



MEMORANDUM

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

FROM: Jonathan T. Lockman, AICP

DATE: September 11, 2024

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

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, 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 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

Project Summary

The Applicant is proposing to remove trees and place fill to level out their currently steep backyard. Apparently, some of the work has already taken place without review or permitting, per the letter from the Village Engineer dated November 1, 2023. According to the Applicant, the neighbors on either side have already undergone a similar project and would like to do the same. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. Per comment 1 of our previous memorandum dated June 4, 2024, **the Applicant should provide a more detailed project narrative.**
2. Per comment 2 of our previous memorandum, as filling and tree clearing is proposed within 100 feet of the adjacent wetland, **a wetlands permit application should be included. See §221-6.**

3. Comment 3 of our previous memorandum has been resolved, as the newest plot plan submitted by Paul Gdanski PE revised June 18, 2024, has addressed all our concerns.
4. Per comment 4 of our previous memorandum, 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).**

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

5. Regarding comments 5 and 10 of our previous memorandum, the site plan now shows details on how the site will be stabilized and restored after completion of the project, per §95.4.A.(12) and the standards in §95-4.E. It appears that the wetland’s functions will not be substantially impaired. See §221-4.E. **We will defer to the Village Engineer on the adequacy of the details provided for site stabilization and restoration.**
6. Regarding comment 7 of our previous memorandum, **please indicate how the performance bond requirements of 95-4.D will be met.**

Compliance with Chapter 221 Wetlands Standards

7. Regarding comment 8 of our previous memorandum, **please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).**
8. Regarding comment 9 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

9. Per comment 11 of our previous memorandum, **please complete and submit a SEAF Part 1 form.**
10. The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

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.