



**BROOKER ENGINEERING**

a division of Weston & Sampson<sup>SM</sup>

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June 4, 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 has reviewed the Planning Board submission package for the above-referenced project which includes the following documents:

- Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, dated May 6, 2024.
- Clearing/Filling/Excavation Permit Application
- Narrative prepared by Ben Grossberger

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. Existing stream in the rear of the property is classified as a protected C(T) and under the jurisdiction of the NYS DEC. The NYS DEC regulates disturbance activities within 50' of the stream banks. Applicant shall coordinate with the NYS DEC to determine if Protection of Waters Permit is required.
2. A wetland delineation per Peter Torgerson dated April 10, 2024, is provided on the Plot Plan as well as the 100-foot wetland buffer delineation. The proposed action is within the 100-foot wetland buffer. Application for Wetlands Permit to be submitted in conjunction with the Clearing/Filling/Excavation Permit Application.
3. Applicant to confirm the jurisdiction of the wetlands for further determination of potential permitting that may be required.
4. Applicant to confirm area to be disturbed. The Application and Plot Plan indicate conflicting areas of disturbance.
  - a. Our office requests the Plot Plan to be updated to provide the area of disturbance within the 100-foot wetland buffer.
5. Plot Plan to provide the estimated maximum quantity of material will be used for regrading/filling, computed from cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. It is noted that the Application indicates an estimated quantity of 275 tons.
6. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.
7. Zero-net increase on peak stormwater runoff to be demonstrated. A pool paver patio does not appear to be a part of the previously approved pool plot plan.
8. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.

9. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. This is noted on the Plot Plan.
10. The 100-year floodplain delineation appears to be shown crossing Willow Tree Brook. Applicant to provide the effective 100-year floodplain delineation along the southern bank of Willow Tree Brook per effective FIRM Panel 36087C0089G.
11. Applicant to confirm 100-year floodplain elevation indicated in Notes and call out on Plot Plan (377 vs. 477).

Recommended fees and dates are as follows:

12. Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.
13. Wetlands Permit fee: \$550 based on approximately 10,000 square feet of disturbance area within buffer.
14. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
15. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
16. Completion date of proposed work and final stabilization shall be determined once required outside agency permitting is confirmed.

Our office will continue review upon receipt of a revised plan and requested documentation.

Sincerely,

*Devon Palmieri*

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

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