

December 5, 2024

Village of Montebello  
1 Montebello Road  
Montebello, NY 10901

Re: 62 Montebello Road  
Suffern, NY 10901  
Tax Lot 48.18-2-10.3

The attached subdivision plan has been revised based upon comments from the November 26, 2024 CDRC meeting. Below is a comment-by-comment response.

Comments from Spence Engineering dated November 25, 2024

- 1. Review fire district; this property may be located in the Tallman Fire District.** The fire district has been updated.
- 2. Provide monuments at property corners along the right-of-way.** Monuments are now shown.
- 3. Provide “flares” where the driveway meets Montebello Road.** Flares are now shown.
- 4. Perform soil test pits to confirm percolation rates in the drainage analysis.** Soil testing will be scheduled.
- 5. Provide a representative foundation planting design.** Additional plantings are now shown.
- 6. Provide a tree protection detail.** A detail is now provided.
- 7. Review money in lieu of land requirements for new lot.** This will occur as the application proceeds.
- 8. Review Shade Tree Easement.** An easement will be required if the Village requests it.
- 9. Agency review letters including RC Highway Department.** Comments will be addressed when received from the Highway Department.

Comments from the Building Inspector dated October 17, 2024

- 1. Applicant must obtain a Certificate of Appropriateness from the Historic Preservation and Parks Commission (HPPC) prior to any other approvals per Sec. 195-64.1 Historic and Scenic Roads Overlay District.** Applicant has been before HPPC.
- 2. Existing wall/columns of the porte-cochere must be marked “existing non-compliance” because they encroach into the required front yard/setback.** Note has been added to bulk table.
- 3. The existing house was built in 1863 and is a pre-existing non-conforming structure as per Village of Montebello Zoning Code as it does not comply with current bulk requirements for minimum required front yard and front setback. No variance is required.** Comment noted.

**Civil Tec Engineering & Surveying P.C.**

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4. **A FAR variance is required for the proposed new home on lot 2.** The FAR has been revised.
5. **The existing accessory building containing a garage/carriage house predates zoning and does not require a variance for use as a second dwelling unit.**  
Comment noted.
6. **In viewing and comparing older interior photos of the existing house with newer photos posted online, it is apparent that the kitchen was completely renovated without a building permit, which violates Sec. 195-95 of the Code of the Village of Montebello. Applicant must file for a retro building permit for all work performed at once.** Applicant will file for permit.

Comments from Nelson Pope Voorhis dated November 19, 2024

1. **Historic and Scenic Roads Overlay.** The Historic and Scenic Roads Overlay is now shown on the plat. The applicant has acknowledged that the project will need review and approval of a Certificate of Appropriateness by the HPPC. Please specifically demonstrate that the project will comply with Section 195-60D(10)€[2] of the Village Code Zoning Chapter which states that: On lots with front yard areas within the Historic and Scenic Road Overlay District, a buffer strip with all native and natural vegetation shall be maintained between any newly constructed or modified building and the road right-of-way line. The minimum width of the naturalized vegetation buffer shall be equal to at least 10% of the depth of the parcel, and shall be maintained from the property line adjacent to the regulated road towards the building or structure. The application was before HPPC. Landscaping is shown in the front yard.
2. **Grading, Drainage & Utilities.** The applicant has provided plans for grading, drainage, and utilities per §163-32. We defer to the Village Engineer to review and provide comments on these submissions. Comment noted.
3. **EAF.** A Full EAF has been submitted as requested in our previous memorandum dated October 10, 2024. Comment noted.
4. **SWPPP.** A SWPPP is required by §163-11A(1)(k). unless the applicant can demonstrate that there is less than one acre of disturbance. The engineer now shows the limits of disturbance (LOD) on the subdivision plans. We defer to the Village Engineer to review and provide comments on whether a full or simplified SWPPP will be required. Disturbance is under an acre.
5. **Sediment and Erosion.** The applicant has provided a sediment and erosion plan. We defer to the Village engineer to review and provide comments. Comment noted.
6. **Tree Removal.** Sheet 5 of the subdivision plans now shows the removal of 13 trees southeast of the proposed new house. This is a reduction in the number of specimen trees proposed to be removed. However, this is inconsistent with sheet 5, the Landscaping Plan, included in the Architectural Plan set. The architectural set shows trees to remain in this area. Please coordinate the tree removals between the civil and architectural plan sets. The architect's plan has been revised.

- 7. Landscaping.** The applicant has provided landscaping plans in both the civil and architectural plan sets. Review of landscaping will be included in the Certificate of Appropriateness review of the HPPC. We note that the circular driveway is no longer shown in the plans. However, the architectural plans show a single driveway opening that uses the existing gap in the historic stone wall, but the civil plan set shows a driveway location east of the existing gap. We prefer the design in the architectural plans. We recommend that the proposed driveway employ the existing opening in the stone wall shown in the photo right. The rest of the stone wall and fencing should be preserved to retain the character of the overlay, as required by 195-60.D(10)(5) and (6). Any changes to the existing wall or fencing will be part of the HPPC's Certificate of appropriateness review. The driveway will use the new location in order to provide the necessary safe sight distance.
- 8. Lighting.** The applicant has not submitted a lighting plan. Fixture details will be included in the Certificate of Appropriateness review of the HPPC. Once submitted the plan must be in compliance with §195-58.B.(10). We defer to the Village Engineer to review the plans once submitted and provide comments. The architect will provide information.
- 9. Steep Slopes.** A sheet showing the location of steep slopes has been included, as requested in our previous memorandum.
- 10. Bulk requirements.** We now note that with the calculation of net lot area deductions required for the steep slopes, lot 1 as designed no longer meets the minimum lot standard for the district of 50,000 square feet. It is shown as 49,283 net square feet, which is 717 square feet short of the minimum required size. The proposed lot line between lots 1 and 2 should be redrawn accordingly so each lot contains at least 50,000 square feet of net lot area. All our previous comments on other aspects of the bulk requirement table have been resolved. The property is in the R-35 zone and requires 35,000 SF. No changes are required.
- 11. Number of Dwellings on Lot 1.** Comment 11 of our previous memorandum has been resolved. Comment noted.
- 12. Stone Wall.** See comment 7 above. On proposed lot 2, the applicant is proposing a driveway for the new proposed single-family home that goes through the existing stone wall that is present. We recommend using the existing wall opening rather than creating an entirely new one. The applicant should provide details on how the stone wall will be modified to accommodate the new driveway with consistent depictions on the architectural and civil plans, which should be reviewed by the HPPC during the Certificate of Appropriateness process. The cut needs to be moved in order to provide a safe sight distance. The stones removed from the new wall cut will be used to rebuild a wall at the current gap.
- 13. SEQR Unlisted Action.** We recommend that the proposed action be classified by the Planning Board as an unlisted action pursuant to SEQRA. Comment noted.
- 14. EAF.** We note that a FEAF part 1 was submitted. Comment noted.
- 15. GML Referral.** The applicant will require GML 239 review because of its frontage on Montebello Road, a County Road. Comment noted.
- 16. SHPO Referral.** Given proximity to other nearby historic properties and its local historic designation, the applicant should consult with the HPPC whether review

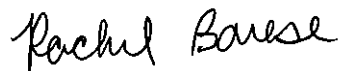
by the State Historic Preservation Office should also be required. The EAF Mapper notes that the project site contrails or is substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places. The nearby Cobblestone Farm has been designated as a State-eligible property. A letter dated April 14, 2023, from the New York State Parks, Recreation and Historic Preservation department has been received. The letter recommends maintaining all the stone walls on the entire property. (See previous comments 7 and 12, regarding preserving the stone wall.) The letter also recommends that the historic barn be retained, and the applicant has revised the design accordingly.

The letter also recommends that the design for the house proposed on lot 2 be compatible with the Field Stone Farm estate house. During the Certificate of Appropriateness process, the applicant should submit updated subdivision and building plans to NYSPRH for follow-up review. Comment noted.

Please contact me at (845) 547-2241 or by email at [rbarese@civil-tec.com](mailto:rbarese@civil-tec.com) with any questions or concerns or if you need any additional information.

Thank you.

Sincerely,



Rachel Barese, P.E.  
President