January 22, 2025

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
       Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the following documents in support of the above referenced project:

1. Comment Response prepared by Paul Gdanski, PE, PLLC dated November 26, 2024;
2. Plot Plan entitled "Plot Plan for 41GB LLC", 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised November 26, 2024;
3. Existing Conditions Survey entitled "Survey for 41 GB LLC, prepared by Anothony Celentano, PLS, dated April 12, 2024;
4. Untitled and unsigned 'Land Survey'
5. Jurisdictional Determination Letter, prepared by Peter D. Torgerson Environmental Sciences, dated December 1, 2024.

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office most recently performed a site visit on September 30, 2024.

Our office offers the following comments:

1. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application. It is our understanding that a paver patio was not part of the approved pool permit plan.
2. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope. Please note on the plans that slope blankets are to be used where slopes exceed 3:1.
3. Our office requests a detailed breakdown of cost estimate provided in Application for proposed work and remediation. *(previously requested).*
4. Percolation and deep hole tests are required to be performed for any proposed stormwater runoff mitigation system involving infiltration. The tests shall be witnessed/approved by Village Engineer. Percolation tests are to be performed at the location and elevation of the bottom of the proposed system. Deep hole tests shall extend at least (3) feet below the proposed system.
5. Village Engineer to be notified 48 hours prior to drainage installation and witness/approved.
6. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.

7. The Jurisdictional Determination Letter indicates that the stream and wetlands are under the jurisdiction of the United States Army Corps of Engineers (USACOE) and that USACOE shall be notified if any work is done within the wetland and/or stream. The stream is class C(T) which would require a NYS Protection of Water Permit for disturbance of the bed or banks of the stream. The scope of work terminates approximately 50' from the edge of stream/wetland; therefore, it does not appear that outside agency permitting is required currently.
8. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
9. Soil testing in accordance with NYSDEC Part 375 Parameters for Residential Use has been provided. The testing indicates that the fill is suitable for residential use.
10. Please note that the erosion control measures currently in place on site are deficient and require maintenance **immediately**. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence. *(Comment provided previously based upon September 30, 2024, site visit – to be confirmed with future site visit).*

Recommended fees and dates are as follows:
11. Clearing/Filling Permit fee: $600 based on approximately 11,000 square feet of disturbance area.
12. Wetlands Permit fee: $425 based on approximately 7,500 square feet of disturbance area within buffer.
13. Performance bond: $13,200 based on cost estimate provided in Clearing/Filling Application. Detailed breakdown to be provided prior to issuance of permit.
14. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
15. We recommend the work be completed by May 15, 2025.

Documents previously reviewed:
1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024
7. Soil Testing Analysis Report for 41 Glenbrook Road, Wesley Hills, NY, prepared by Pheonix Environmental Laboratories, Inc, dated November 18, 2024

Sincerely,

Devon Palmieri

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Devon Palmieri, EIT
Engineer III

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