



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

April 23, 2025

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

Attn: Alicia Schultz, Building Department

Re: Yeshivas Ohr Reuven
Amended Site Plan Review
Tax Lot 40.06-1-17 and 18
239 Grandview Avenue
Village of Wesley Hills, New York
CDW #WH25-602

Dear Ms. Schultz,

Our office has received and reviewed the Amended Site Plan submission for the above referenced project:

- Site Plan for Yeshivas Ohr Reuven, prepared by Sparaco and Youngblood, PLLC, dated June 3, 2021, last revised January 9, 2025.
- Narrative Summary prepared by Emanuel Law P.C. dated March 19, 2025.
- Need for Improvements Narrative, prepared by Ohr Reuven, dated March 19, 2025
- Short Environmental Assessment Form dated March 19, 2025.
- Special Permit Application Form, signed March 20, 2025

This project has an existing Special Permit and site plan approval to operate as a school with a dormitory. The project was granted a variance for the building height by the ZBA in 2000. The current application proposes increasing the number of parking spaces; providing faculty housing in two new buildings; and to add an addition to the existing student dormitory building.

We offer the following engineering review comments:

1. The Part Plans provided on sheets 2, 3 and 4 of the site plans are extremely difficult to read. The use of part plans for this project is acceptable. But the plans provided essentially combine the Layout Plan, Grading Plan, Utility Plan, Erosion Control Plan and Lighting Plan into a single view. As a result, some of the text is so small as to render it illegible. The site plans must be revised to more clearly present the required information.
2. The graphic scale does match the scale noted in the title blocks.
3. A variance for Maximum Impervious Surface Ratio is required. The calculations should be revised to provide a breakdown of the various impervious surfaces (buildings, pavement, sidewalks, etc,) for existing and proposed conditions. The calculation should also include existing surfaces to be removed.
4. Preliminary architectural elevations and building height calculations should be provided to confirm the height of the proposed buildings.
5. The wetland on the easterly side of Grandview Avenue was delineated in 1993. The wetland is identified as NYSDEC jurisdictional wetland TH-21. The wetland must be re-delineated and submitted to NYSDEC for confirmation. The 100-foot buffer might be affected by the new delineation.

6. Stone retaining walls are proposed along the front and rear of the proposed faculty housing buildings. The stone retaining wall detail shown on the plans is a single tier, whereas several two-tier walls are proposed. The walls will support a proposed parking lot between the new faculty housing buildings. The stone walls on the westerly side of the northerly faculty housing building will now be supporting the existing driveway. Details and calculations must be provided demonstrating that the proposed stone walls can support vehicle loads.
7. Additional wall elevations (top and bottom) are required for the wall in front of the northerly faculty housing building.
8. Any wall exceeding 4-feet in height will require certification by a licensed engineer.
9. A landscaping plan must be provided.
10. The project site includes existing exterior lighting that must be considered with the proposed lighting. A full site lighting plan that includes the existing light fixtures should be provided. The plan should include footcandle values at ground level throughout the developed areas of the site.
11. All sanitary sewer improvements including building connections are subject to review and approval by Ramapo DPW and/or RCSD #1. A sanitary sewer capacity report will likely be required.
12. All water system improvements including building service connections are subject to review and approval by Veolia Water NY.
13. Drainage calculations must be provided.
14. Permeable pavers are proposed for use throughout the site. The permeable pavers must be designed in accordance with all requirements of section 5.3.9 of the NYSDEC Stormwater Management Design Manual. Certification by a licensed engineer will be required for the permeable pavers upon construction.
15. The proposed disturbance area exceeds 1-acre and will be subject to NYSDEC General Permit GP-0-25-001. A full SWPPP will be required for this project.

Please contact our office if you have any questions. We will continue our review upon receipt of updated/revised plan submissions and materials as noted above.

Very truly yours,



Civil Design Works, LLC

Stuart Strow, P.E.

Principal

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