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November 26, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Attn: Alicia Schultz, Village Clerk

Re: 41 Glenbrook Road – Review Letters

We have addressed the comments within the following review letters.

Nelson Pope Voorhis dated 6-4-24 as described below:

- 1) The Applicant should provide a more detailed project narrative.
The applicant will provide a more up to date narrative.
- 2) As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.
Owner will file for wetlands permit.
- 3) The plot plan submitted by Paul Gdanski PE should be clarified:
 - a. Please show the stream course location adjacent to the property. It appears that only the word “stream” is place on the plot plan. Add the DEC stream identification and classification.
Class was added.
 - b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
The wetland flags are properly delineated and line weight and type has been changed.
 - c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
The line weight and type has been changed.
 - d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
All the trees shown are to be removed. The survey was done in April 2024 and no trees have been cut down since then.
 - e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
The survey was done in April 2024 and reflects the current grading condition.

- f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.
Line type and weight has been changed.
 - g. It may be helpful to provide separate sheets to show existing and proposed conditions.
The only item proposed is filling and tree removal. I have distinguished with line weights and types.
 - h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).
Adjacent features have been provided.
- 4) On the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).
The location of the fill is dependent on when the permit is issued. We will provide location of fill and any required testing.
 - 5) Please provide details on how the site will be stabilized and restored after completion of the project. See §95-4.A.(12) and the standards in §95-4.E.
All areas of disturbance will be topsoil and seeded and is noted on the plans.
 - 6) Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.
Report received.
 - 7) Please indicate how the performance bond requirements of 95-4.D will be met.
An acceptable performance bond shall be provided by the contractor.
 - 8) Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).
Wetland edge was determine by a wetland specialist. We await the Village Engineer’s findings.
 - 9) It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).
A drainage calculation is provided on the plans.
 - 10) The restoration plan discussed in comment 5 above should demonstrate that the wetland’s functions will not be substantially impaired. See §221-4.E.
There will be no change in characteristics as the wetlands are not being touched and slope will be seeded.
 - 11) Please complete and submit a SEAF Part 1 form.
A short form will be provided.
 - 12) The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.
Comment noted.

Brooker Engineering letter dated 6-4-24 as described below:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
The survey is attached.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
A letter will be provided.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
The scale has been changed on the title block to match.
4. Our office requests a heavier line weight be used for the existing contours and labels.
The lineweight have been adjusted.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
 - a. Horizontal stationing to be labeled.
Stationing has been added.
 - b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
Scale has been added.
 - c. Value for cubic yardage of fill to be confirmed.
Volume confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
The only change was the filling and grading. The plot plan that was submitted with the pool application is on file with the Village.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
 - a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
The calculation was use to substitute this area to account for the change of woods to grass. There was 11,000 sf of disturbance.
 - b. Calculated drywell volume to correlate with provided drywell detail.
The detail has been corrected
8. Applicant to confirm elevations provided for drywells and perimeter drain.
Elevations have been corrected.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
The reference has been corrected.
10. 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.
We have indicated the required use of slope blanket which can be used on slope 1:2 or greater. The slopes were increased as well.

11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.
The fence has been indicated.
12. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil currently on-site and soil to be imported to the site. Testing results to be provided to our office for review.
The results have been provided to the Village.
13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
Owner will provide.
14. 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.
Comment noted.
15. 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.
Comment noted.
16. 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.
Owner will refresh and fix.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.