



To: Village of Montebello Planning Board
From: Martin K. Spence, PE Village Engineer

Date: March 10, 2025

Re: **8 Henry Court**
Proposed Residential Gathering Place **48.10-1-36**

Martin K. Spence

We have received and reviewed the following:

- Application Review Form, dated 2/29/2025
- Subject Narrative prepared by Builders Expediting dated 3/3/2025
- Response to engineering comments, prepared by Terranova, dated 2/26/2025
- Short EAF Part I, dated 4/2/2024

Set of plans, prepared by Josip Medic, PE, last revised 2/27/2025

- Site Plan, Dwg 1 of 11
- Demolition Plan, Dwg 2 of 11
- Grading Plan, Dwg 3 of 11
- Drainage Plan, Dwg 4 of 11
- Utility Plan, Dwg 5 of 11
- Lighting Plan, Dwg 6 of 11
- Soil Erosion and Sediment Control Plan, Dwg 7 of 11
- Traffic Plan 1, Dwg 8 of 1
- Traffic Plan 2, Dwg 9 of 11
- Traffic Plan 3, Dwg 10 of 11
- Details Sheet, Dwg 11 of 11

The application proposes a Residential Gathering Place under 195-79.1. The property is currently developed with a single family dwelling and site improvements. The project consists of repurposing a portion of the existing house for a proposed house of worship, on-site parking expansion as well as an accessory mikvah structure.

The property contains the Mahwah River (approximately 375 lineal feet) a regulated stream by the Rockland County Drainage Agency as well as requiring a 150' buffer from the edge of water as per local W-EPOD 195-63 (B) (2), Floodplain as well as grade differences. The existing environmental conditions of the property makes development challenging.

The plans have now been designed by a different engineer with a different office location than the prior set of plans. However, the new set of plans carry revision dates from the prior engineer. The change of engineer set of plans, containing prior revision dates make the plan set confusing.

1. The applicant/owner is as follows:
Jacob Leitner
8 Henry Court
Montebello, NY 10901

2. The property is irregular shaped and is bounded along the East property line with the Mahwah River which is a County regulated stream and within the W-EPOD overlay district as defined by Village §195-63(2) and §194-4 and will require a stream protection permit from the Planning Board. The property consists of 46,072 SF or 1.057 acres, where approximately 9,000 SF. The property is located at the terminus of the Henry Court cul-de-sac. The dwelling and improvements are at elevation of 336, where the river elevations are approximately 316. The 100-year floodplain elevation is 320.
3. The site improvements consists of expanding the driveway to provide for (5) head-in parking spaces and an accessory building (17' X 22') North of the parking area, along the slope.

We offer the following comments at this time:

SEQR

- S-1. Submit willingness to serve letters for water and sewer utilities.

Site Plan, Dwg. 1

- S-2. Provide species of trees on site.

Drainage Plan, Dwg. 4

- S-3. Several items on the sheet did not print / are not readable on the hardcopy which was submitted to the Village.
- S-4. Provide drainage system maintenance notes.
- S-5. Provide soil logs and percolation tests to confirm soil type.
- S-6. Provide stone size for the drywell.
- S-7. Provide grate elevation for the drywell.
- S-8. Confirm that the proposed drywell grate is traffic rated.
- S-9. Provide drywell maintenance notes.

Utility Plan, Dwg. 5

- S-10. Several items on the sheet did not print / are not readable on the hardcopy.

Lighting Plan, Dwg. 6

- S-11. Provide a light pole and footing detail, show full height of pole with fixture.
- S-12. Show footcandles on the property line; as per the Village Code footcandles at the property line shall not exceed 0.1.

Soil Erosion and Sediment Control Plan, Dwg. 7

- S-13. Several items on the sheet did not print / are not readable on the hardcopy.

Details Sheet, Dwg. 11

- S-14. Provide quantity and size of Boxwoods.

Miscellaneous

- S-15. Provide copy of original base survey.
- S-16. The applicant/Board should review the need for a pedestrian walkway from the road to the dwelling (this can be done along side of the driveway).
- S-17. Provide Rockland County Drainage Agency review and Permit.
- S-18. Provide all outside agency review / comment letters.
- S-19. We defer review of the fence height (8' height) to the Building Inspector for any comment.

End of Report

- c. Josip Medic, PE, Engineer for the applicant

Builders Expediting, Agent for the applicant
Jacob Leiner, Applicant