

November 1, 2023

Village of Wesley Hills  
432 Route 306  
Wesley Hills, New York 10952  
Attn: Alicia Schultz, Building Department



**BROOKER ENGINEERING**  
a division of Weston & Sampson<sup>SM</sup>

74 Lafayette Avenue, Suite 501, Suffern, NY 10901  
Tel: 845.357.4411

Re: 41 Glenbrook Road  
Site Inspection for Potential Wetlands Buffer Encroachment

Dear Ms. Schultz,

As per your request, our office performed a site visit on October 30, 2023 to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. 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 recently received entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. A review was not originally requested by our office. The limits of work shown on the plan generally agree with field conditions with a few exceptions:

- Additional fill installed near the northwest corner of the dwelling. It is unclear at this time if this is the permanent intention or temporary for construction access.
- Additional trees appear to have been cleared that were not explicitly shown or marked on the plans. The tree removals do not appear to violate section 95-3 of the Village code if a CO on the dwelling currently exists.

Silt fence was installed as per Bill Press' request; however, it was installed incorrectly. Bottom of silt fence needs to be embedded a minimum of 6" into the ground. The silt fence serves no purpose as currently installed. Our office recommends proper installation of the silt fence to be installed around all areas downhill of the work area, as well as installation of a stabilized construction entrance.

All filling operations not deemed a permit as per Section 95-3-C of the Village code & involving more than 100 cubic yards of material require a Clearing, Filling and Excavating Permit from the Planning Board. We defer to the Building Inspector for verification of Section 95-3-C(1) of the Village code. The applicant's engineer should provide fill calculations to assist in this verification.

Furthermore, a protected DEC stream (class C(T)) & federal wetland are located along the rear boundary of the property. We estimated that construction activities may be within the Village's 100' regulated area. After scaling the pool permit plans, it is evident that the land grading operations fall within the 100-foot buffer area. A wetlands permit is technically required due to the encroachment into the 100-foot buffer.

Erosion control devices shall be installed immediately. The homeowner should be advised to provide an updated survey to indicate the distance between clearing and disturbance/fill limits and the rear wetlands and/or stream in the rear of the property. Updated fill limits and calculations shall be provided. An application to the Planning Board is required for a Wetlands Permit.

Please find pictures attached for reference. If you have any questions, please feel free to call.

Sincerely,

WESTON & SAMPSON, PE, LS, LA, Architects, PC  
Matthew Trainor, P.E.  
Senior Project Engineer

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