July 2, 2024

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Mr. Anthony Caridi, Chairperson

Planning Board

Village of Montebello

237 Route 59

Suffern, New York 10901

Attn: Ms. Regina Rivera. Planning Department

RE: Application of Stonehedge Heights Corp (Stonehedge Subdivision)

Public Hearing of July 9, 2024

Dear Mr. Caridi and Members of the Planning Board

The Rockland County Department of Planning has submitted a letter dated May 22, 2024, which constitutes its review pursuant to NYS GML Section 239 L and M with regard to the above referenced application to permit a twelve-lot subdivision of a 16.68 acre lot, for development of single family detached homes. The applicant responds to this letter and notes that no overrides appear necessary.

1. *Comment: Comply with Rockland County Highway letter dated May 1, 2024.*

Response: No override is needed as applicant will comply.

1. *Comment: Review and approval by Rockland County Health Dept. prior to filing subdivision with County Clerk.*

Response: No override is needed as the 12-lot subdivision plan has been approved by the Health Department, and the applicant will comply with applicable state law and departmental review.

1. *Comment: Fire Officials Review.*

Response: No override is needed as the roadway is to be a public road and is designed to Village specifications. Further it is our understanding that the Village circulated the application to all required agencies and the opportunity to comment has been provided. The applicant will comply with fire officials’ relevant comments

1. *Comment: Town of Ramapo should have the opportunity to comment.*

It is our understanding that the Village circulated the application to all required agencies and the opportunity to comment has been provided. Ramapo’s Department of Public Works has provided a review. No override is needed.

1. *Comment: If federal wetlands are encroached upon by the development, US Army Corps of Engineers review and permitting are required.*

Response: An override is not needed as no wetlands are being disturbed, and the applicant will comply with federal wetland regulations to the extent applicable.

1. *Comment: The Village should consider the timeliness of the wetlands delineation.*

Response: No override is needed as the applicant’s wetland’s consultant, Peter D. Torgersen, by report dated January 3, 2019 and revised June 28, 2024, has confirmed the earlier wetland delineation.

1. *Comment: Review and approval by Rockland County Drainage Agency prior to filing subdivision with County Clerk.*

Response: No override is needed as applicant will comply.

1. *Comment: Rockland County Sewer District No. 1 Review and Permits.*

Response: No override is needed as applicant will comply.

1. *Comment: Rockland County Community College should have the opportunity to comment.*

Response: It is our understanding that the Village circulated the application to all required agencies and the opportunity to comment has been provided. No override is needed.

1. *Comment: Water resources*

Response: No override is needed as the Planning Board has considered the availability of water resources and the applicant will comply with Rockland County Department of Health review and approval requirements for water supply improvements as applicable.

1. *Comment: Review by Rockland County Health Department for sanitary sewer installation.*

Response: No override is needed as the 12-lot subdivision plan has been approved by the Rockland County Health Department, and the applicant will comply with applicable laws and regulations and departmental review.

1. *Comment: Installation of erosion control measures prior to construction.*

Response: No override is needed as applicant will comply.

1. *Comment: No net increase in peak rate of discharge.*

Response: No override is needed as the plan provides for no net increase in peak rate of discharge.

1. *Comment: Village to insure compliance with Rural Preservation Overlay District criteria.*

Response: No override is needed as Planning Board has sought compliance with these criteria.

1. *Comment: Use of native plants in landscaping to preserve biodiversity.*

Response: No override is needed as subdivision provides 200’ preservation area along Spook Rock Road.

1. *Comment: Scale on documents*

Response: No override is needed as the map scale has been corrected.

1. *Comment: Need to file deeds to convey lots after the subdivision is approved.*

Response: No override is needed as applicant will comply. This is simply a statement of applicable law and rules.

1. *Please note County GML letter omits paragraph 18.*
2. *Comment: GML requirement*

No override is needed as this is simply a summary of the statute.

1. *Comment: Executive Order #01-2017*

No override is needed as this is simply a summary of the executive order.

Very truly yours,

Hartmann Doherty Rosa Berman & Bulbulia, LLC

Michael L. Klein, Esq.

By\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael L. Klein, Esq.

MLK

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