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ENGINEERS - SURVEYORS - PLANNERS

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July 1, 2026

Community Design Review Committee (CDRC)
Village of Montebello
One Montebello Road
Montebello, NY 10901
Attn: Regina Rivera, Planning and Zoning Clerk

Re: PFAS Treatment For Grandview Well
No. 67/78
Tax Lot 40.20-1-7

Dear Ms. Rivera,

The following is our response to Adam Gordon, Building Inspector, of Village of Montebello, letter dated June 26, 2026:

1. Comment: Proposed building is a use allowable by Special Permit of the Planning Board subject to Article XII in the OSR district per the Village zoning code.

Response: Statement, no response required.

2. Comment: Proposed plan conforms to all bulk regulations per Use Group d 195 attachment 2, Table of Bulk.

Response: Noted.

3. Comment: Update bulk table to show Development Coverage and FAR for existing and proposed condition thereby demonstrating compliance.

Response: The Bulk Table has been updated however the project requires a variance from the Zoning Board of Appeals for development coverage (required 10% and 12.1% proposed). Please see sheet CI-103.

4. Comment: On drawing AR-001, correct those fire code referencing group h occupancy to group F1 occupancy per 903.2.2, 907.2.5 of the NYS Fire Code.

Response: On drawing AR-001, occupancy group is listed as F1.

5. Comment: While the NYS Fire Code of 2025 does not require the installation of a fire alarm system, Sec. 89-34 of the code of the Village of Montebello requires installation of such, as well as the installation of a knox-box, exit/emergency lights, panic hardware, etc. Please revise accordingly.

Response: Design will be updated to provide smoke detection connected to the SCADA System which is monitored 24 hours a day. The building will be constructed of non-combustible construction materials (concrete, masonry, and steel). Compliance with Sec. 89-34 of the Village of Montebello code has been added to sheet AR-001.

6. Comment: Confirm that the access driveway will be 20', wide enough to accommodate fire apparatus access.

Response: The width of the entrance gate will be increased to allow for a minimum 20-ft clearance for vehicle access.

The following is our response to Martin K. Spence, PE, Village Engineer, of Spence Engineering, letter dated June 24, 2026:

1. Comment: Provide standard site plan notes per Village Code §146-7(F).

Response: Notes provided on sheet CI-103.

2. Comment: Provide the total area of wetlands on site.

Response: The total area of wetlands on site is 0.27 acres, and the wetland area has been added to sheet CI-103.

3. Comment: Show the 100 feet regulated area as per the W-EPOD requirements of Village Code §191.

Response: The wetland buffer has been added to sheet CI-103. We note that the EPOD is not located within 100 feet of the project site.

4. Comment: Provide a drainage analysis showing zero net runoff from the proposed impervious areas.

Response: Drainage analysis provided with this submission. Please see attached. The analysis confirms compliance with the zero net runoff requirement. Additionally, Detail 1 on Sheet CI-503 has been updated based on the drainage calculations.

5. **Comment:** Provide evergreen plantings (Norway Spruce or equal) to provide screening for the adjacent residential properties.

Response: Norway Spruce trees will be planted to provide screening. Proposed trees have been added to sheet CI-103.