan / Details, 4 & 5:

- 14. Comment:** *Provide silt fence at the clearing limit line around the entire site.*
Response: Please see attached revised "Preliminary Erosion and Sediment Control Plan" with silt fence provided at the clearing limit line around the entire site.
- 15. Comment:** *Provide tree protection detail.*
Response: Please see attached revised "Erosion and Sediment Control Details" with tree protection detail added.

Construction Details, 8, 9 & 10:

- 16. Comment:** *Provide full details of sound barrier wall, retaining wall and parapet wall, including full height sections, materials and colors.*
Response: Please see attached latest Sound Study, along with the sound wall profile.
- 17. Comment:** *The fire department has concerns related to the long term durability of the Aquastorm Grass pavers, which may lead to the emergency access roads not functioning as designed. The applicant shall provide other sites where this system has been used in a similar manner. Provide inspection and maintenance procedures, including snow removal for the emergency access roads. The cross section detail shall include the thickness of the compacted granular base.*
Response: All manufacturer inspection and maintenance procedures will be followed for the Aquastorm grass pavers. Please see attached supporting documentation.

18. Comment: *Provide infiltration basin section / details and maintenance notes.*

Response: Please see attached revised details with infiltration basin section / details and maintenance notes added.

19. Comment: *The applicant should consider the use of a black architectural style fence at the infiltration basin: due to the proximity to the street.*

Response: Noted.

Drainage Profiles, 12:

20. Comment: *Revise title (typo).*

Response: Please see attached revised "Drainage Profiles" with the titled corrected.

Truck Maneuver Plan, TM-2:

21. Comment: *The plan should show WB-67 trucks backing into the northern most loading space of Roadway 'C'.*

Response: Please see attached revised "Truck Maneuver Plan" with maneuver shown.

22. Comment: *It appears that WB-67 trucks may have a conflict with the curb at the northern part of Roadway 'D'.*

Response: Please see attached revised "Truck Maneuver Plan" with conflict removed.

Miscellaneous:

23. Comment: *Provide some plantings at the hotbox to provide screening.*

Response: Please see attached revised "Landscaping Plan & Details".

24. Comment: *Show snow storage areas on the plan.*

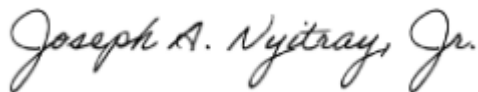
Response: Please see attached revised "Landscaping Plan & Details".

25. Comment: *Provide a berm along the eastern side for the proposed trees.*

Response: Please see attached revised "Landscaping Plan & Details".

Sincerely,

Weston & Sampson, PE, LS, LA, Architects, PC



Joseph A. Nyitray, Jr., P.E.
Senior Project Engineer