



MEMORANDUM

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

From: William Brady, AICP
Gerard Chesterman, Planner

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

Date: May 20, 2025

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:

- Soil Analysis Memo and Accompanying Table, prepared and signed by Phyllis Shiller, Laboratory Director of Phoenix Environmental Laboratories, Inc, dated April 18, 2025.
- Letter prepared and signed by Gabriel J. O'Connell P.E., of Catgo Materials Testing, dated April 18, 2025.
- Response Memo to Nelson Pope and Voorhis's December 27, 2024 memo, prepared and signed by Paul Gdanski, P.E., dated January 19, 2025, received April 23, 2025.
- Survey, 1 sheet, for 9 Fieldcrest Drive, stamped by Anthony Celentano, LPS, dated August 7, 2024, last revised January 19, 2025.

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. Our previous memorandum noted that the last inspection by the Village Engineer was conducted in July of 2022. **The Village Engineer should confirm their more recent inspection.**
2. We previously stated that the finished elevations at the top of the walls and bottom of walls were not understandable on the survey. **This comment has now been addressed as these elevations are now shown on the survey.**

3. We previously noted that 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. Please confirm whether any of this fill work is within the 20-foot-wide drainage easement shown on the survey? **We continue to request that this riprap installation be shown on the plans.**



4. We previously mentioned that 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." **We continue to request that the applicant 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. We previously requested that the applicant provide information on the source of the fill. The applicant has provided Soil Analysis Memo and Accompanying Table. The applicant stated that the source of fill was from other construction sites the builder controlled and that the material placed in would be difficult to test. **We defer to the Village Engineer on the Soil Analysis report and adequacy of the applicant's information on the source of the fill.**

6. We previously requested that per §95-4.A.(10), to please provide drainage details to the satisfaction of the Village Engineer. **We continue to recommend that drainage details be provided and defer to the Engineer's review of drainage matters.**
7. We previously requested details and notes on how the areas have been reseeded, landscaped, and/or replanted after the fill was placed, per §95-4.E. **We continue to recommend that details on reseeding, landscaping and replanting be provided.**

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.

Previous Memorandums

Items reviewed for the December 27, 2025:

- 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.