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Montebello Planning Board
One Montebello Road
Montebello, NY 10901

Re: 100-300 Rella Boulevard

Dear Members:

Submitted herewith is a slightly revised proposed site plan in the above. The applicant has reviewed the comments of the Board and its consultants, and also conducted an internal review of the project. The plan has been updated to enhance functionality, safety, and traffic flow. After careful consideration, the applicant has made targeted changes to ensure the site meets the needs of tenants, workers, and neighbors alike.

To better serve a diverse range of businesses, Building 2 was reduced from 26,400 to 24,200 SF. Building 3 was reduced from 44,000 SF to 27,300 SF and Building 4 was increased from 106,560 to 110,560 SF for a net effective reduction on the plan of 14,900 SF (235,740 SF down to 220,840 SF on this plan).

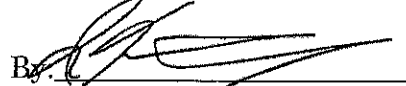
Roadway B has been widened to accommodate dedicated trailer drop-off zones for both Buildings 3 and 4. This improvement streamlines deliveries, ensuring smooth and efficient operations for the tenants.

The north emergency access drive has been altered to enhance site circulation and prioritize pedestrian safety. This minimal change creates a safer, more accessible environment with better traffic flow for everyone on-site. The prior submitted plan had less space between the buildings, which did not allow for truck circulation around the buildings, irrespective of the number of trucks involved.

Additionally, the northern sound mitigation wall has been extended by 140 feet, further reducing noise impacts and fostering a peaceful coexistence with the surrounding community.

We look forward to discussing these changes with the Board.

Very truly yours,
EMANUEL LAW, PC



Ira M. Emanuel