



PLANNING BOARD MEETING AGENDA

May 09, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

DISCUSSIONS

- 1. CONTINUED DISCUSSION OF THE APPLICATION OF NANCY RUBIN ON BEHALF OF MARK NUSSEN FOR A CLEARING/FILLING/EXCAVATING PERMIT.** Affecting property located on the west side of Astor Place, 0 feet from the intersection of Ardley Place. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-78. Subject property is located at 33 Astor Place.
- 2. CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A THREE-LOT SUBDIVISION FOR ABY EAST, LLC.** Affecting property located at the intersection of McNamara Road and Pomona Road. Designated on the Town of Ramapo Tax Map as Parcel ID #33.17-2-1. Subject property located at 1 East Lane.
- 3. DISCUSSION:** Recommendation to Board of Trustees on proposed Zoning Law Amendment.

APPROVAL OF MINUTES

- 4. March 27, 2024**

ADJOURNMENT

January 11, 2024

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952

Re: 33 Astor Place
Monsey, NY, 10952
Tax Lots: 41.06-1-78

The attached plot plan has been revised based on comments received. Below please find a comment by comment response.

Comments from Nelson Pope Voorhis dated November 27, 2023

1. The applicant and structural engineer have provided information about the wall.
2. The landscaping plan has been revised.
3. Comment noted.
4. Comment noted.
5. Comment noted.

Comments from Brooker Engineering PLLC dated November 28, 2023

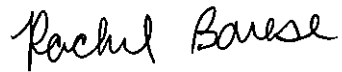
1. The contractor provided a certified letter regarding the wood chippings.
2. The contractor will provide soil test results.
3. A structural engineer provided the wall design.
4. The structural engineer has now provided specific wall details. The fence has been moved 1' behind the wall.
5. The area with pavers will all be on fill so there will be no separation issues with groundwater or bedrock. The fill will be anywhere from 4' to 14' above existing grade. A note has been added that the fill under the pervious pavers must be at least 1" per hour to meet the design specifications. A percolation test done in the front yard in 2022 found bedrock at 5' with no signs of bedrock and a second location had no signs of bedrock or groundwater to a depth of 9'. I have attached the test results from 2022 now for reference.
6. The calculation has been revised to assume no infiltration through the side walls. The number of drywells remains the same.
7. Comment noted.
8. Comment noted.
9. Comment noted.
10. Comment noted.

In addition, we have added photographs of the type of wall that will be constructed. The fence was moved off of the wall and will be behind the wall. It will be a chainlink fence. The

landscape architect's plan shows landscaping to go with the fence for screening. The fence is now called to be 4' high.

Please contact this office with any additional questions or concerns. I can be reached by email at rbarese@civil-tec.com or at (845) 547-2241.

Thank you.
Sincerely,



Rachel Barese, P.E.
President



VICINITY MAP
1" = 300'

NOTE: VILLAGE ENGINEER TO BE NOTIFIED 48 HOURS PRIOR TO DRAINAGE INSTALLATION AND WITNESS/APPROVED.

IMPERVIOUS IN FRONT YARD:
1,207 SF (DRIVEWAY)
TOTAL: 1,207 SF

AREA OF FRONT YARD: 7,928 SF

FRONT YARD IMPERVIOUS RATIO:
1,207 SF IMPERVIOUS/7,928 SF = 0.152

BUILDING COVERAGE CALCULATION
2,313 SF + 603 SF DECK + 70 SF MASTER DECK = 2,986 SF
BUILDING COVERAGE
2,986 SF / 35,028 SF = 0.085

0.085 < 0.10 SO OK

AVERAGE GRADE BASED ON THE ROAD IS
(536 + 534) / 2 = 535.0

LOT COVERAGE:

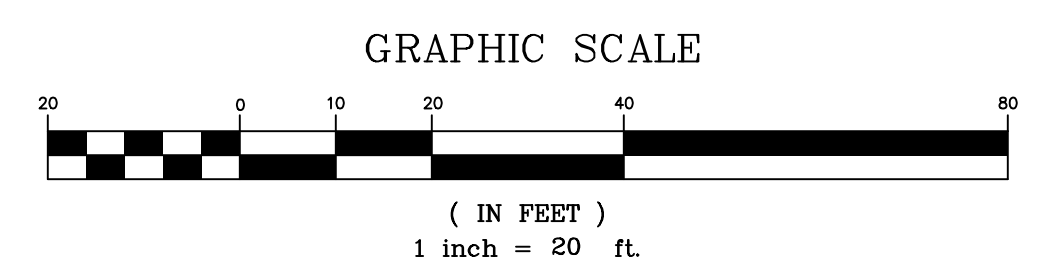
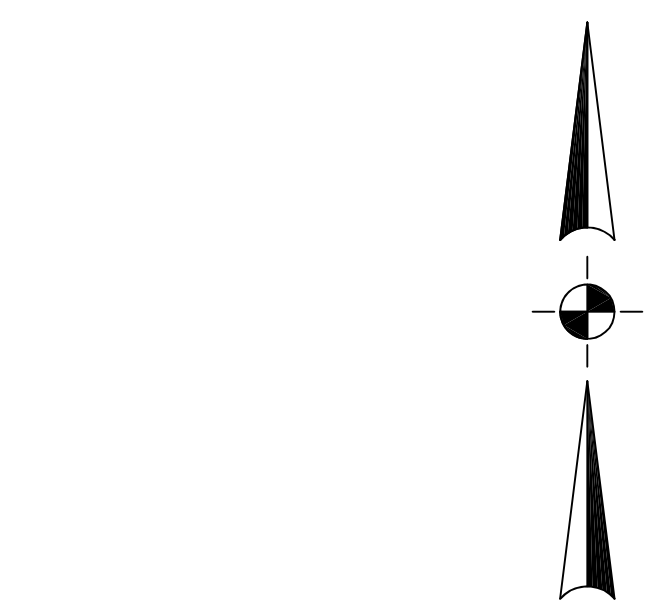
DRIVEWAY	2,824 SF
DWELLING	2,313 SF
DECKS/WALKWAY/STEPS/WALLS	1,819 SF
POOL	975 SF
TOTAL	7,731 SF

TOTAL IMPERVIOUS COVERAGE:
7,731 SF/35,028 SF = 0.221



ASTOR PLACE
50' WIDE

5 - 1,000 GAL DRYWELLS
5'-0" X 6'-7" BY
PRECAST CONCRETE SALES CO
OR APPROVED EQUAL
RIM 536.0
INV IN 534.5
BASE 529.42
18" STONE SURROUND



Bulk Requirements: R-35 Single Family Detached Residence

	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height	Max Exposed Building Height
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.20	0.10	25 FT	2.5 Stories
Proposed	35,028 SF	158.5 FT	158.5 FT	50 FT	39.7 FT	85.5 FT	58.3 FT	0.221	0.152	0.085	23 FT	2.5 Stories

REFERENCES

- BEING SECTION 41.06, BLOCK 1, LOT 78 OF THE VILLAGE OF WELSEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2010 AT PAGE 22659 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- BEING LOT 10 IN BLOCK E ON A MAP ENTITLED "SECTION TWO OVERLOOK ESTATES IN WESLEY CHAPEL, TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK", FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JULY 25, 1966 IN BOOK 72 ON PAGE 1 AS MAP NUMBER 3480.
- TOTAL AREA = 35,028 SQUARE FEET OR 0.804 ACRES.

DATE	ISSUE	DESCRIPTION	REVISIONS
JANUARY 3, 2024	REV 14		REV PER VILLAGE'S COMMENTS
SEPTEMBER 20, 2023	REV 13		REV PER VILLAGE'S COMMENTS
AUGUST 3, 2023	REV 12		REV PER CLIENT
JULY 26, 2023	REV 11		REV PER VILLAGE'S COMMENTS
JUNE 9, 2023	REV 10		REV PER VILLAGE'S COMMENTS
MARCH 20, 2023	REV 9		REV PER VILLAGE'S COMMENTS
FEBRUARY 24, 2023	REV 8		REV PER LANDSCAPE ARCHITECT
OCTOBER 17, 2022	REV 7		REV PER ARCHITECT
SEPTEMBER 21, 2022	REV 6		REV PER ARCHITECT
JUNE 21, 2022	REV 5		REV PER ARCHITECT
MARCH 25, 2022	REV 4		REV PER VILLAGE ENGINEER'S COMMENTS
MARCH 25, 2022	REV 3		REV PER VILLAGE ENGINEER'S COMMENTS
JANUARY 20, 2022	REV 2		ADD UTILITIES, DRAINAGE, & SOIL EROSION CONTROLS
JULY 26, 2021	REV 1		REV PER NEW BUILDING FOOTPRINT

S.B.L. 41.06-1-78
PLOT PLAN
FOR
33 ASTOR PLACE
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

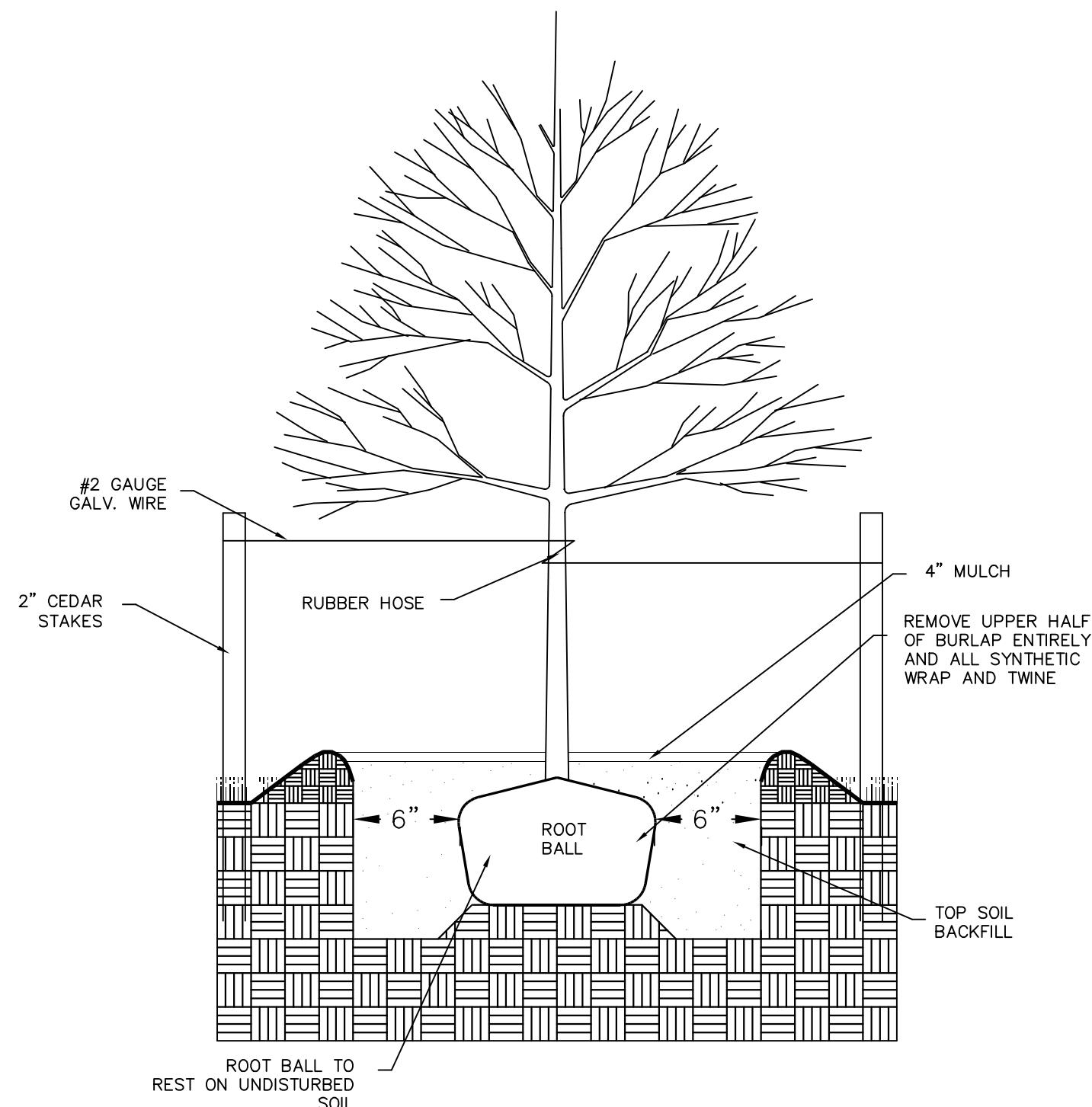
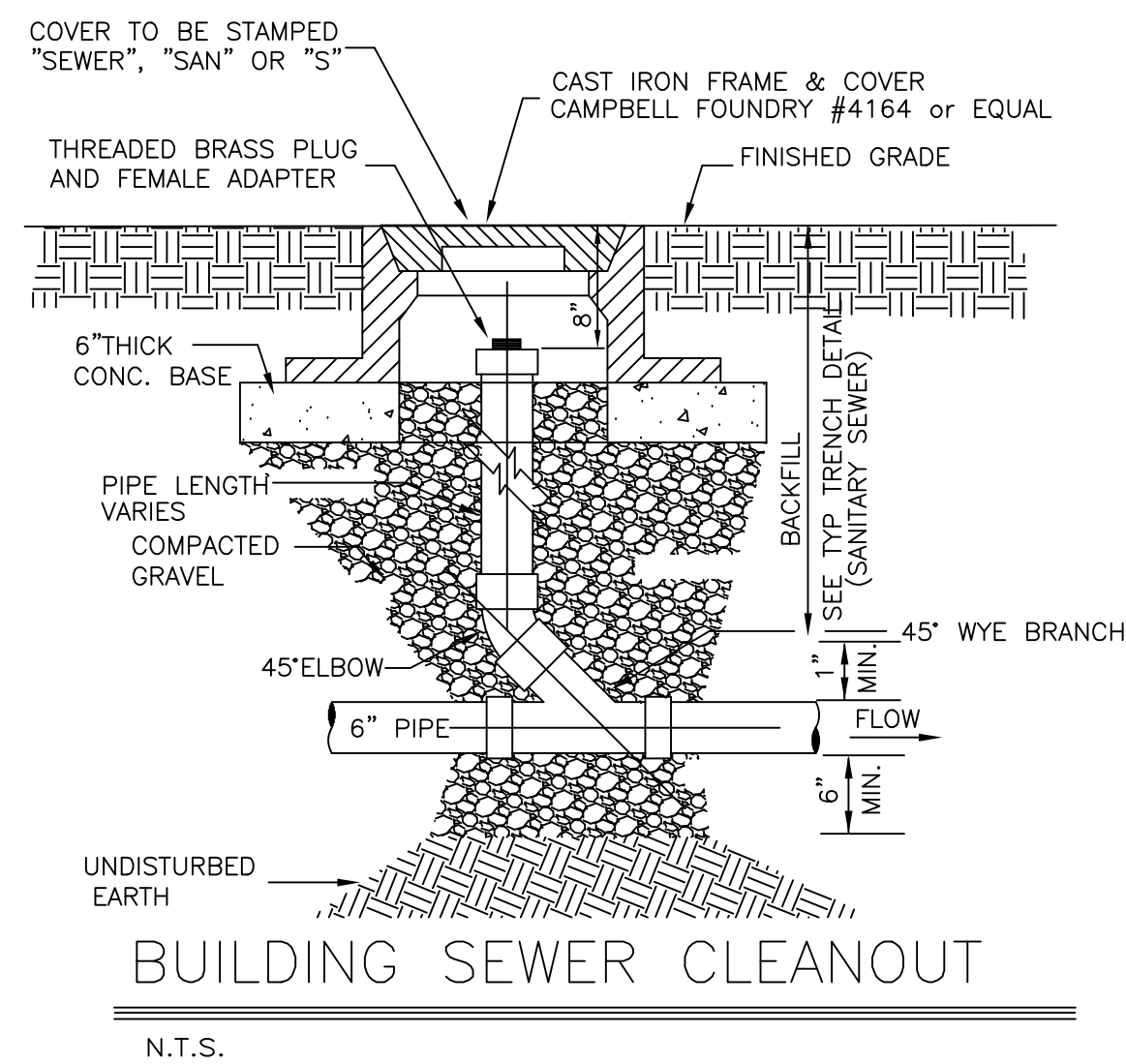
CIVIL TEC Engineering & Surveying PC
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

111 Main Street
Chester, NY 10918
845.610.3621

Civil Engineering & Land Surveying Services that Build Confidence
www.Civil-Tec.com

DATE: 6/29/21
DRAWN BY: DC
CHKD BY: RB/LT
JOB No.: 3955
SCALE: 1"=20'
DWG No.: 1 OF 4

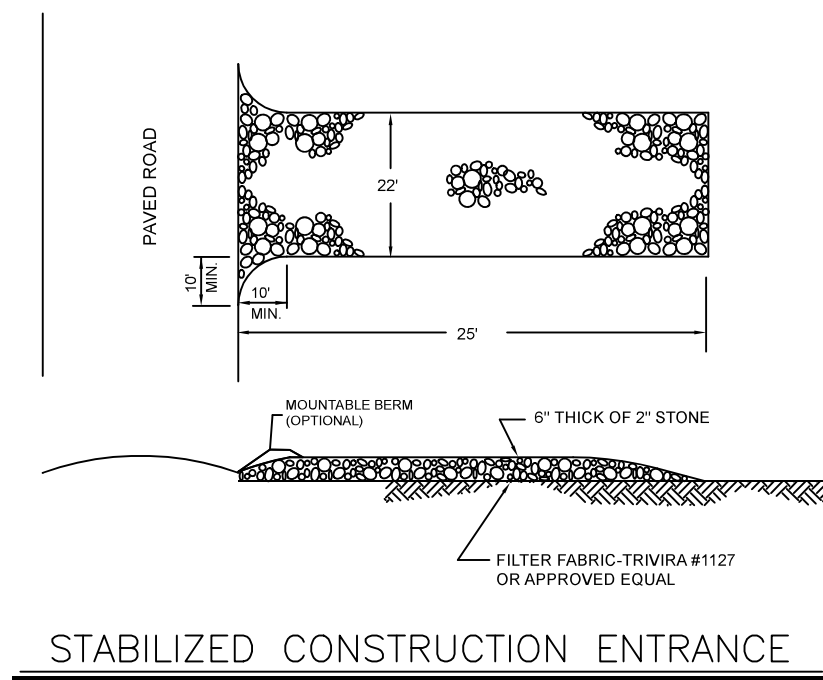
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



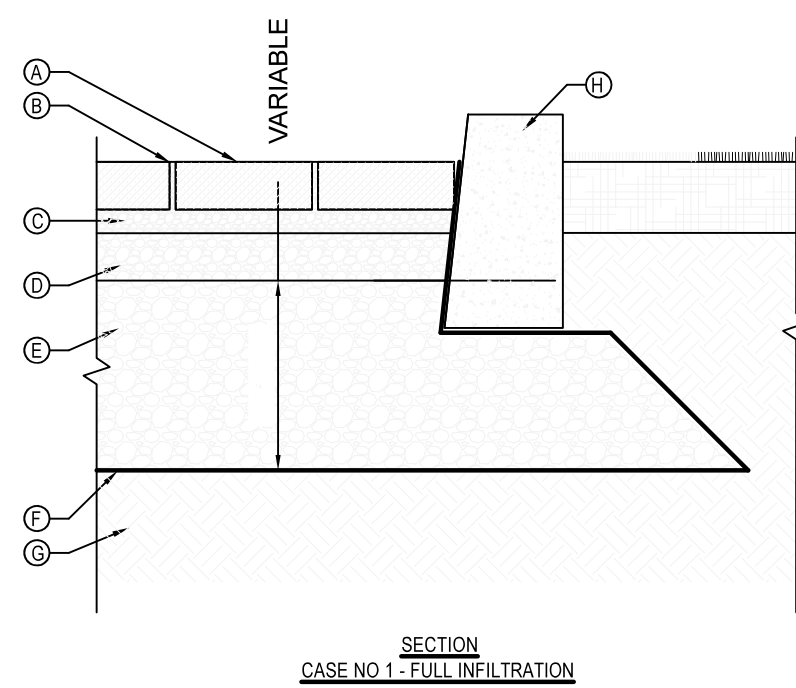
- NOTES:
- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
 - REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 - TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART WOOD.
 - BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
 - STAKE ALL TREES WITH 2" CEDAR STAKES.

- NOTES:
- ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAR-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
 - ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK," CURRENT EDITION.
 - ALL PLANT BEDS SHALL CONTAIN 3" MIN SHREDDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAM. OF ROOTBALL AND MIN 6" DEEPER THAN THE DEPTH OF THE BALL.
 - THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
 - ALL DISTURBED AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDDED, UNLESS OTHERWISE NOTED.
 - ANY EXISTING TREES SHOWN TO REMAIN WHICH ARE REMOVED DURING CONSTRUCTION SHALL BE REPLACED WITH A 3" CALIPER TREE AS DIRECTED BY THE TOWN.
 - LAWN AREA PREPARATION PER 1,000 SF:
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE
70 LBS GRANULATED LIMESTONE

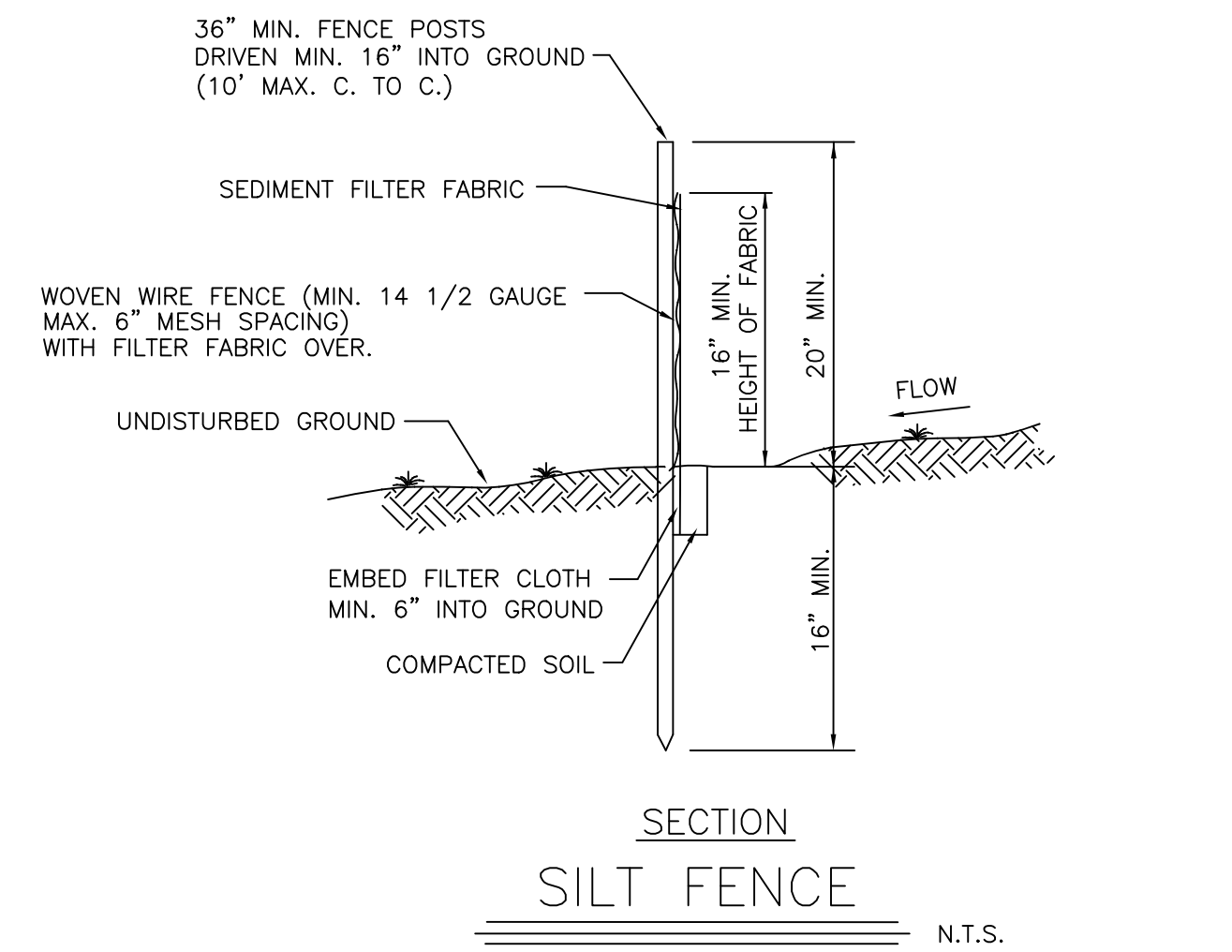
SEED MIXTURE:
30% TALL FESCUE
30% RED FESCUE
20% BLUE GRASS
20% RYEGRASS



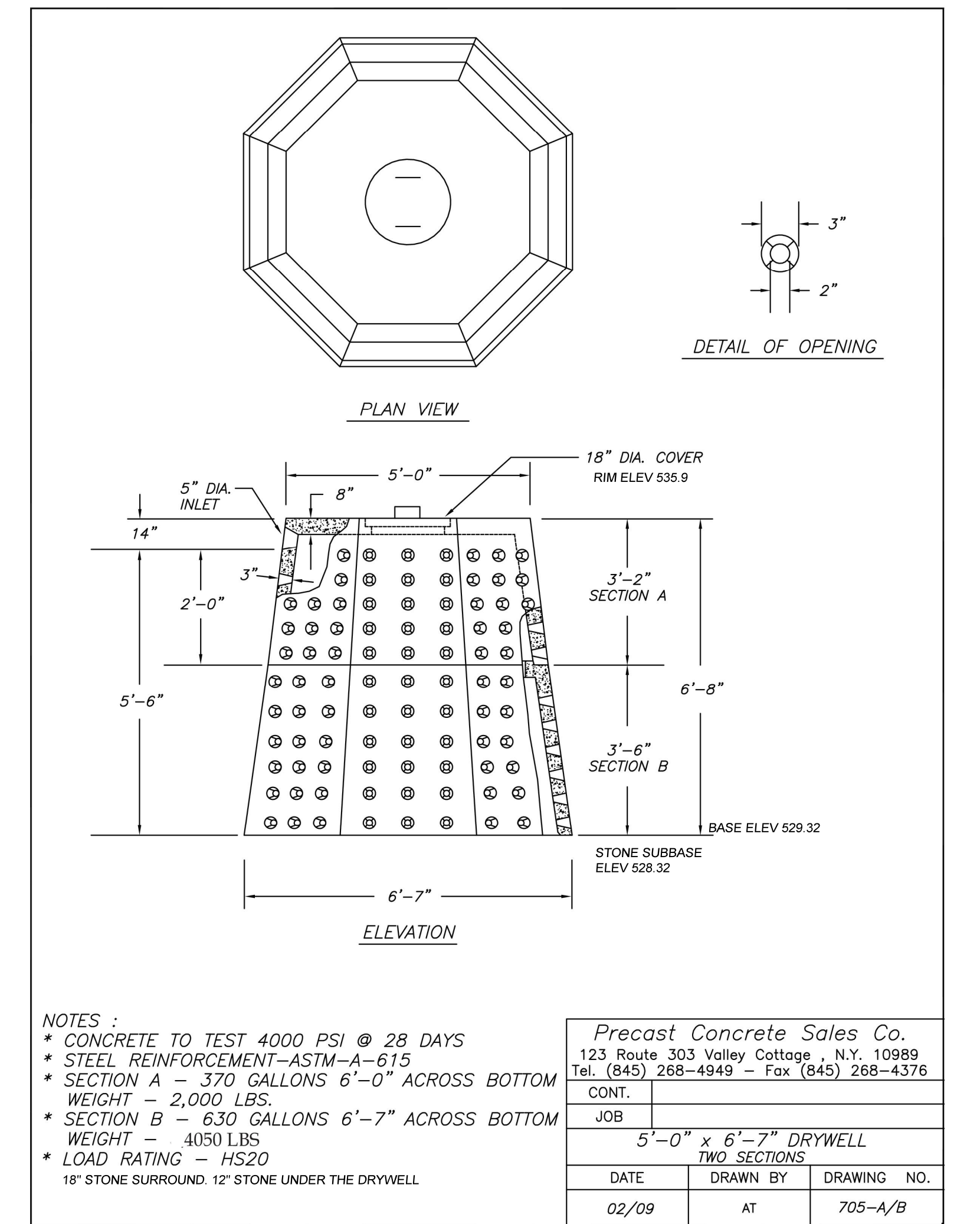
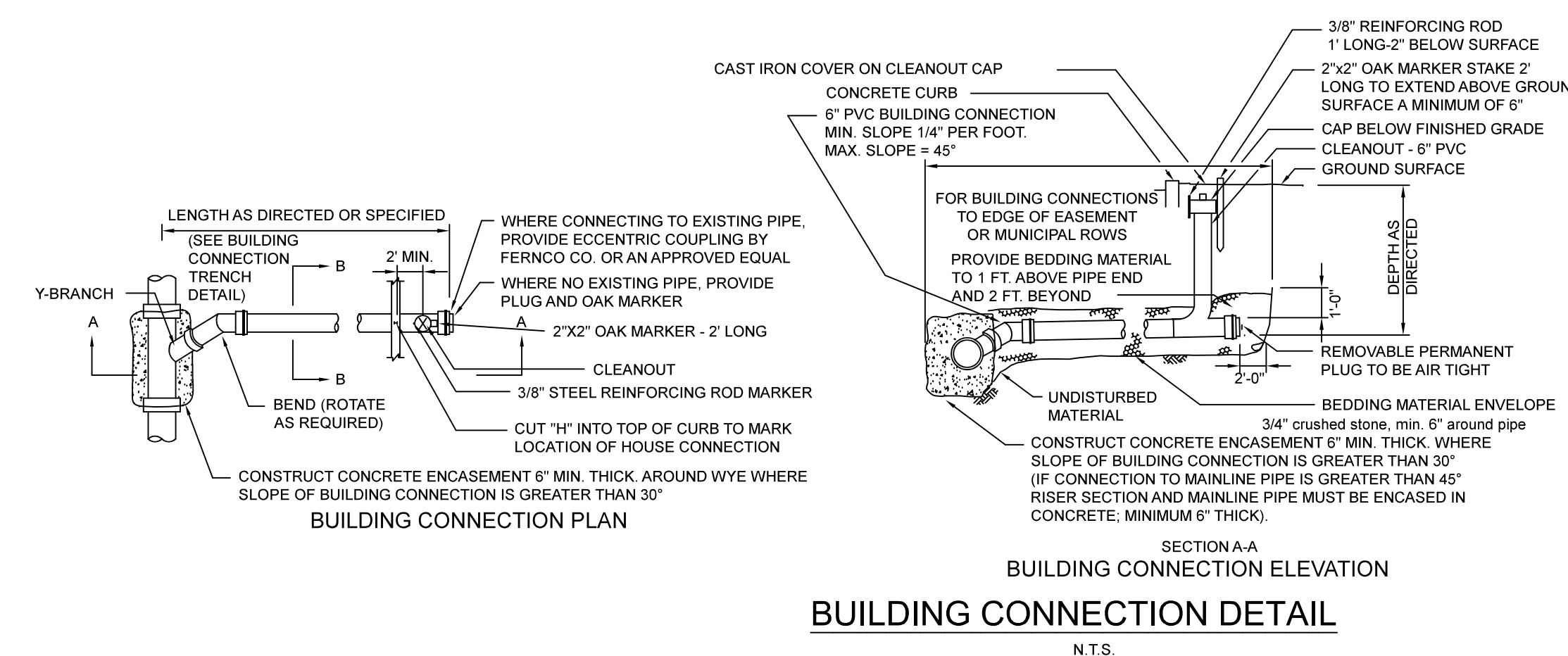
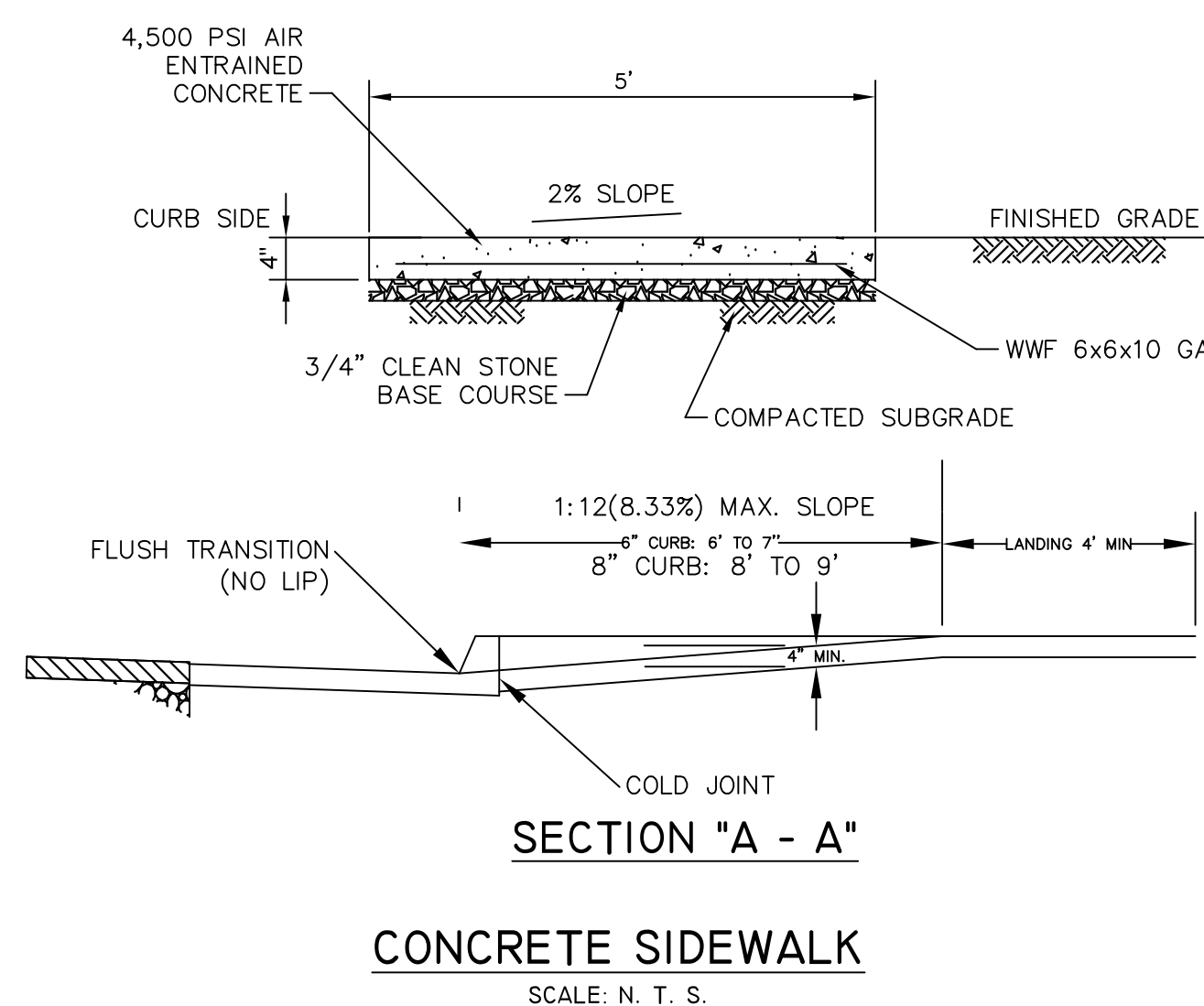
- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6 INCHES.
 - WIDTH - 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



- LEGEND:
- PERMEABLE PAVER FROM TECO-BLOC, BLU 60 MM
 - JOINT FILLING MATERIAL, NO. 8 CONFORMING TO ASTM D 448
 - BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
 - GEOTEXTILE
 - SUBGRADE
 - EDGE RESTRAINT
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 058-007.
 - FILL UNDER THE PERMEABLE PAVERS MUST HAVE AN INFILTRATION RATE OF AT LEAST 1" PER HOUR.



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 - POST TO BE STEEL EITHER "T" OR "U" TYPE OR 2" HARWOOD.
 - FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
 - PREFABRICATED UNIT - GEOFAB, ENVIROFENCE OR APPROVED EQUAL.



- EROSION CONTROL & SEDIMENT NOTES
- A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT ARE LEFT BARE FOR 15 DAYS UNLESS CONSTRUCTION WILL BEGIN WITHIN 30 DAYS. IF CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHALL BE SEEDDED DOWN OR MULCHED IMMEDIATELY.
 - STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
 - DURING CONSTRUCTION, ALL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
 - AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
 - THE STORM DRAIN INLET STRUCTURES SHALL BE PROTECTED WITH A FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR THE BASE COURSE OF PAVEMENT IS INSTALLED.
 - CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
 - THE MACADAM SURFACE SHALL BE SWEEPED "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURB.
 - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL POINTS WHERE A DISTURBED AREA MEETS AN IMPERVIOUS SURFACE, THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.
 - CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE DICED OR OTHERWISE LOOSENEED TO A DEPTH OF 12 INCHES PRIOR TO FINAL GRADING WITH TOPSOIL AND SEEDING.

JANUARY 3, 2024	REV 14	REV PER VILLAGES COMMENTS
SEPTEMBER 20, 2023	REV 13	REV PER VILLAGES COMMENTS
AUGUST 3, 2023	REV 10	REV PER CLIENT
JULY 26, 2023	REV 9	REV PER VILLAGES COMMENTS
JUNE 5, 2023	REV 8	REV PER VILLAGES COMMENTS
MARCH 20, 2023	REV 7	REV PER VILLAGES COMMENTS
FEBRUARY 24, 2023	REV 6	REV PER LANDSCAPE ARCHITECT
OCTOBER 17, 2022	REV 5	REV PER ARCHITECT
SEPTEMBER 21, 2022	REV 4	REV PER ARCHITECT
JUNE 21, 2022	REV 3	REV PER ARCHITECT
MARCH 29, 2022	REV 2	REV PER VILLAGE ENGINEER'S COMMENTS
MARCH 25, 2022	REV 1	REV PER VILLAGE ENGINEER'S COMMENTS

DATE: 1/14/22

S.B.L. 41.06-1-78

DETAILS
FOR
33 ASTOR PLACE
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK

CIVIL TEC Engineering & Surveying PC

139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

111 Main Street
Chester, NY 10918
845.610.3621

DATE: 1/14/22
DRAWN BY: DC
CHKD BY: RB/LT
JOB No.: 3955
SCALE: 1"=20'
DWG No.: 2 OF 5

Rachel B. Barese, P.E.
N.Y. Lic. No. 90143



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

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 Hedia 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



BROOKER ENGINEERING

a division of Weston & Sampson

74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845.357.4411

November 28, 2023

Village of Wesley Hills
Planning Board
432 Route 306
Wesley Hills, New York 10952

Attn: Alicia Schultz, Deputy Village Clerk
Re: 33 Astor Place
Clearing/Filling/Excavation Application Review

Dear Planning Board Members,

Our office has reviewed the submission of documents in support of the above captioned project consisting of:

1. Plan entitled "Wall Plan for 33 Astor Place", prepared by Paul Gdanski, PE, dated 11/5/23, 1 sheet.
2. Plan entitled " Nussen Residence Screen Planting Plan", prepared by Yost Design, dated April 23, 2022, sheet L-701. Our office offers the following comments:

General

1. During prior site visits, our office observed large stockpiles of wood chippings which appeared to be subsequently backfilled. Permanent backfilling of wood chippings will result in prolonged settlement of the earth. Our office recommended exposure and relocation to prevent risk of shear failure of slopes. Our office requests a certification letter from the contractor stating that the wood chippings were not used as backfill and removed from the site, as suggested in the applicant's response letter.
2. Due to the large import of soil from varying sources outside of the Village, we recommend the soil be tested in accordance with 375 Soil Test Parameters for Residential Use. The chain of command in collecting samples shall be adhered to and the results submitted.
3. Structural design and calculations, and specifications shall be submitted for the proposed retaining walls and reviewed by our office prior to the start of retaining wall construction. Certification of completed retaining walls to be provided prior to the issuance of a C.O.

Plot Plan

4. A standard detail for a Cambridge Sigma 8 wall has been provided. The detail does not indicate the proposed fence on top of the retaining wall as shown on the Civil Tec Plan. The discrepancy shall be resolved.
5. Pervious pavers are proposed in the rear yard; however, the previous response letter discussed high bedrock in the rear yard. Infiltration in fill is permitted, subject to minimum separation and testing requirements. Consideration as pervious area is not recommended if minimum requirements are not met. Applicant has responded that 'the pavers will all be fill so there will be

no separation issues with groundwater' This does not address insitu bedrock separation or insitu soil testing. We request the following criteria be provided as per NYS DEC guidance to be considered pervious:

- a. Insitu/natural soil layer below infiltration system has an infiltration rate greater than or equal to the 0.5 in/hr
- b. Ground water and bedrock levels in insitu/natural soil should be two to three feet below grade
- c. Fill material is an engineered fill that is tested after placement (by geotechnical firm) and demonstrated to be equivalent to a soil material acceptable for the installation of an infiltration system (i.e. infiltration rate greater than or equal to 0.5 inches /hr, etc.). Infiltration rate of fill material should be similar infiltration rate as insitu/existing soil.
- d. If there is a difference in the infiltration rates between the fill and insitu/native soil, the designer should use the more conservative (i.e. slower infiltration rate) when determining whether the infiltration system will dewater (exfiltrate) within the required 48 hours (see Section 6.3.2 "Conveyance" of the Design Manual).
- e. Required vertical separation distances to groundwater/bedrock are maintained
- f. Required horizontal separation distances to surface waters, wells, etc. are maintained
- g. There is adequate fill along the edges of the infiltration system to prevent seeps/breakouts
- h. As per guidance from the new draft NYS DEC Stormwater Management Design Manual, infiltration facilities proposed on naturally steep slopes require additional analysis. A slope stability / global stability analysis of the retaining wall shall be provided from a structural or geotechnical engineer.

This remains to be addressed – soil test results to be submitted

Drainage Calculations –

6. As per comment 8 of our previous memo dated September 14, 2023, our office takes partial exception to the drainage design methodology. Drywell storage is sized to accommodate increase in runoff for the entire property, however, only the roof runoff is currently proposed to be conveyed to the system. Drainage areas should be delineated to differentiate between detained and bypass runoff. Our office suggests SCS method modeling to compare the pre clearing conditions to the future proposed conditions for accurate sizing of storage facilities and to verify a zero-net increase in peak runoff. Applicant has responded that 'other impervious area is offset by the prior development onsite so there is no net increase overall.' This shall be demonstrated in the drainage calculations/report.

Applicant has responded that 'the site will also be aided by leveling the property which will slow down the water as it runs across the property. In the past, the yard was very sloped where in the future it will have level tiers.

While we don't disagree with this statement, the response given does not address the original comment. Please provide updated drainage calculations/report to demonstrate that area bypassing the drywell system is offset by the prior development onsite.

This remains to be addressed

Recommended fees and dates are as follows:

7. Clearing/filling application fee: \$1,000 based on additional disturbance area of approximately 19,000 square feet.
8. Performance bond: \$118,000
9. Installed and proposed erosion control devices shall be maintained throughout construction.
10. We recommend final stabilization, including topsoil and seed, be completed no later than twelve months after commencement of retaining wall construction.

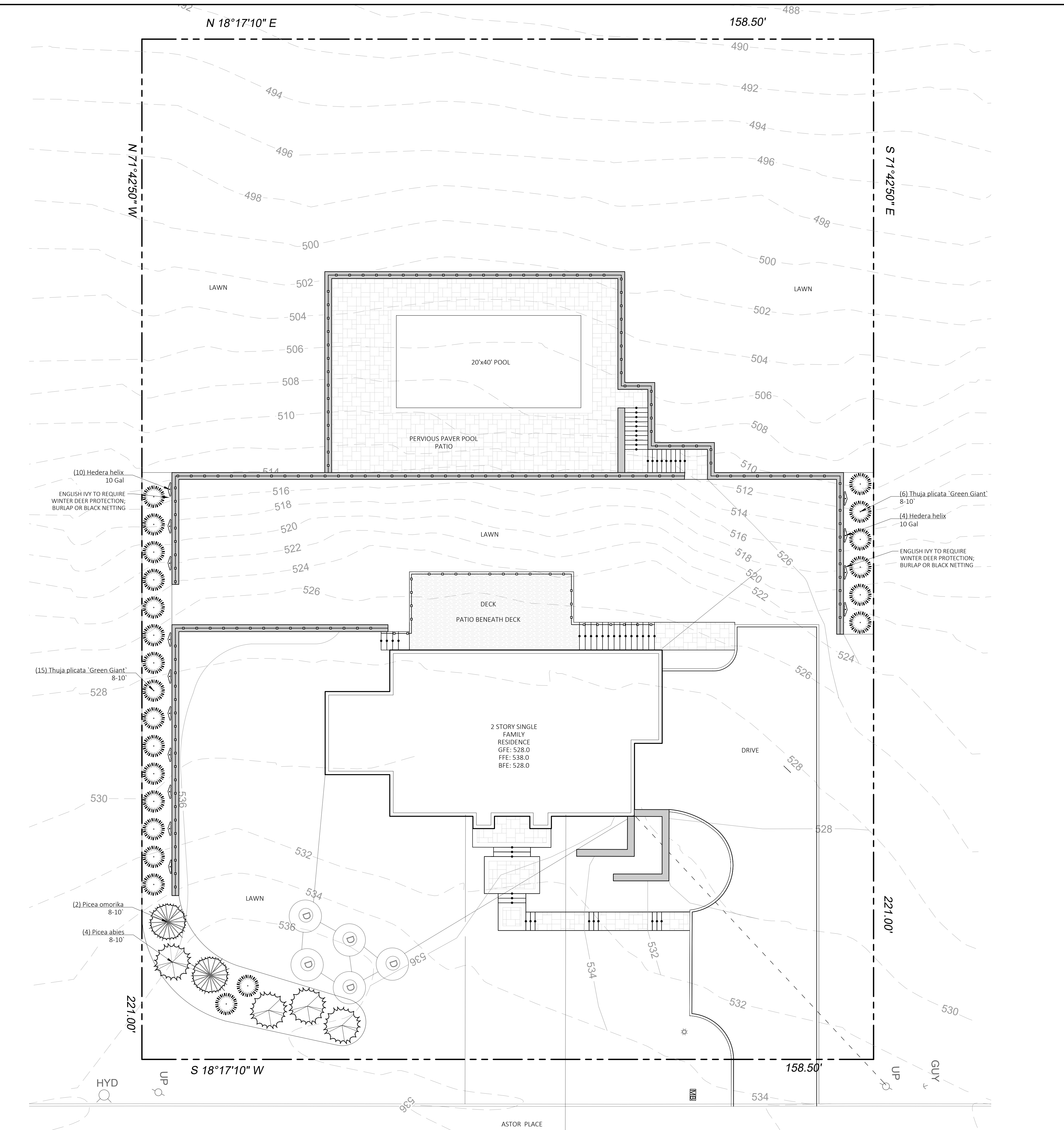
Sincerely,



WESTON & SAMPSON, PE, LS, LA, Architects, PC
Eve Marie Mancuso, P.E.
Principal Engineer

CC: CC. Jonathan Lockman, AICP – Village Planner
Frank Brown, Esq.- Planning Board Attorney
Camille Guido-Downey – Village Clerk
John Layne – Building Inspector
Paul Gdanski, PE – applicants Engineer

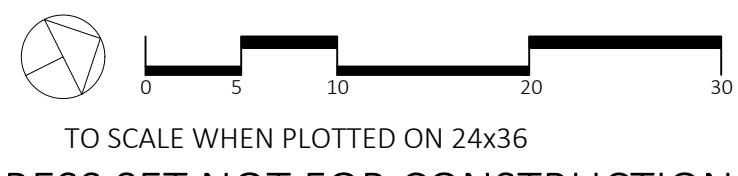
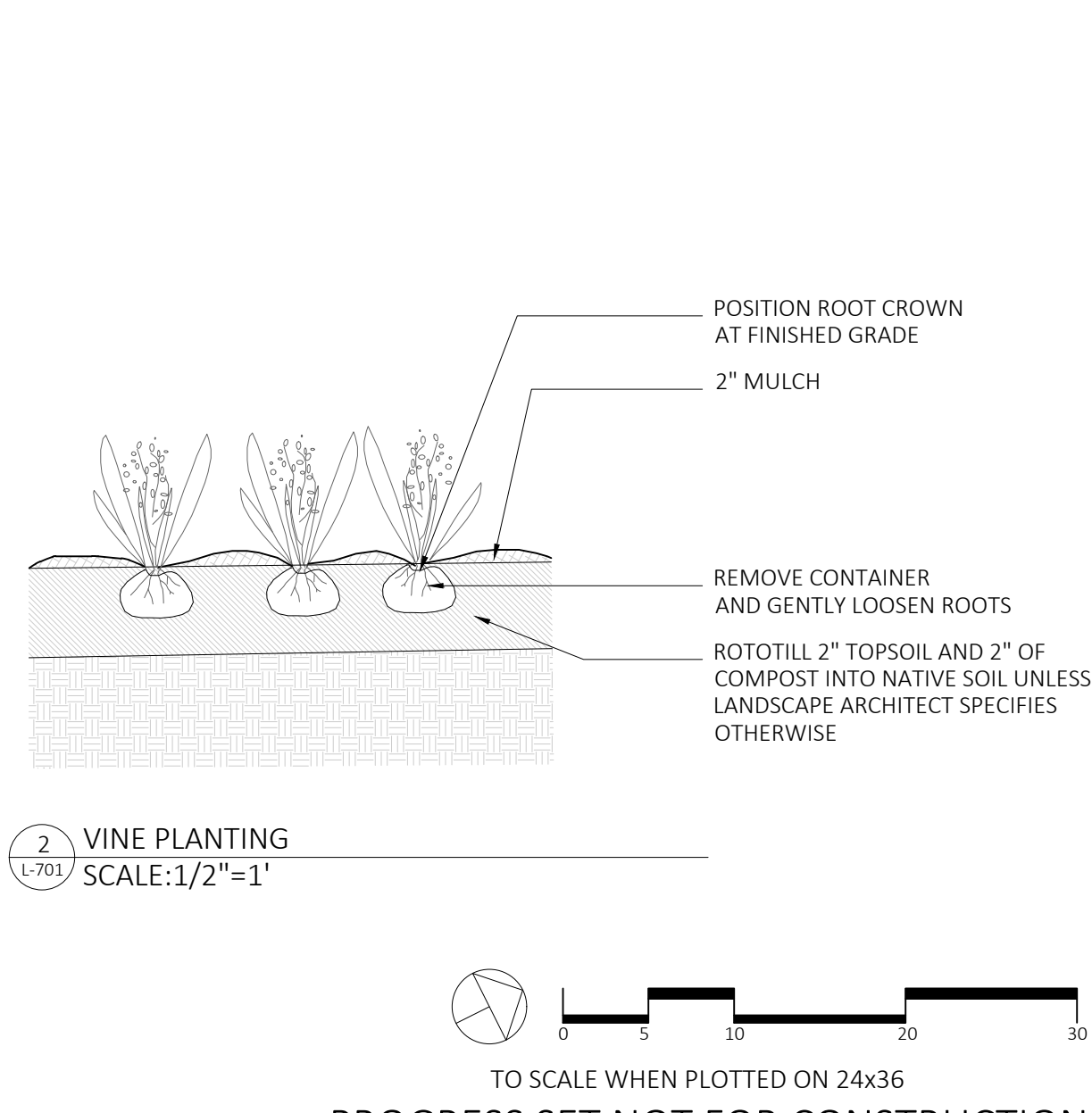
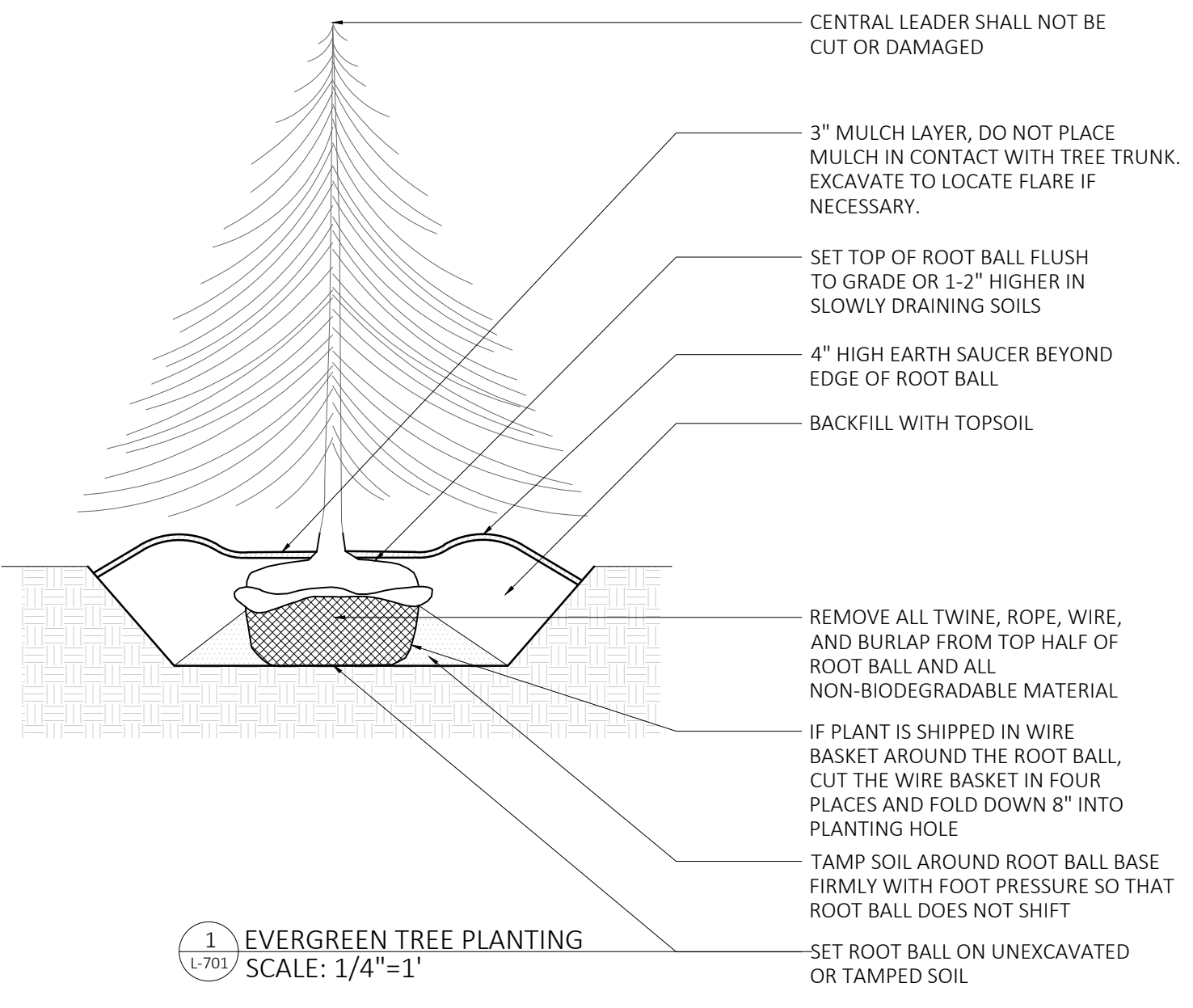
Y:\VILLAGES\WH Wesley Hills\WH0191 - 2022 Plot Plans\33 Astor Place\2023-11-28 Clearing Filling Application.docx



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES			
	4	Picea abies / Norway Spruce	8-10'
	2	Picea omorika / Serbian Spruce	8-10'
	23	Thuja plicata 'Green Giant' / Western Red Cedar	8-10'
VINES			
	14	Hedera helix / Common Ivy	10 Gal

PLANTING IMAGES



PROGRESS SET NOT FOR CONSTRUCTION

L-701

SHEET NO.

SCREEN PLANTING PLAN

DATE: APRIL 23, 2022
 DRAWN BY: AVM
 JOB NO.: 042622
 SCALE: 1"=10'
 FILENAME: 2023_1108 Nussen

NUSSEN RESIDENCE

33 ASTOR PLACE
 WESLEY HILLS, NY, 10952

YOST DESIGN LANDSCAPE ARCHITECTURE

178 Elizabeth St.
 Pearl River, NY 10965
 p 845.365.4951 | f 914.361.4473
 yostdesign.com

**33 Astor Place
Village of Wesley Hills
Percolation/Deep Tests
March 22, 2022**

Test performed by Devin Crichlow, signed off by Rachel Barese, P.E.

Location 1

Deep Test:

0'-1.5' topsoil

1.5'-5' Brown/red silt/clay with stones 1" – 6"

Bedrock reached at 5'

No signs of groundwater

Location 2

Deep Test:

0'-1.5' topsoil

1.5'-9' Brown/red silt/clay with stones 1" – 6"

No signs of bedrock or groundwater

24" perc test at 5'

Run 1 – 55 minutes

Run 2 – 55 minutes

Run 3 – 55 minutes



Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
55 Brookside Avenue, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com



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

3348 Route 208, Campbell Hall, NY 10916

Phone: 845-496-1600 Fax: 845-496-1398

12960 Commerce Lake Drive, A14, Fort Myers, FL 33913

42 Day Farm Road, West Stockbridge, MA 01266

1813 State Route 7, Harpursville, NY 13787

Client:	M&T Excavation	Project:	25 Highview
Item:	Import Fill	Project Number:	221291
Source:	2 Perrins Peak Road	Lab Number:	22-1223B
Date Sampled:	9/23/2022	Sampled By:	Client
Date Tested:	9/24/2022	Tested By:	Mark D'Apice

GRADATION (SIEVE ANALYSIS) OF SOIL OR AGGREGATE
Test Method(s): ASTM D422, C136, C117; AASHTO T88, T27, T11

Lab Number	Sample Type	Sampling Location	Specification
22-1223B	Import Fill	Stockpile	No Specification

Sieve Size		% Retained	% Passing	Spec. % Pass
mm	Inches			
50.0 mm	2"	0.0	100	
37.5 mm	1 1/2"	0.0	100	
25.0 mm	1"	3.6	96	
19.0 mm	3/4"	3.1	93	
12.5 mm	1/2"	3.6	90	
9.5 mm	3/8"	2.1	88	
6.3 mm	1/4"	4.2	83	
4.75 mm	#4	2.4	81	
2.36 mm	#8	6.1	75	
1.18 mm	#16	7.7	67	
0.600 mm	#30	11.3	56	
0.300 mm	#50	13.6	42	
0.150 mm	#100	12.1	30	
0.075 mm	#200	8.4	22	
Pan		21.8		

Comments:

Minus #200 by wash-sieve method.

Emily J. Rodriguez

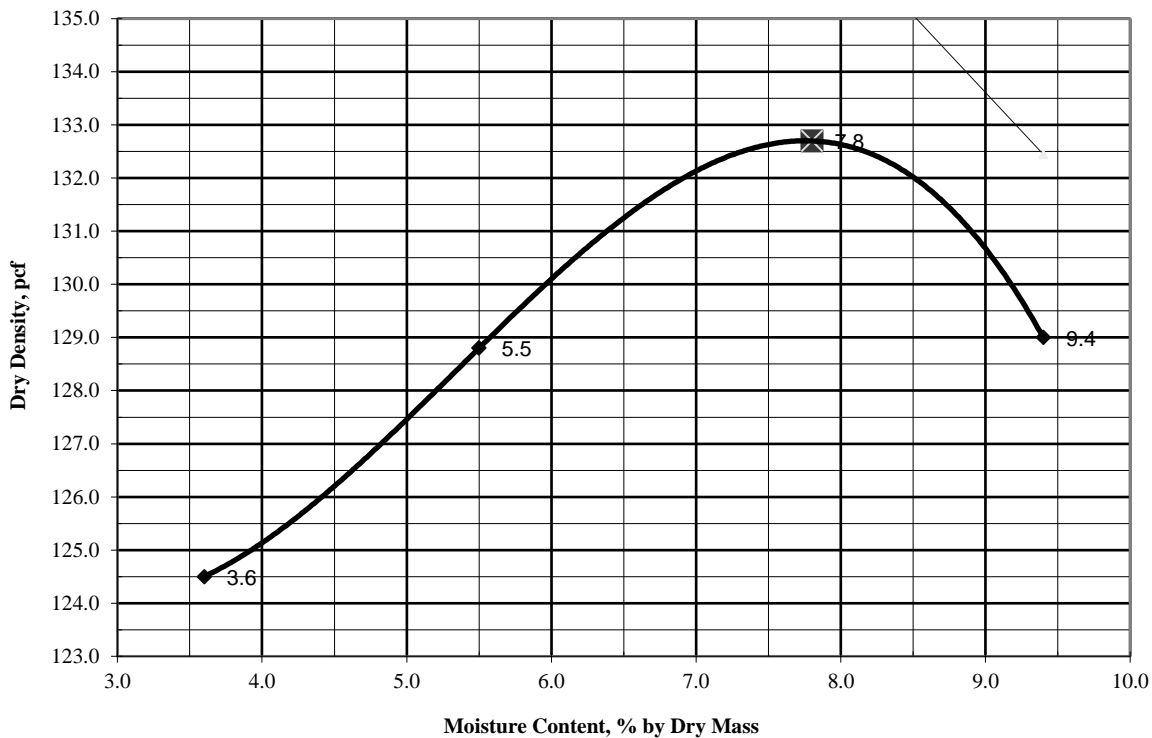
Report Reviewed By:

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PDF

CLIENT:	M&T Excavation	PROJECT NO.:	221291
PROJECT:	25 Highview	LAB NUMBER:	22-1223B
TEST METHOD:	ASTM D 1557 'Modified Proctor'	Method:	B
SOIL ID NUMBER:	2		
ITEM:	Import Fill		
SOURCE:	2 Perrins Peak Road		
SOIL DESCRIPTION:	Brown Silty Sand w/ Gravel; 49% Sand; 29% Gravel; 22% Silt		
DATE SAMPLED:	9/23/2022	SAMPLED BY:	Client
DATE TESTED:	9/24/2022	TESTED BY:	Mark D'Apice

REPORT OF MOISTURE DENSITY RELATIONSHIP



Individual Test Points	
Percent Moisture	Dry Density
3.6	124.5
5.5	128.8
7.8	132.7
9.4	129.0

Uncorrected Maximum Dry Density: 132.7 lb/cu. ft.
 Uncorrected Optimum Moisture Content: 7.8 %
 Specific Gravity of Soils *: 2.65
 Percent Oversize Particles: 12.4 %
 Specific Gravity of Oversize*: 2.67

Corrected* Maximum Dry Density:	136.1	lb/cu. ft.
Corrected* Opt. Moisture Content:	7.0	%

***Corrected for oversize, when oversize particles exceed 5% of sample.*

Emily J. Rodriguez

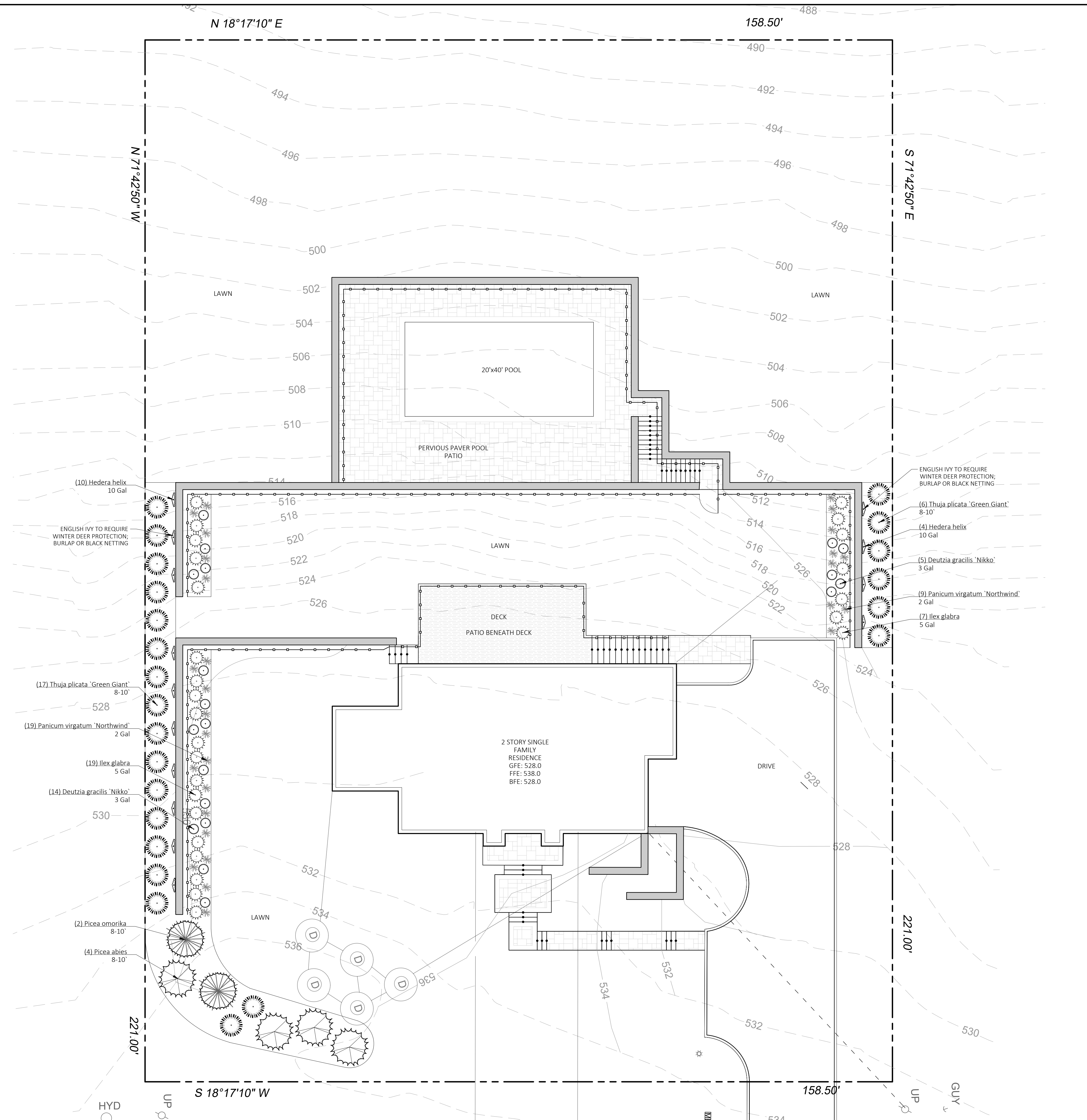
Report Reviewed By:

*Specific Gravity of Soils Estimated and Specific Gravity of Oversize Estimated.

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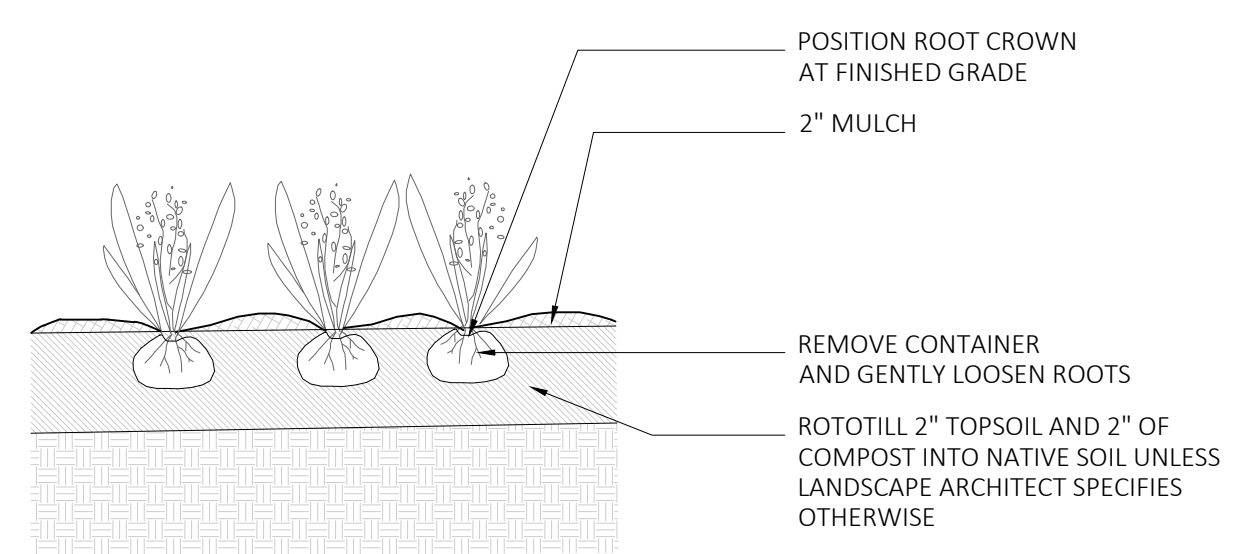
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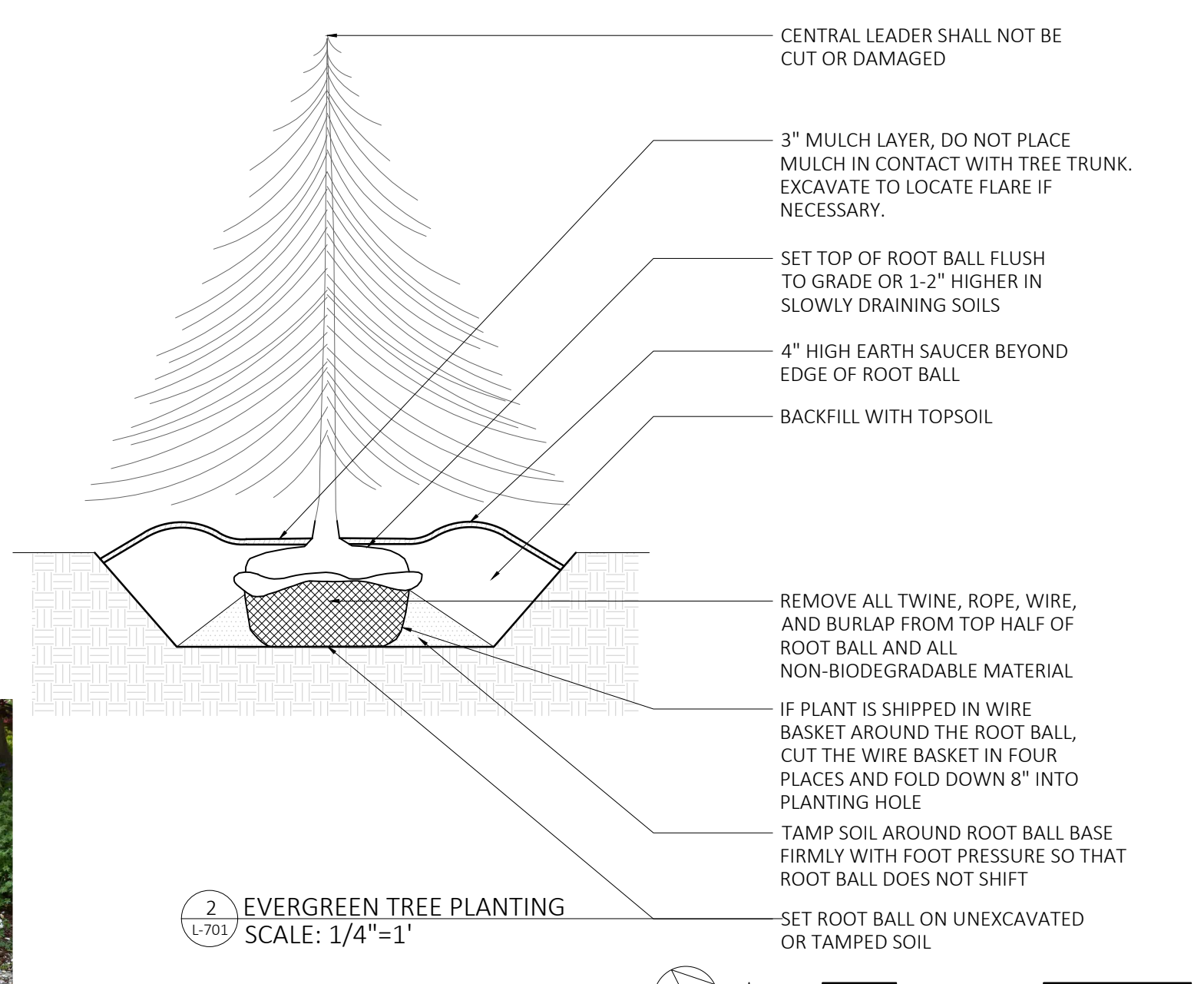
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	4	<i>Picea abies</i>	Norway Spruce	8-10'
	2	<i>Picea omorika</i>	Serbian Spruce	8-10'
	23	<i>Thuja plicata</i> 'Green Giant'	Western Red Cedar	8-10'
SHRUBS				
	19	<i>Deutzia gracilis</i> 'Nikko'	Slender Deutzia	3 Gal
	26	<i>Ilex glabra</i>	Inkberry Holly	5 Gal
GRASSES				
	28	<i>Panicum virgatum</i> 'Northwind'	Switch Grass	2 Gal
VINES				
	14	<i>Hedera helix</i>	Common Ivy	10 Gal

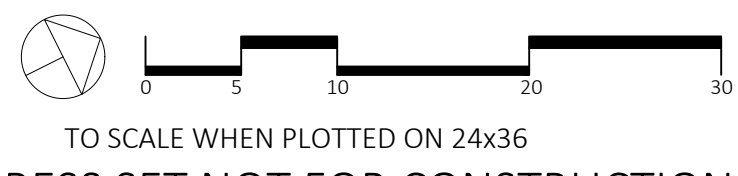
PLANTING IMAGES



1 VINE PLANTING
SCALE: 1/2"=1'



2 EVERGREEN TREE PLANTING
SCALE: 1/4"=1'



PROGRESS SET NOT FOR CONSTRUCTION

L-701

SHEET NO.

SHEET 1 OF 1

SCREEN PLANTING PLAN

REVISIONS:

12/06/2023

DATE: APRIL 23, 2022

DRAWN BY: AVM

JOB NO.: 042622

SCALE: 1"=10'

FILENAME: 2023_1108 Nussen

NUSSEN RESIDENCE

33 ASTOR PLACE
WESLEY HILLS, NY, 10952

SURVEYOR:

178 Elizabeth St.
Pearl River, NY 10965
p 845.365.4955 | 914.361.4473
yostdesign.com