

August 14, 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 July 8, 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 AUGUST 11, 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 as plan develops.
- 2. *Comment:*** *Provide RC mosquito code approval.*  
**Response:** Noted. Revised RC mosquito code application to be submitted as plan develops.
- 3. *Comment:*** *Provide a SWPPP.*  
**Response:** Please see attached SWPPP.

**Preliminary Layout Plan, 2:**

- 4. *Comment:*** *Provide refuse / recycling areas on the plan. The applicant shall discuss how garbage / recycling will be controlled.*  
**Response:** Please see attached revised "Preliminary Layout Plan" with refuse / recycling areas shown on the plan.
- 5. *Comment:*** *Label drop curb at entrances.*  
**Response:** Please see attached revised "Preliminary Layout Plan" with all drop curbs labeled at entrances.
- 6. *Comment:*** *The Board should review and require accordingly 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..*  
**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.
- 7. *Comment:*** *Label width of emergency access pavers on the western and eastern sides.*  
**Response:** Please see attached revised "Preliminary Layout Plan" with emergency access pavers on the western and eastern sides labeled.

**Preliminary Grading and Utility Plan, 3 and Drainage Analysis:**

- 8. Comment:** *Label the trench drains at the loading docks on the western side of Roadway 'C'.*  
**Response:** Please see attached revised "Preliminary Grading and Utility Plan" with the trench drains at the loading docks on the western side of Roadway 'C' labeled.
- 9. Comment:** *Provide pipe capacity calculations.*  
**Response:** Please see attached revised drainage analysis with the pipe capacity calculations provided.
- 10. 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.

**Construction Details, 8, 9 & 10:**

- 11. Comment:** *Provide full details of sound barrier wall, retaining wall and parapet wall, including full height sections, materials and colors.*  
**Response:** All sound barrier and retaining wall details to be provided as plan develops.
- 12. 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 for the emergency access roads. The cross section detail of subgrade should be submitted. A catalog of the Aquastorm to be provided to the Board..*  
**Response:** All manufacturer inspection and maintenance procedures will be followed for the Aquastorm grass pavers. Please see attached supporting documentation.
- 13. Comment:** *The Concrete Grid Paver – Aquastorm (Grass Infill) section is difficult to read do to the screened linetype.*  
**Response:** Please see attached revised details with The Concrete Grid Paver – Aquastorm (Grass Infill) section made clearer.
- 14. Comment:** *Provide infiltration basin section / details and maintenance notes.*  
**Response:** Please see attached revised details with infiltration basin section / details and maintenance notes added.
- 15. Comment:** *Provide fence detail for the infiltration basin.*  
**Response:** Please see attached revised details with fence detail for the infiltration basin provided.

**Drainage Profiles, 12:**

- 16. Comment:** *Revise title (typo); remove (1 of 2).*  
**Response:** Please see attached revised "Drainage Profiles" with the titled corrected.

**Truck Maneuver Plan, TM-2:**

- 17. Comment:** *It appears that WB-67 trucks may have conflicts with vehicles parked across from the loading areas of Roadway 'C'. The applicant should show trucks entering and exiting loading spaces with trucks parked in adjacent spaces.*  
**Response:** Please see attached revised "Truck Maneuver Plan" with all conflicts removed.

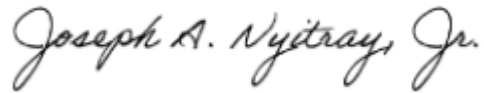
**Miscellaneous:**

**18. Comment:** *Provide a landscaping plan. Review a landscaped berm along the eastern side of the site as discussed at the prior Planning Board meeting.*

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

Sincerely,

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

A handwritten signature in black ink that reads "Joseph A. Nyitray, Jr." in a cursive script.

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