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June 6, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, NY 10952

Attn: Alicia Schultz, Village Clerk

Re: 41 Glenbrook Road – Review Letters

We have addressed the comments within the following review letters.

Nelson Pope Voorhis dated 6-4-24 as described below:

- 1) The Applicant should provide a more detailed project narrative.
The applicant will provide a more up to date narrative.
- 2) As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.
Owner will file for wetlands permit.
- 3) The plot plan submitted by Paul Gdanski PE should be clarified:
 - a. Please show the stream course location adjacent to the property. It appears that only the word “stream” is place on the plot plan. Add the DEC stream identification and classification.
Class was added.
 - b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
The wetland flags are properly delineated and line weight and type has been changed.
 - c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
The line weight and type has been changed.
 - d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
All the trees shown are to be removed. The survey was done in April 2024 and no trees have been cut down since then.
 - e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
The survey was done in April 2024 and reflects the current grading condition.

- f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.
Line type and weight has been changed.
- g. It may be helpful to provide separate sheets to show existing and proposed conditions.
The only item proposed is filling and tree removal. I have distinguished with line weights and types.
- h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).
Adjacent features have been provided.
- 4) On the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).
The location of the fill is dependent on when the permit is issued. We will provide location of fill and any required testing.
- 5) Please provide details on how the site will be stabilized and restored after completion of the project. See §95-4.A.(12) and the standards in §95-4.E.
All areas of disturbance will be topsoil and seeded and is noted on the plans.
- 6) Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.
Report received.
- 7) Please indicate how the performance bond requirements of 95-4.D will be met.
An acceptable performance bond shall be provided by the contractor.
- 8) Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).
Wetland edge was determine by a wetland specialist. We await the Village Engineer’s findings.
- 9) It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).
A drainage calculation is provided on the plans.
- 10) The restoration plan discussed in comment 5 above should demonstrate that the wetland’s functions will not be substantially impaired. See §221-4.E.
There will be no change in characteristics as the wetlands are not being touched and slope will be seeded.
- 11) Please complete and submit a SEAF Part 1 form.
A short form will be provided.
- 12) The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.
Comment noted.

Brooker Engineering letter dated 6-4-24 as described below:

- 1) Existing stream in the rear of the property is classified as a protected C(T) and under the jurisdiction of the NYS DEC. The NYS DEC regulates disturbance activities within 50' of the stream banks. Applicant shall coordinate with the NYS DEC to determine if Protection of Waters Permit is required.

The proposed fill was cut back to more than 50 feet to not require a permit.

- 2) A wetland delineation per Peter Torgerson dated April 10, 2024, is provided on the Plot Plan as well as the 100-foot wetland buffer delineation. The proposed action is within the 100-foot wetland buffer. Application for Wetlands Permit to be submitted in conjunction with the Clearing/Filling/ Excavation Permit Application.

A wetland permit and Clearing/Filling permit application will be made.

- 3) Applicant to confirm the jurisdiction of the wetlands for further determination of potential permitting that may be required.

Based on Torgerson's determination its Army Corp. and doesn't require a permit.

- 4) Applicant to confirm area to be disturbed. The Application and Plot Plan indicate conflicting areas of disturbance.

As shown on the plans the limit of disturbance is 11,000 sf.

- a. Our office requests the Plot Plan to be updated to provide the area of disturbance within the 100-foot wetland buffer.

The amount in the buffer is noted on the plans.

- 5) Plot Plan to provide the estimated maximum quantity of material will be used for regrading/filling, computed from cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. It is noted that the Application indicates an estimated quantity of 275 tons.

Cross section is provided and the necessary calculations.

- 6) Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.

Soil testing of the fill to be placed will be provided.

- 7) Zero-net increase on peak stormwater runoff to be demonstrated. A pool paver patio does not appear to be a part of the previously approved pool plot plan.

A drainage calculation is provided on the plans.

- 8) Our office requests a detailed breakdown of cost estimate for proposed work and remediation.

A cost estimate will be provided after approval due to knowing what actual cost may be.

- 9) A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. This is noted on the Plot Plan.

A note has been placed on the plans.

- 10) The 100-year floodplain delineation appears to be shown crossing Willow Tree Brook. Applicant to provide the effective 100-year floodplain delineation along the southern bank of Willow Tree Brook per effective FIRM Panel 36087C0089G.

The flood plain has been corrected.

- 11) Applicant to confirm 100-year floodplain elevation indicated in Notes and call out on Plot Plan (377 vs. 477).

The typo has been corrected.

12) Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.

Comment noted.

13) Wetlands Permit fee: \$550 based on approximately 10,000 square feet of disturbance area within buffer.

Comment noted.

14) Performance bond: To be determined once detailed breakdown of cost estimate is submitted.

Comment noted.

15) Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.

Comment noted.

16) Completion date of proposed work and final stabilization shall be determined once required outside agency permitting is confirmed.

Comment noted.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.