

November 13, 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 November 6, 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 OCTOBER 21, 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 main entrance; label new full height curb across curb cuts that will not be used.*
Response: Please see attached revised “Final Layout Plan” with the drop curb at the main entrance labeled, and the curb cuts that are to be removed labeled as new full height curb.
- 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 and the Village administration has determined that this part of the Village would benefit from the addition of sidewalks.*
Response: Until the Planning Board meeting of October 22, it appeared that the Board was leaning against the addition of sidewalks to the plan. The proposal is for a warehouse/flex space use, with little to no anticipated pedestrian generation. At the October 22 meeting, the Chairman advised the Board and the applicant that the Board of Trustees had recently issued a “directive” to require sidewalks along Airmont Road and Rella Boulevard for all new developments. The full text of this “directive” was not shared with the applicant at the meeting, nor was any reason stated for the “directive”. We now know that the “directive” was not issued in writing and is not a local law, regulation, or resolution.

It is the applicant’s position that requiring sidewalks along its Airmont Road and Rella Boulevard frontages has no basis in law. As noted above, the proposed use is unlikely to generate any significant pedestrian traffic. If the sidewalks are intended to serve existing uses, then there is no

essential nexus between the requirement and the relief sought by applicant. Further, since any sidewalk would be installed along the applicant's frontage, it would be on the wrong side of the street to support the existing uses on the opposite side of Rella Boulevard. The applicant believes that sidewalks along its frontage would needlessly expose pedestrians to truck turning movements in and out of the site.

5. **Comment:** *All dumpsters should be kept in refuse enclosures. Provide a detail of the enclosures, which may be fenced areas to keep refuse and dumpsters in a secure area.*
Response: Please see attached revised "Final Layout Plan" with the symbol and label updated to indicate a refuse/garbage enclosure. A detail has also been provided in the Construction Details.
6. **Comment:** *Provide an "Emergency Vehicles Only" sign at the eastern emergency access drive at the cul-de-sac.*
Response: Please see attached revised "Final Layout Plan" with a gate and "Emergency Vehicles Only" sign at the eastern emergency access drive at the cul-de-sac.
7. **Comment:** *There is a text conflict at the northern side of Road 'C'; revise as necessary.*
Response: Please see attached revised "Final Layout Plan" with text conflict cleared.
8. **Comment:** *The plans should address the light pole and catch basin in the reconfigured Rella Boulevard median. The light pole will need to be relocated the catch basin retrofitted or relocated.*
Response: Please see attached revised "Final Layout Plan" with the light pole in the reconfigured Rella Boulevard relocated, and the catch basin grate swapped for a flat top.
9. **Comment:** *Show the material of the maintenance access road at the infiltration basin. At a minimum this access road should be 6" of base course and 4" of ¾" clean crushed blue stone.*
Response: Please see attached revised "Final Layout Plan" with the maintenance access road material at the infiltration basin listed.

Construction Details, 8, 9 & 10:

10. **Comment:** *Provide retaining wall details.*
Response: Please see attached revised site plan with retaining wall details added.
11. **Comment:** *Provide infiltration basin section / details and maintenance notes.*
Response: Please see attached revised detail with infiltration basin section / details and maintenance notes added.

Truck Maneuver Plan, TM-2:

12. **Comment:** *The plan should show WB-67 trucks backing into the northern most loading space of Roadway 'C'; currently the plan shows trucks exiting this spot, not backing in.*
Response: In order to access the northern most loading space Roadway 'C', a truck would need to pull into one of the southern loading spaces, back up to the north, pull forward past the loading docks to the south, and then back into the northern most loading space.

Miscellaneous:

13. Comment: *The applicant should add some low seasonal plantings around the proposed pylon sign. If sign lighting is proposed, add to the plan with specifications (The Sentinel sign currently has soft lighting”.*

Response: Please see attached revised Landscape Plan & Details Sheet with plantings and lighting around the proposed pylon sign.

14. Comment: *Provide a cost estimate.*

Response: Cost estimate to be provided before check print signature.

15. Comment: *Applicant shall provide color renderings and material samples of the proposed sign and sound walls for ARB review.*

Response: Please see attached color renderings and material samples of the proposed sign and sound walls.

16. Comment: *“Preliminary” shall be removed from the plans. Label plans as “Final”.*

Response: All plans have been labeled “Final”.

17. Comment: *Include the existing subdivision plat, approved under the previous application.*

Response: The existing subdivision plat, approved under the previous application, has been included in the full site plan set.

18. Comment: *Provide specifications of roof top generators; including sound levels with level 2 enclosures. Also, the applicant shall address the need for generators at each separate unit; one generator per building may help reduce noise levels.*

Response: Please see attached roof top generator specifications. A couple of items to note:

- Generator maintenance automatic exercise cycle:
 - o Weekly for 15 minutes, Monday through Friday, between 10AM and 5PM
 - o 65 dB sound output at 23 feet.
- Sound Level 2 standard features:
 - o Includes all the sound level 1 enclosure features with the addition of up to 51mm (2 in.) acoustic insulation material, intake sound baffles, secondary silencers, and vertical air discharge with rain caps.
 - o Vertical outlet hood with 90-degree angles to redirect air and reduce noise.
 - o Sound level 2 enclosure is certified to 186 mph (299 kph) wind load rating for KD800-2500 models.

In addition, each building is anticipated to include one generator dedicated to the house electrical panel. This generator will serve critical life safety systems that are interconnected throughout the building, including providing backup power to any required fire pump in case of emergency. Each tenant space within the buildings will be separately electrically sub-metered. If an individual tenant requires a generator for specialized equipment or operational needs, such a generator would be specific to that tenant and installed at their discretion, subject to applicable approvals/requirements. However, based on the typical tenant profile for these types of warehouse spaces, it is highly unlikely that most, if any, tenants would require individual generators. That said, we cannot state this with absolute certainty, as future tenant needs may vary, but we do not anticipate individual tenants requiring generators. If they do require generators, then they will be subject to the same sound attenuation enclosures as submitted for the life- safety generators for each building.

Sincerely,

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

Joseph A. Nyitray, Jr.

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