



MEMORANDUM

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

From: Jonathan T. Lockman, AICP

Re: Rachel Cohen, 9 Fieldcrest Drive – Clearing, Filling or Excavation Permit
SBL# 41.14-1-17

Date: December 27, 2024

cc: Devon Palmieri, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Rachel Cohen, Applicant

Received and reviewed for this memorandum:

- Transmittal Letter from Rachel Cohen to Alicia Schultz, re: 9 Fieldcrest Drive, Application Submittal, dated December 11, 2024.
- Application for Clearing, Filling or Excavation of Land, signed by Silber Construction, dated October 14, 2024. (Received by Village of Wesley Hills December 13, 2024)
- Letter from Matthew Trainor, PE, Brooker Engineering, to Tara Roberts, re: Clearing, Filling Violation, 9 Fieldcrest Drive, dated July 29, 2022.
- Survey, 1 sheet, for 9 Fieldcrest Drive, stamped by Anthony Celentano, LPS, dated August 7, 2024.

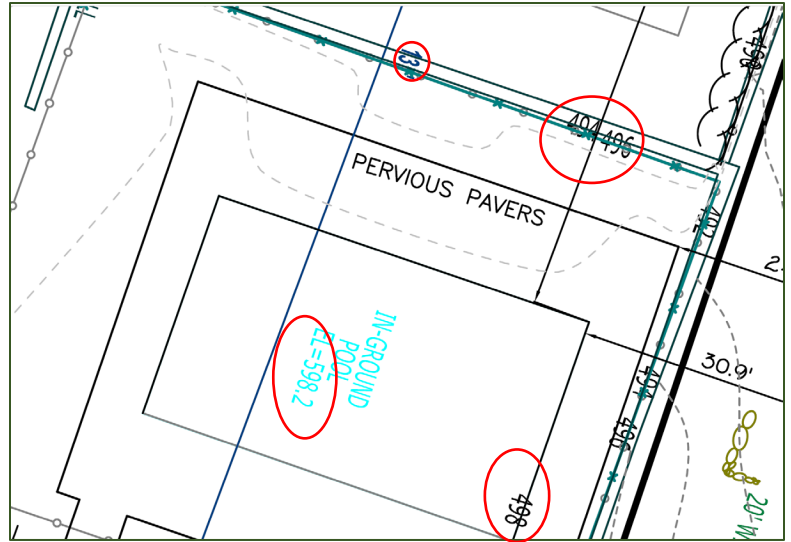
Project Summary

The subject application is for a Clearing, Filling and Excavation Permit, under Chapter 95 of the Village Code. The subject lot is located in the R-50 District on the west side of Fieldcrest Drive. The applicant is applying after the fact to add 2,593 cubic yards of fill to create a flat area held by retaining walls for construction of a pool and sports court.

Submission Comments

1. The last inspection by the Village Engineer was conducted in July of 2022, nearly two and a half years ago. **The Village Engineer should be requested to perform a follow-up inspection**, prior to the next Planning Board meeting when this matter will be discussed, so the Planning Board has a clearer picture of current conditions.
2. **The finished elevations at the top of the walls and bottom of walls are not understandable** on the Celentano survey. Please show spot elevations at the top and bottom of walls with an “x” and labels of “TW” or “BW,” so it is understandable how high the walls have been constructed. **Specifications for the wall construction should be included**, for review by the Village Engineer.

For instance, is the wall between 13 feet high (see closeup below) or 2 feet high? (difference between 496 and 494?) The dashed contour lines around the pool appear to be of the previous grade, rather than the existing finished grade. Also, the elevation of the pool is shown as 598.2 square feet, with the rim of the pool at 498 square feet. **Finished contours appear to be missing south of the pool and basketball court. Please clarify the location of previous and finished contours, with clear labels, with spot elevations for tops and bottoms of walls, which relate to the contours shown.**



- It appears that a wall with riprap has been installed along the 285.88-foot property line separating the lot from the drive to the north, which is not shown on the plans. The contours shown do not seem to reflect its existence. **All walls should be included, with zoom-in inset views as necessary (1 inch = 5 feet?),** so wall heights can be clearly seen. See aerial photo from Google Maps. Is any of this fill work within the 20-foot-wide drainage easement shown on the survey?



4. Section 95-4.A.(1) requires the application to include: “The area proposed to be disturbed and its relation to neighboring properties, together with buildings, roads, and natural watercourses, if any, within 250 feet of the boundaries of the said area. An inset map at a reduced scale may be used, if necessary and helpful.” **Please expand the surrounding area shown adjacent to the subject lot, particularly with details on the grading and side slopes adjacent to the western and northern neighbors.**
5. Please provide information on the **source of the fill. The Planning Board may wish for testing to be conducted, and for the test results to be reviewed by the Village Engineer.** See §95-3.B.(3).
6. Per §95-4.A.(10), **please provide drainage details to the satisfaction of the Village Engineer.** We will defer to his review of drainage matters.
7. **Please provide details and notes on how the areas have been reseeded, landscaped, and/or replanted** after the fill was placed, per §95-4.E.

SEQRA/GML Comments

8. The project is for the placement of fill and tree cutting on an approved lot, which typically is considered **a type II action, requiring no SEQRA review.**
9. As no special permit, subdivision or site plan review is involved, no **GML review by Rockland County Planning Department is required.**

Please let me know if you have any questions or comments regarding this review.