



Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP
Aaron M. Kardon, AICP

Re: Nancy Rubin, 33 Astor Place – Clearing, Filling or Excavation Permit
SBL# 41.06-1-78

Date: February 2, 2024

cc: Eve Mancuso, P.E., Village Engineer
Frank Brown, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Rachel Barese, P.E., CivilTec, for the Applicant

Received and reviewed for this memorandum:

- Letter from Rachel Barese, P.E., Civil Tec, to Village of Wesley Hills, re: 33 Astor Place, with responses to NPV and Brooker comments, dated January 11, 2024.
- Site Plan Set, 2 Sheets, for 33 Astor Place, stamped by Rachel Barese, P.E., CivilTec Engineering & Surveying PC, dated June 29, 2021, with latest revision date of January 3, 2024, as follows.
 - 1 – Plot Plan
 - 2 – Details
- Drywell Calculations and Soils Tests for 33 Astor Place, by CivilTec Engineering, dated January 2022, revised September 2023.
- Construction Plan, 1 sheet, Proposed Walls for 33 Astor Place, unstamped by Thomas W. Skrable P.E., dated November 17, 2023
- Landscape Plan for Nussen Residence, Sheet L-701, stamped by Blythe M. Yost, ASLA, Yost Design Landscape Architecture, dated April 23, 2022, and revised through December 6, 2023.

Project Summary

The subject application is for a Clearing, Filling and Excavation Permit, under Chapter 95 of the Village Code. The subject lot is in the R-35 District on the west side of Astor Place, north of the intersection with Ardley Place. The applicant proposes to tear down and replace a two-story residence and add fill behind retaining walls, to create relatively flat yards and pool and patio areas.

Planning Comments

1. Regarding comment #1 of our previous memorandum dated November 27, 2023, the applicant has provided the following photographs of the Cambridge Sigma 8 Wall Modular Concrete Units

on the revised plans on page 1. The proposed wall coloring will be an off white/grey color with a rough course texture.



2. In response to comment #2 of our prior memorandum, in the new wall construction plan set by Skrable, the applicant has removed the wire fence detail. (A wire fence had been specified and shown on the previously submitted wall construction plan by Gdanski.) The newest landscape plan by Yost shows fencing and has added plantings at the top and bottom of each wall to soften the look of the fencing.

The specified plantings on the Yost Landscaping Plan comply with our previous memorandum comment although it is unclear what type of fence the applicant is going to install instead of the 2' mesh wire fabric fence specified in November. **Please provide the specifications of the fencing which is shown on the landscaping plan.** We will defer to the Village Engineer regarding the wall construction specifications.

SEQRA/GML Comments

3. The project is for the replacement of a house on an approved lot, which is considered a type II action, requiring no SEQRA review. The Planning Board should categorize the type of action if it has not done so already.
4. This action is located more than 500 feet from Lime Kiln and Wilder Roads, the nearest County facilities. The adjacent wooded land is owned by the Town of Ramapo and not by the State or County. Therefore, we believe this application is not required to be sent to Rockland County Planning Department for GML review.

Items Reviewed for our previous memorandum dated November 27, 2023:

- Wall Plan for 33 Astor Place, stamped by Paul Gdanski, P.E., dated 11/5/23.
- Landscape Plan for Nussen Residence, unstamped, by Blythe M. Yost, ASLA, Yost Design Landscape Architecture, dated April 23, 2022.

Items Reviewed for our previous memorandum dated September 26, 2023:

- Cut and Fill Calculations, by CivilTec, dated August 10, 2023.
- Cut and Fill Calculations, by CivilTec, dated February 28, 2023.
- Response to NPV and Brooker comments, from Rachel Barese, P.E., Civil Tec, to Village of Wesley Hills, re: 33 Astor Place, dated September 20, 2023.
- Drywell Calculations, prepared by CivilTec Engineering and Surveying, dated January 2022, revised September 2023.
- Site Plan Set, 2 Sheets, for 33 Astor Place, stamped by Rachel Barese, P.E., CivilTec Engineering & Surveying PC, dated June 29, 2021, with latest revision date of September 20, 2023, as follows.
 - 1 – Plot Plan
 - 2 – Details

Items Reviewed for our previous memorandum dated September 5, 2023:

- Response to NPV and Brooker comments, from Rachel Barese, P.E., Civil Tec, to Village of Wesley Hills, re: 33 Astor Place, dated August 11, 2023.
- Drywell Calculations, prepared by CivilTec Engineering and Surveying, dated January 2022, revised August 2023.
- Site Plan Set, 2 Sheets, for 33 Astor Place, stamped by Rachel Barese, P.E., CivilTec Engineering & Surveying PC, dated June 29, 2021, with latest revision date of August 3, 2023, as follows.
 - 1 – Plot Plan
 - 2 – Details

Items Reviewed for our previous memorandum dated March 31, 2023:

- Response to Planner Comments letter, from Rachel Barese, P.E., Civil Tec, to Village of Wesley Hills, re: 33 Astor Place, dated March 20, 2023.
- Site Plan Set, 2 Sheets, for 33 Astor Place, stamped by Rachel Barese, P.E., CivilTec Engineering & Surveying PC, with latest revision date of March 20, 2023, as follows.
 - 1 – Plot Plan
 - 2 – Details

Items reviewed for our previous memorandum, dated March 8, 2023:

- Application for Clearing, Filling or Excavation of Land, signed March 1, 2023.
- Drainage Calculations, by CivilTec Engineering, dated February 2023.
- Site Plan Set, 2 Sheets, stamped by Rachel Barese, P.E., CivilTec Engineering & Surveying PC, last revised February 24, 2023, as follows.
 - 1 – Plot Plan
 - 2 – Details