



## Memorandum

**To:** Village of Wesley Hills Planning Board

**From:** Jonathan T. Lockman, AICP

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

**Date:** November 27, 2023

**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

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### Received and reviewed for this memorandum:

- 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.

### 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. No details have been provided on the texture and color of the retaining wall materials so the Board may consider how the walls will appear to be abutting properties, as requested in our prior memorandum dated September 26, 2023. Please provide photographs of the specified Cambridge Sigma 8 Wall Modular Concrete Units.
2. We note that fencing is being proposed at the tops of the retaining walls, and landscaping is only proposed at the bottom of the walls. Please consider a more aesthetic choice for fencing other than 2" wire chain link that is specified in the Gdanski plan. Also, please consider adding some plantings at the top of each wall to soften the look of the fencing, as viewed from neighboring properties.
3. We approve of the Thuya Green Giant trees specified at the bottom of the walls, as well as the Hedea Helix shrubs and Picea trees. The proposed ivy will help mitigate the views of the wall materials. We will defer to the Village Engineer regarding the wall construction specifications.

#### **SEQRA/GML Comments**

4. The project is for the replacement of a house on an approved lot, which typically 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.
  
5. 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 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