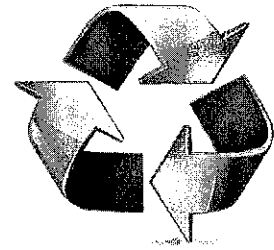


Lange Planning and Consulting

Land Use, Environment, & Sustainability Planning



Date: April 10, 2025

To: Village of Montebello Planning Board

Re: Request to alter approved plan for Stonehedge

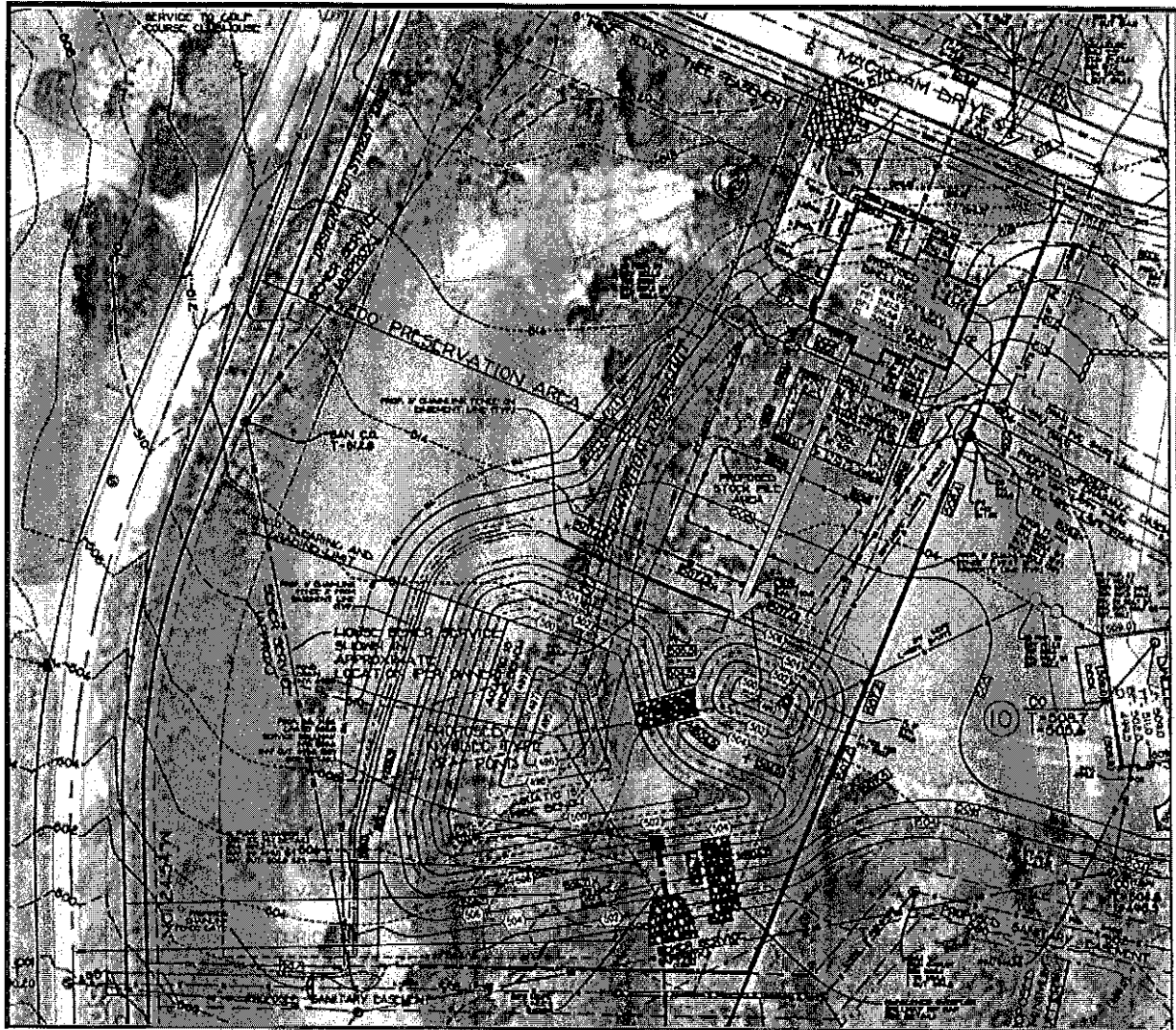
Mr. Anthony Caridi, Chairman Montebello Planning Board

Mr. Chairman,

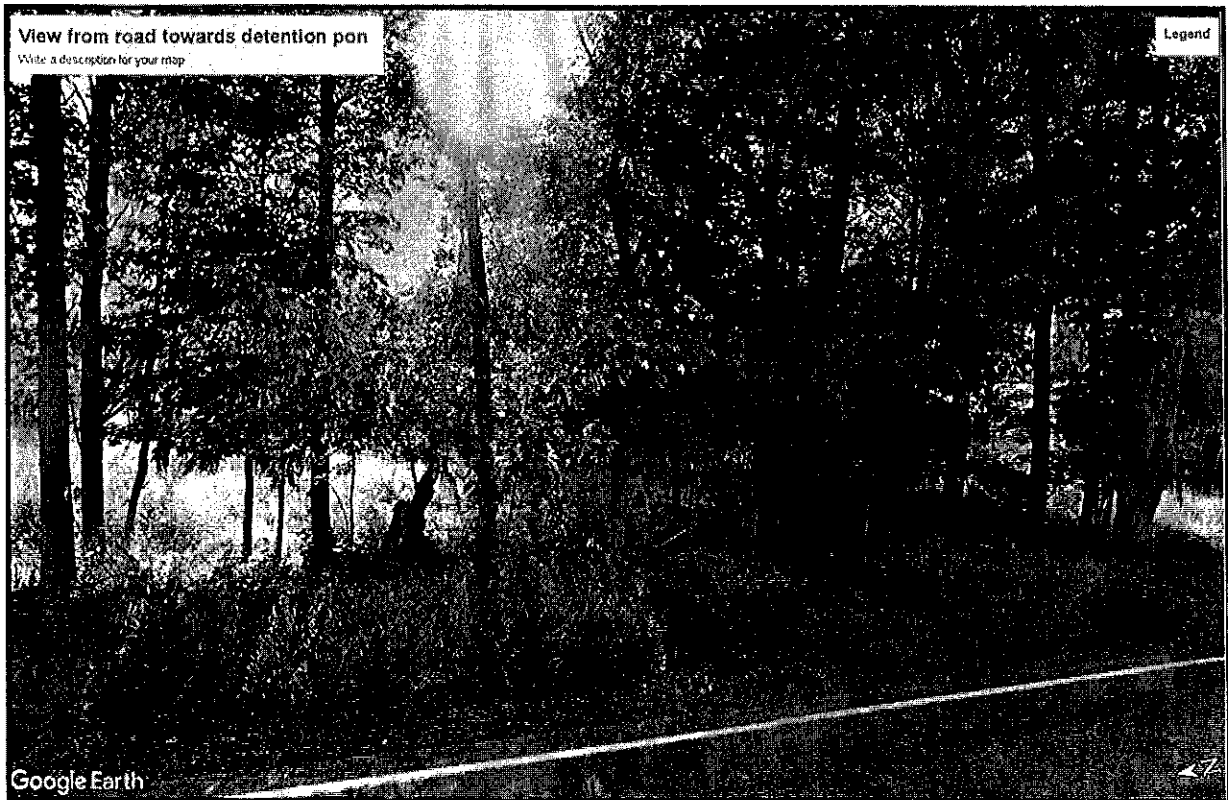
The applicant, Marsel Amona, has suggested an improvement to the approved layout for Stonehedge. The approved plan places the detention pond very close to one of the residences. An opportunity exists to both improve the layout to move the detention facility further away from the residence and to also improve the functioning of the detention facility by shifting a portion of the pond into a portion of the preservation area.

Your zoning code notes that "at the request of the applicant, the Village Board in its discretion may approve use of the preservation area for other purposes that are accessory to the cluster subdivision provided the purposes of this section are met." The detention pond is accessory to the subdivision and can be relocated as shown in the plan without changing the view into the site across the preservation area.

The existing plan shows that the proposed detention pond is only 40 feet from the deck for the proposed dwelling. By allowing a portion of the detention pond to be relocated into the preservation area, the distance to the residence can be increased to over 80 feet and the detention facility can be improved with a more normalized shape and access. The blue arrow notes the approximate 40 foot distance to the edge of the pond.



The elevation of Spook Rock Road is approximately 506 feet while the detention pond is 506 or less. The existing tree buffer from Spook Rock Road is 60 feet wide and the distance to the pond edge is 100 feet from the road at its closest point. This change will appear relatively invisible from the road. A google earth image below shows the existing view from the road. The tree buffer is higher than the road elevation providing additional masking.



Aerial view showing 60-foot tree buffer and 100 feet into the site



The proposed reconfiguration of the pond shows no detrimental impact to the Village while enhancing the previously approved site plan by moving the detention facility further from the closest home. In addition the reconfigured detention pond has the following engineering benefits:

1. The basin size is slightly larger and as a result of our recent HEC-1 hydrologic modeling, we note that the 100-year storm discharges downstream toward the wetland area are reduced by an additional 6.2 cfs. For comparison, the existing 100-year discharge to this area is 81.1 cfs, the approved basin yields a reduction to 66.4 cfs and the new proposed basin yields an even further reduction to 60.2 cfs, thereby providing an additional downstream benefit as noted above.
2. The new basin location is more easily accessible from Spook Rock Road via the approved sanitary easement and will reduce the need to access the basin between the two residential lots #11 and 10 via the approved drainage easement access. In addition, the new basin also has better all-around access which will improve maintenance efficiency.

I trust that the Village will look favorably on this proposed beneficial change.

Kind regards,

John F. Lange
President, Lange Planning and Consulting