



**BROOKER ENGINEERING**

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January 22, 2025

Village of Wesley Hills  
432 Route 306  
Wesley Hills, New York 10952

Attn: Alicia Schultz, Building Department

Re: 9 Fieldcrest Drive  
Clearing/Filling 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:

- Project Narrative prepared by Rachel Cohen dated December 11, 2024
- Clearing/Filling/Excavation Permit Application prepared by Silber Construction dated October 14, 2024
- Survey entitled "Updated Survey for 9 Fieldcrest Drive", prepared by Anthony Celentano PLS, dated August 7, 2024.

As noted in our 'Clearing, Filling Violation' review letter dated July 29, 2022, our office performed a site visit on July 28, 2022, as requested by the Village, to the above referenced property in response to landfilling without a permit. The Applicant was advised at that time that a Clearing, Filling, Excavation Permit would be required from the Planning Board for the work. Our office performed a follow-up site inspection on August 21, 2023, due to erosion control complaints from neighboring property owners.

It is our understanding that the property received a permit for construction of a pool with pervious paver patio (permit issued November 10, 2021) and a pervious paver sport court with less than 2,500 square feet in ground floor area (permit issued June 8, 2023). At the time of the 2022 site visit, it was also noted that tiered retaining walls were being constructed within the existing 20'-wide Drainage Easement situated along the northern property line. A Stop Work Order was issued by the Village for the retaining walls only on July 21, 2022. The Applicant relocated the tiered retaining walls outside of the 20'-wide Drainage Easement in 2023. At this time, the site is generally complete/stabilized, and the Applicant is now submitting an as-built survey with a post construction Clearing, Filling, Excavation Applicant to the Planning Board to comply with the Village of Wesley Hills Code Chapter 95.

Due to the snow cover at the time of this letter, a site visit has not been performed and will be performed at a future date. Our office offers the following comments regarding the Clearing, Filling, Excavation Application for this property:

1. Survey entitled "Updated Survey for 9 Fieldcrest Drive", prepared by Anthony Celentano PLS, dated August 7, 2024, has been submitted. Applicant to submit a Clearing, Filling, Excavation Plan with the as-built survey as a base addressing the 'Site Plan' requirements outlined in Section 95-4-A. We offer the following comments regarding the submitted plan:
  - a. An inset map of the approximate area of disturbance of work performed since 2021 and its relation to properties within 250 feet of disturbed area to be provided.
  - b. Approximate area of disturbance of work performed since 2021 to be shown on plan. The submitted Application indicates the 0.30 acres (13,068 square feet) was disturbed; however, based on previous site visits and historical aerial imagery of the property, it appears that the entire rear yard and the majority of the northern side yard had been disturbed during construction which is approximately 24,000 square feet. Applicant to confirm area of disturbance.

- c. The estimated quantity of fill and description of the fill imported to the site to be indicated on the plan.
- d. Provide location of sewage disposal system or show connection to public sewer in Fieldcrest Drive.
- e. Our office requests the Applicant use a heavier line type for the existing contours. Please provide top and bottom wall elevations for the as-built walls.
- f. Plan to include note on how site was rehabilitated in accordance with Section 95-4-E.
2. As-built Bulk table and corresponding calculations to be provided for review of compliance with Village of Wesley Hills Zoning Chapter 230 as required by Section 95-4-C(1).
3. Survey to be updated to show stone walls present in 20'-wide Drainage Easement. Please label stone walls/block walls and provide top and bottom wall elevations.
4. The survey indicates a well at the southern property line. It appears that the well was installed as part of the most recent construction. Applicant to provide copies of the Rockland County Health Department well design approval and installation approval.
5. The survey indicates that pervious pavers have been installed for the pool patio and the sports court resulting in infiltration in fill in close proximity to the block retaining walls. We offer the following comments regarding the pervious pavers:
  - a. Certification by the contractor to be submitted stating that the pervious pavers have been installed as per manufacturer requirements. Our office requests a copy of the specifications for the installed pervious pavers to be submitted.
  - b. The pervious pavers appear to have been installed over fill. Certification that infiltration in fill requirements as per NYSDEC were adhered to during installation.
  - c. A copy of the retaining wall design and structural calculations to be provided. Certification of proper installation of retaining walls exceeding 4' in height to be submitted.
6. Our office defers recommendation of performance bond as per Section 95-4-D until the Application is reviewed by the Planning Board. Due to the timing of the Application and status of the property, it is unclear whether a performance bond would be appropriate.
7. The Application indicates 70,000 cubic-feet of 'clean fill brought in by trucks'. Our office requests copies of the tickets be submitted to the Village for review.
8. Zero-net increase on peak stormwater runoff from pre-project conditions to as-built conditions to be demonstrated.

Recommended fees and dates are as follows:

9. Clearing/Filling Permit fee: To be determined once square footage of disturbance area is confirmed.
10. Performance bond: To be determined.

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

Please note that the above comments are provided for the Clearing, Filling, Excavation Application; additional comments may be provided for an As-Built review when/if the Planning Board approves the Application.

Sincerely,

*Devon Palmieri*

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

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