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March 24, 2025

VIA E-Mail: RRivera@villageofmontebello.com

James Santoro, Chief, 20-1
Tallman Fire Department
Office of the Chief
289 Route 59
P.O. Box 37
Tallman, NY 10982

c/o Regina Rivera, Planning and Zoning Clerk
Village of Montebello Planning Board
One Montello Road
Montebello, NY 10901

**Re: Rella Owner LLC, 300 Rella Boulevard, Montebello, NY
Response to Eastern Loop Roadway Comment**

Dear Chief Santoro:

I am writing to address the comment regarding the removal of the Eastern Loop Roadway mentioned in the Tallman Fire Department letter dated March 12, 2025, and the Nelson Pope Voorhis (NPV) memorandum dated March 5, 2025 (point 9), concerning the Planning Board application for 300 Rella Boulevard. Both documents reference the fire access road at the rear/east side of the two most easterly buildings, and indicate that the fire access road must continue around the buildings.

As discussed at the recent CDRC meeting, neither the New York State Building nor Fire Codes require fire apparatus access roads or fire lanes to completely encircle structures. Additionally, there is no local code or law mandating this.

The New York State code allows for portions of a building not to be fully surrounded by a fire apparatus access road, provided a legal fire lane is within 150 feet of all portions of the building. The dimensions shown on our submitted drawings demonstrate compliance with this requirement. Additionally, we are not requesting an exception to increase the 150-foot distance, even though we meet the conditions of the exception.

(Please see the applicable NYS Code excerpt below and attached diagram which graphically demonstrates the relevant code.)



Given that our design meets state requirements, and we have found no more stringent local requirements, we do not understand why this is considered unacceptable in the review documents. Therefore, we respectfully request an official interpretation from the Fire Marshall or Code Enforcement Officer, along with any supporting documentation that you may be able to provide for the positions outlined in the review letters.

NYS Code Section:

[NY] 503.1.1 Buildings and Facilities

Diagram

Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:
 1. 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 2. 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 3. 1.3. Group U occupancies.
 4. 1.4 One- or two-family detached dwellings or not more than two Group R-3 occupancies that meet the requirements of Section 511.
2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

Please do not hesitate to contact us with any questions you may have.

Sincerely,

Jason T. Anderson, R.A., A.I.A.

Jason T. Anderson Architect, P.C.

dba ADG Architects and Anderson Design Group – Architecture, Planning, Interiors

Enclosure: [NY] 503.1.1 Buildings and Facilities Diagram

[NY] 503.1.1 Buildings and Facilities Diagram

