

April 16, 2025

Mayor Lance N. Millman and Village Trustees
Village of Montebello
One Montebello Road
Montebello, NY 10901



Re: Stonehedge Heights Subdivision Request for Detention Basin Relocation
Spook Rock Road and Stonehedge Road

Dear Mayor and Trustees,

This office serves as Village Engineer for the Village of Montebello.

The Village (Mayor and Trustees) received a request to relocate the approved detention basin that serves the project to be within the 200' Preservation Area which is an offset from the centerline of Spook Rock Road.

The Planning Board subdivision and site plan approvals shows the detention basin on lot 12 toward the rear of the dwelling but not encroaching into the 200' Preservation Area. The subdivision was approved creating new lots in a cluster subdivision. The applicant proposed to locate the detention basin on lot 12, where the other lots remain free of similar constraints. An easement with metes and bounds descriptions defines the area for long term maintenance.

The plans submitted for the request to review the relocation of the detention basin are as follows:
Preliminary Proposed Grading and Utilities Plan, 1 Sheet, prepared by Sparaco and Youngblood last revised 4/1/2025.

We offer the following comments:

- The clearing limit line shows that approximately 50% of the preservation area width (200') will be disturbed to construct the detention basin.
- Along the east limits of the preservation line there is a slope that drops off approximately 10' to the lower part of the project. The slope line is generally along the 200' preservation line limit. There is a mix of meadow and some trees/brush along the sloped area.
- By relocating the detention basin to encroach into the preservation area, straddling the 200' offset line, the rear yard of lot 12 becomes more suitable for development such as yard areas and private pools.
- The excavation for the detention basin will require a 14' cut from the existing contours (509) to create a bottom detention elevation of 495. Detention basin slopes up and will have significant grades changes to create the basin. The applicant should provide cross sections of the existing natural grade which is gently sloping down from North to South and compare to the proposed basin contours.
- The basin will have a permanent safety fence around the perimeter. The original plans showed a 6' high black chain link fence. There will be a gate for access to provide periodic maintenance.
- The basin will include drainage outflow structures and headwalls and rip rap (large stone aggregate).

- Any approvals by the Village Board will require the applicant to resubmit to the Planning Board for an amended Site Plan Approval including hydrology/hydraulics and added test soil borings.
- The applicant has recently stockpiled new cut trees/logs and brush within the 200' preservation area along with some existing vehicles that were abandoned in this location from the prior owner. This area should not be used as part of the construction or stockpiling.

Very truly yours

Martin K. Spence, PE

- c. Alyse Terhune, Planning Board Attorney
Max Stach, Nelson Pope Village Planner