



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP

DATE: December 27, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Devon Palmieri, P.E. Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated November 26, 2024.
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of November 26, 2024, as follows:
 - 1, Plot Plan
 - 2, Details, profile
- Survey for 41GBLLC, stamped by Anthony Celentano, PLS, dated April 12, 2024
- Letter from Devon Palmieri, EIT, Brooker Engineering, to Alicia Schultz, re: 41 Glenbrook Road, Clearing/Filling & Wetlands Permit Application Review, dated November 27, 2024.
- Soli Testing Report, from Phyllis Shiller, Phoenix Environmental Laboratories, Inc., to Scott Taylor, re: 41 Glenbrook Drive, dated November 18, 2024.

Project Summary

The Applicant is applying “after the fact” to remove trees and place fill to level out their steep backyard. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. Comments 1 through 3 of our previous memorandum dated September 23, 2024, have been resolved.

2. Regarding comment 4 of our previous memorandum, the applicant has provided a soil testing report, dated November 18, 2024, from Phoenix Laboratories. The Engineer reviewed the report, and in his letter of November 27, 2024, in note #15 he notes that the “fill is suitable for residential use.”

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

3. Regarding comment 5 of our previous memorandum, we will defer to the Village Engineer on the adequacy of the details provided for site stabilization and restoration.
4. Regarding comment 6 of our previous memorandum, **the applicant has requested that the Planning Board waive the performance bond requirements of 95-4.D. The Planning Board should discuss this waiver request.**

Compliance with Chapter 221 Wetlands Standards

5. Regarding comment 7 of our previous memorandum, the Village Engineer has confirmed the wetlands edge in the field, per §221-6.A.(8). See note 14 of his letter of November 27, 2024.
6. Regarding comment 8 of our previous memorandum, drainage calculations for the new conditions have been provided, as required in §221-6.A.(6). We will defer to the Village Engineer on the adequacy of the drainage calculations.

SEQR/GML Comments

7. Comments 7 and 8 of our previous memorandum have been resolved.

Items Reviewed for Our Previous Memorandum, dated September 23, 2024

- Project Narrative, undated, by Ben Grossberger
- Application for Wetlands Permit, signed by Ben Grossberger, dated July 17, 2024.
- SEAF Part 1 form, signed by Ben Grossberger, dated July 17, 2024

Items Reviewed for Our Previous Memorandum, dated September 11, 2024

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated June 6, 2024 (stamped as received by Village Building, Planning & Zoning, July 23, 2024).
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of June 19, 2024, as follows:
 - 1, Plot Plan
 - 2, Details, Cross Section

Items Reviewed for Our Previous Memorandum, dated June 4, 2024

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.