



BROOKER ENGINEERING

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October 3, 2024

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 is not in receipt of new submission material since distributing our review letter dated August 2, 2024. The following letter has been updated based upon our most recent site visit performed on September 30, 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 offers the following comments:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
4. Our office requests a heavier line weight be used for the existing contours and labels.
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.
 - b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
 - c. Value for cubic yardage of fill to be 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.
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'.
 - b. Calculated drywell volume to correlate with provided drywell detail.
8. Applicant to confirm elevations provided for drywells and perimeter drain.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
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.
11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.

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.
13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
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.
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.
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.

Recommended fees and dates are as follows:

17. Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.
18. Wetlands Permit fee: \$425 based on approximately 7,500 square feet of disturbance area within buffer.
19. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
20. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
21. Completion date of proposed work to be determined.

This Application is currently scheduled for a Public Hearing before the Village of Wesley Hills Planning Board on October 9, 2024. Due to the lack of resubmission and number of outstanding comments to be addressed, our office is not able to offer positive recommendation of approval for this Application to the Planning Board. Our office will continue review upon receipt of a revised plan and requested documentation.

Documents previously reviewed for our review letter dated August 2, 2024:

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

Sincerely,

Devon Palmieri

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

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