



## **PLANNING BOARD MEETING AGENDA**

**February 28, 2024 at 7:30 PM**

**432 Route 306, Wesley Hills, NY 10952**

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

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### **CALL TO ORDER**

### **DISCUSSIONS**

- 1. CONTINUED DISCUSSION ON THE APPLICATION SUBMITTED BY 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. CONTINUED DISCUSSION ON APPLICATION SUBMITTED BY ZAHAV GROUP FOR REVISION OF THE FINAL PLAT KNOWN AS THE HURWITZ SUBDIVISION.** Affecting property located on the westerly side of Spook Rock Road, approximately 750 feet north of the intersection of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID #40.16-1-10.2. Subject property is located at 89 Spook Rock Road.

### **APPROVAL OF MINUTES**

- 3. January 24, 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

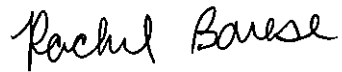
1. The contractor provided a certified letter regarding the wood chippings.
2. The contractor will provide soil test results.
3. A structural engineer provided the wall design.
4. The structural engineer has now provided specific wall details. The fence has been moved 1' behind the wall.
5. The area 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](mailto: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

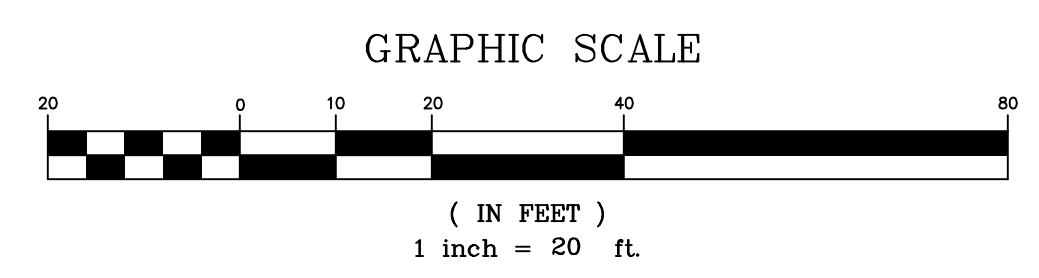
LOT COVERAGE:

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



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

DATE: 6/29/21

139 Lafayette Avenue, 2nd Fl. 111 Main Street  
Suffern, NY 10901 Chester, NY 10918  
P 845.547.2241 - F 845.547.2243 845.610.3621

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

DRAWN BY: DC

CHKD BY: RB/LT

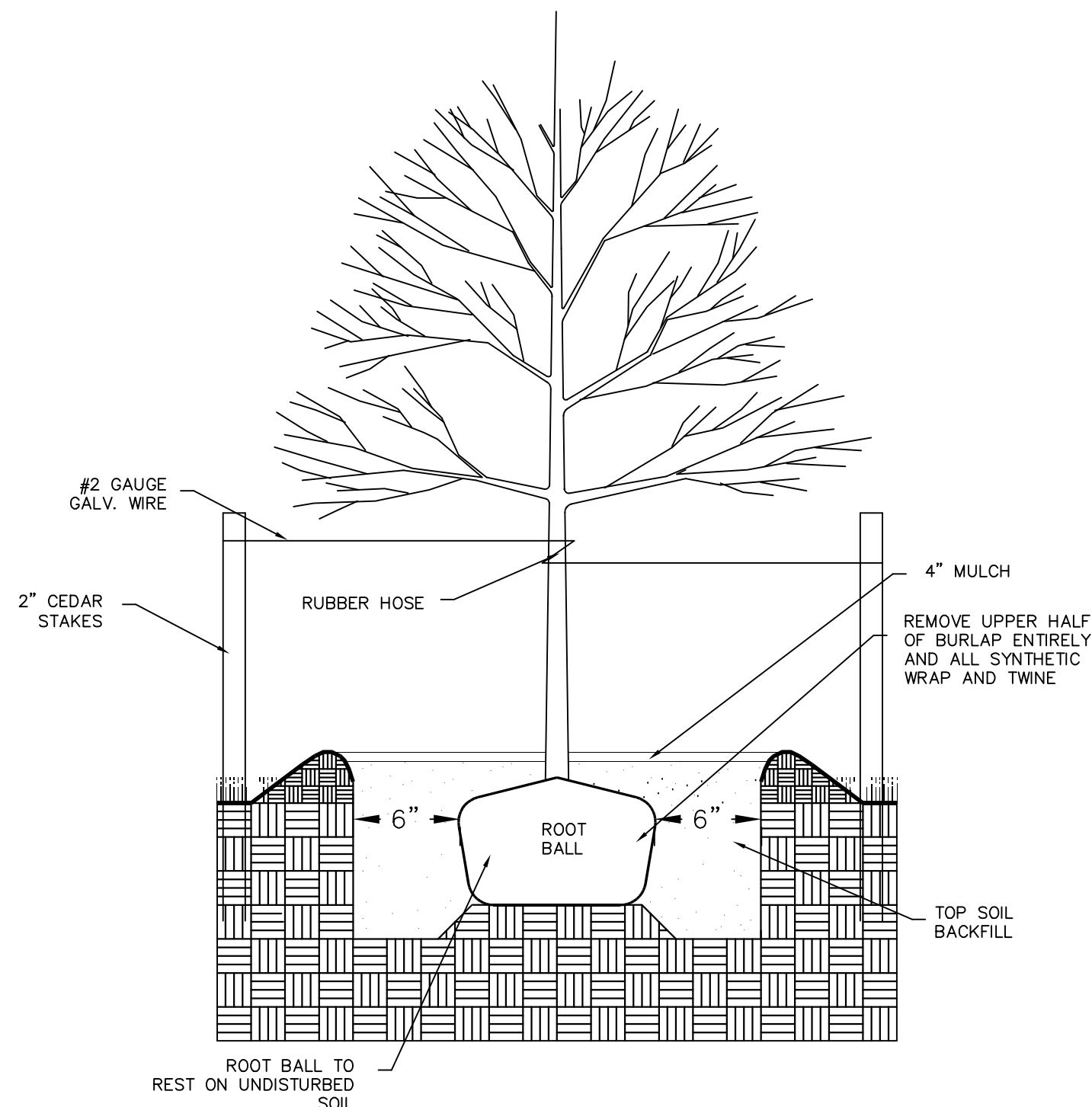
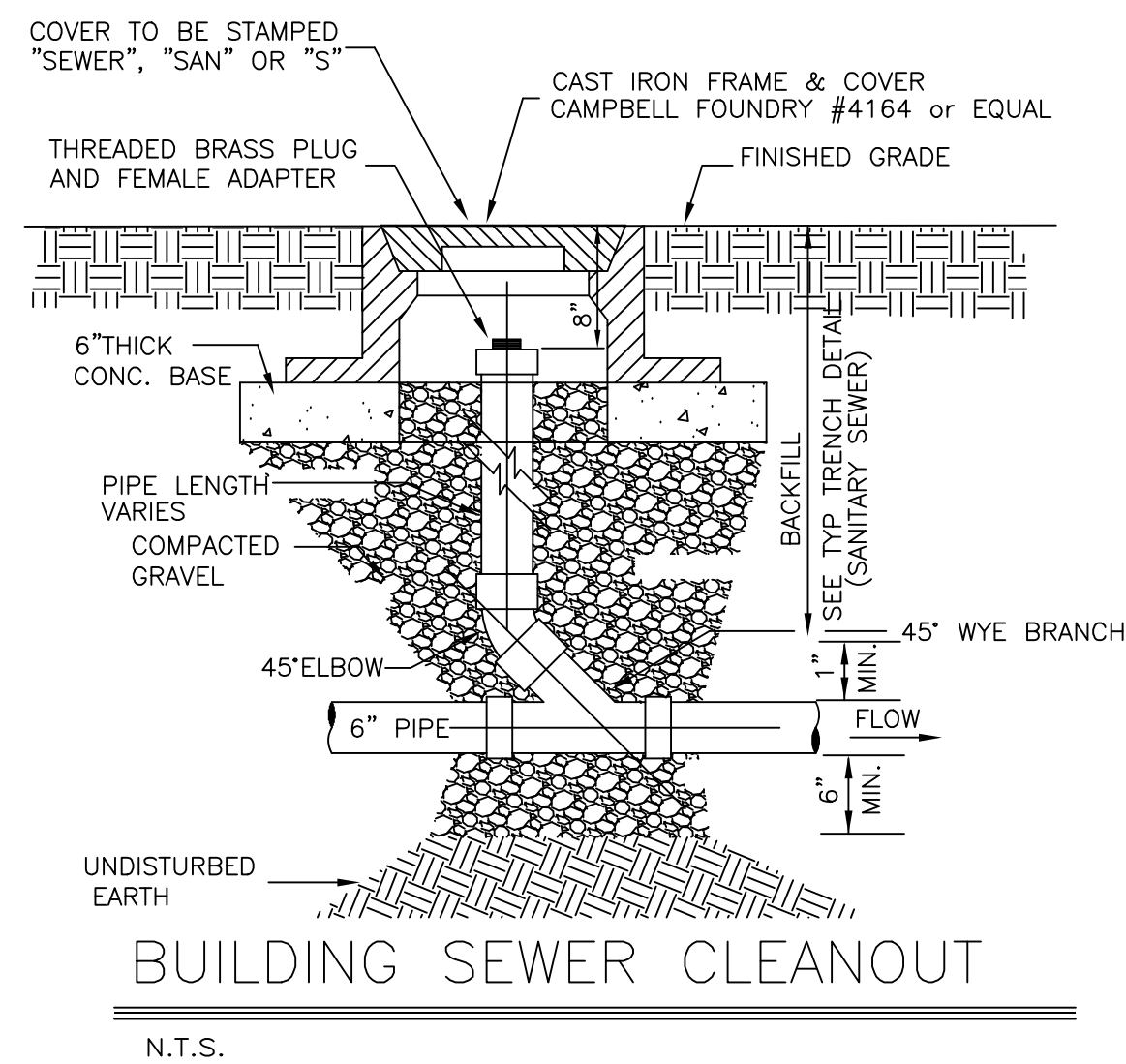
JOB No. 3955

SCALE: 1"=20'

DWG No. 1 OF 4

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

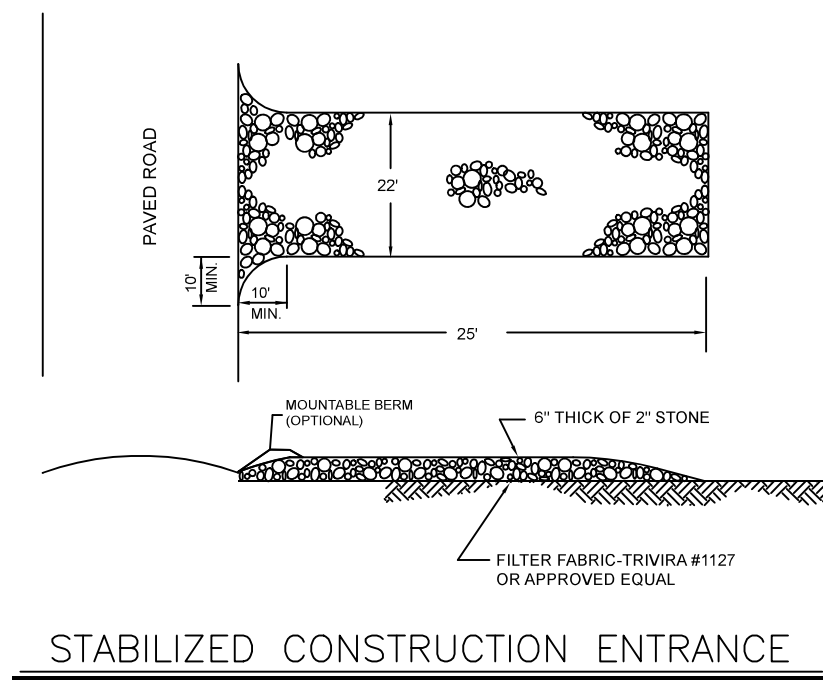




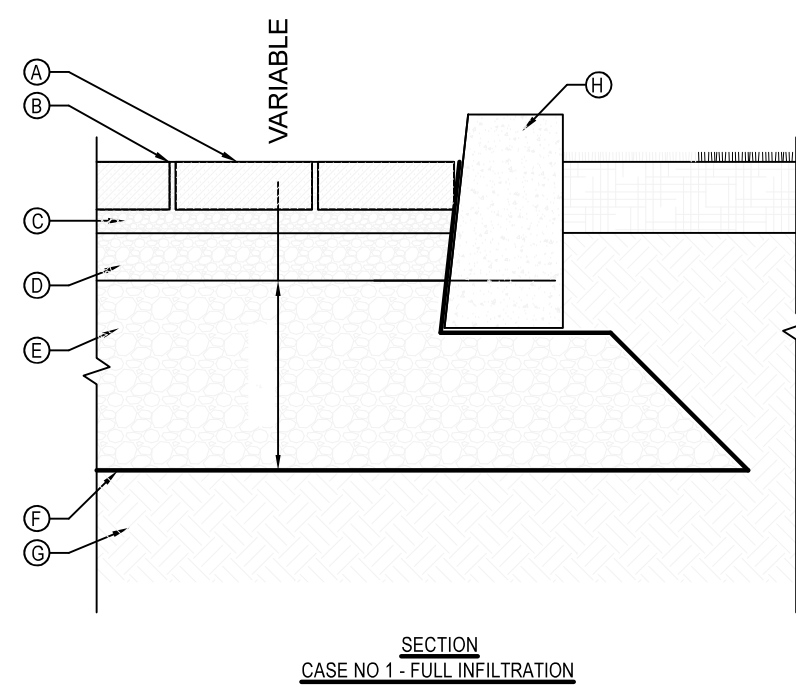
- NOTES:
- EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
  - REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
  - TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART WOOD.
  - BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
  - STAKE ALL TREES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

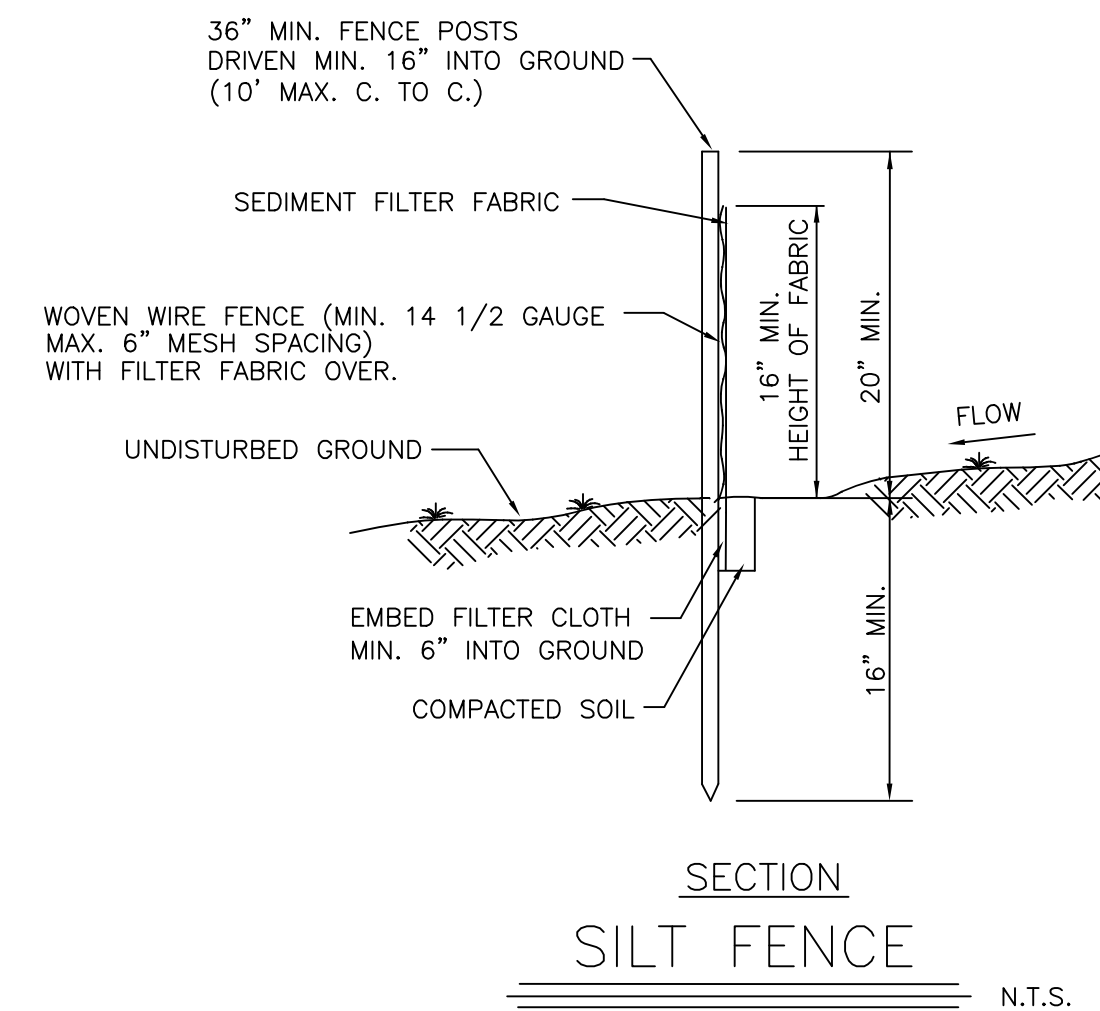
SEED MIXTURE:  
30% TALL FESCUE  
30% RED FESCUE  
20% BLUE GRASS  
20% RYEGRASS



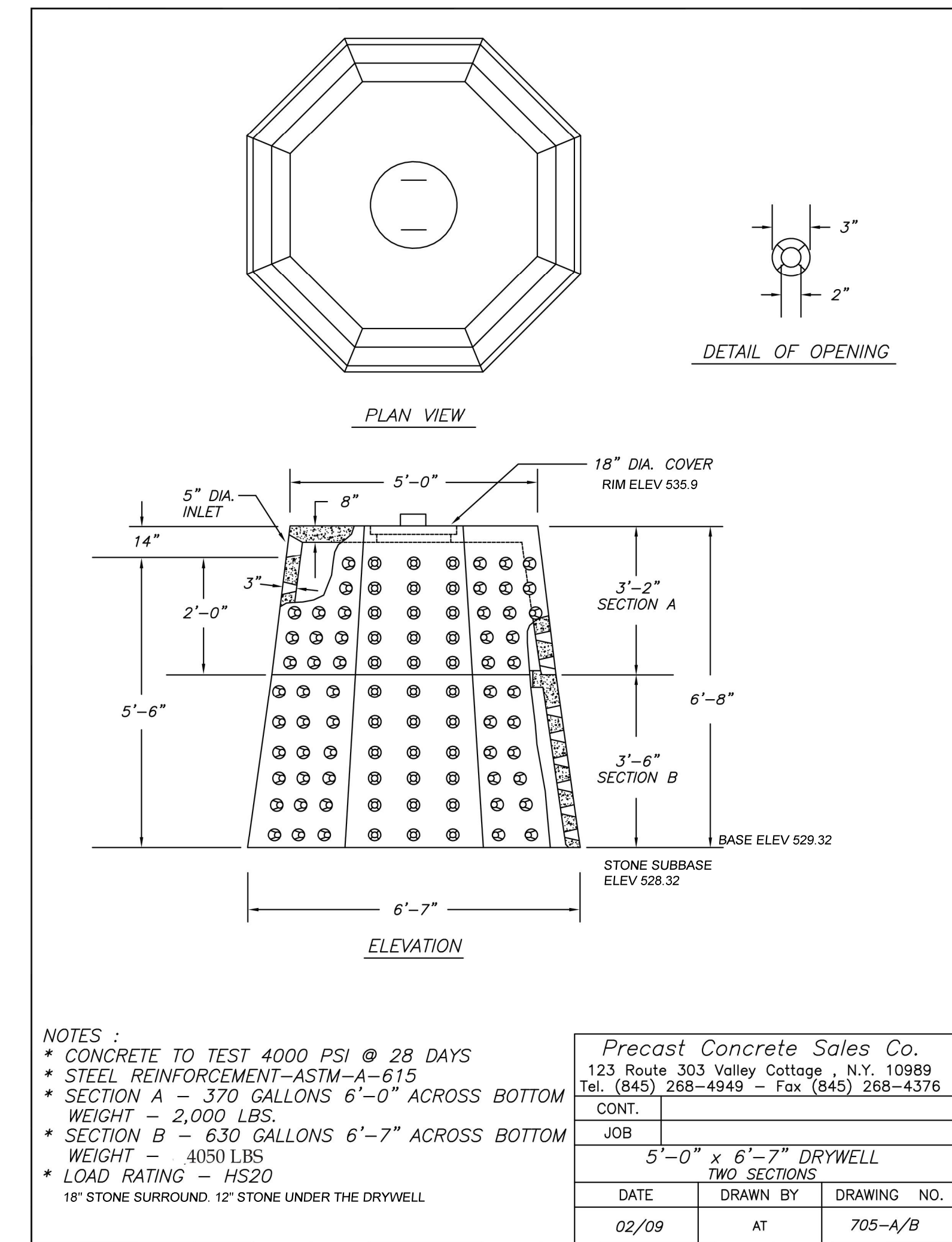
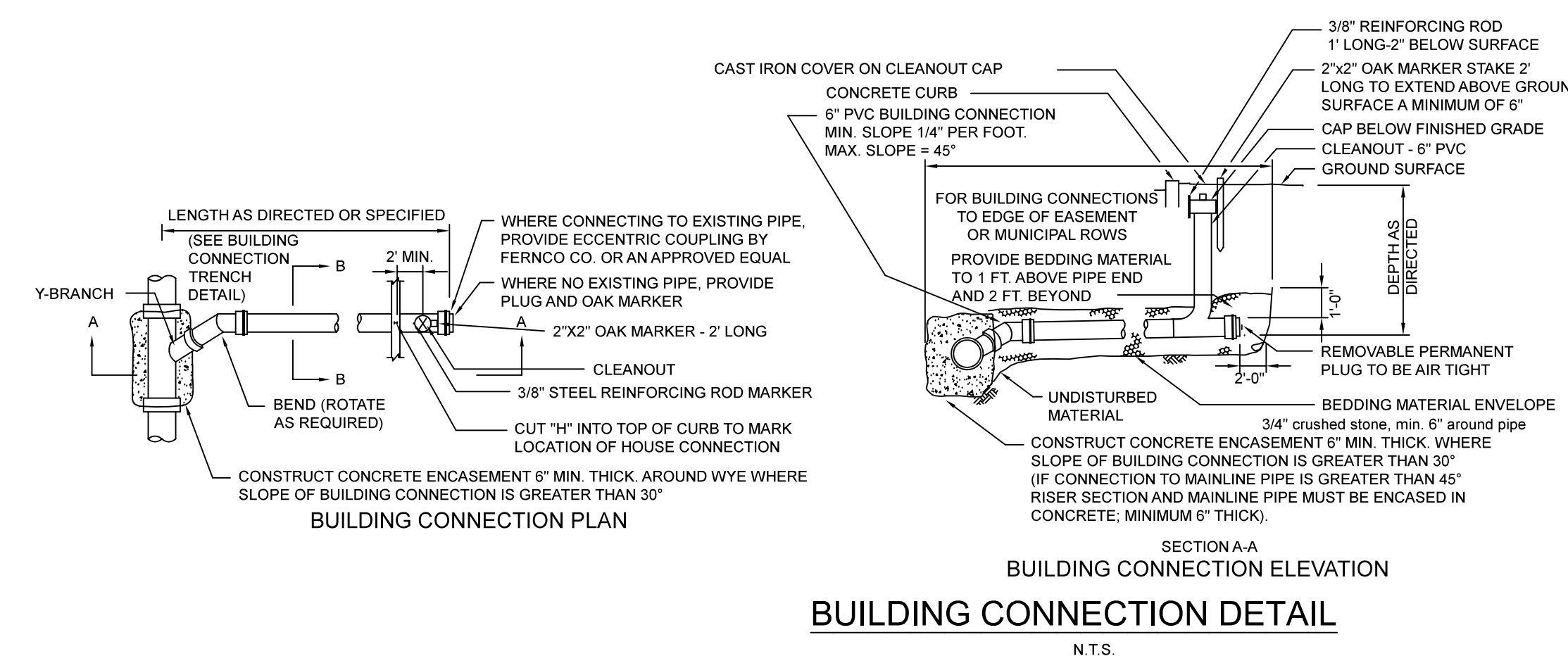
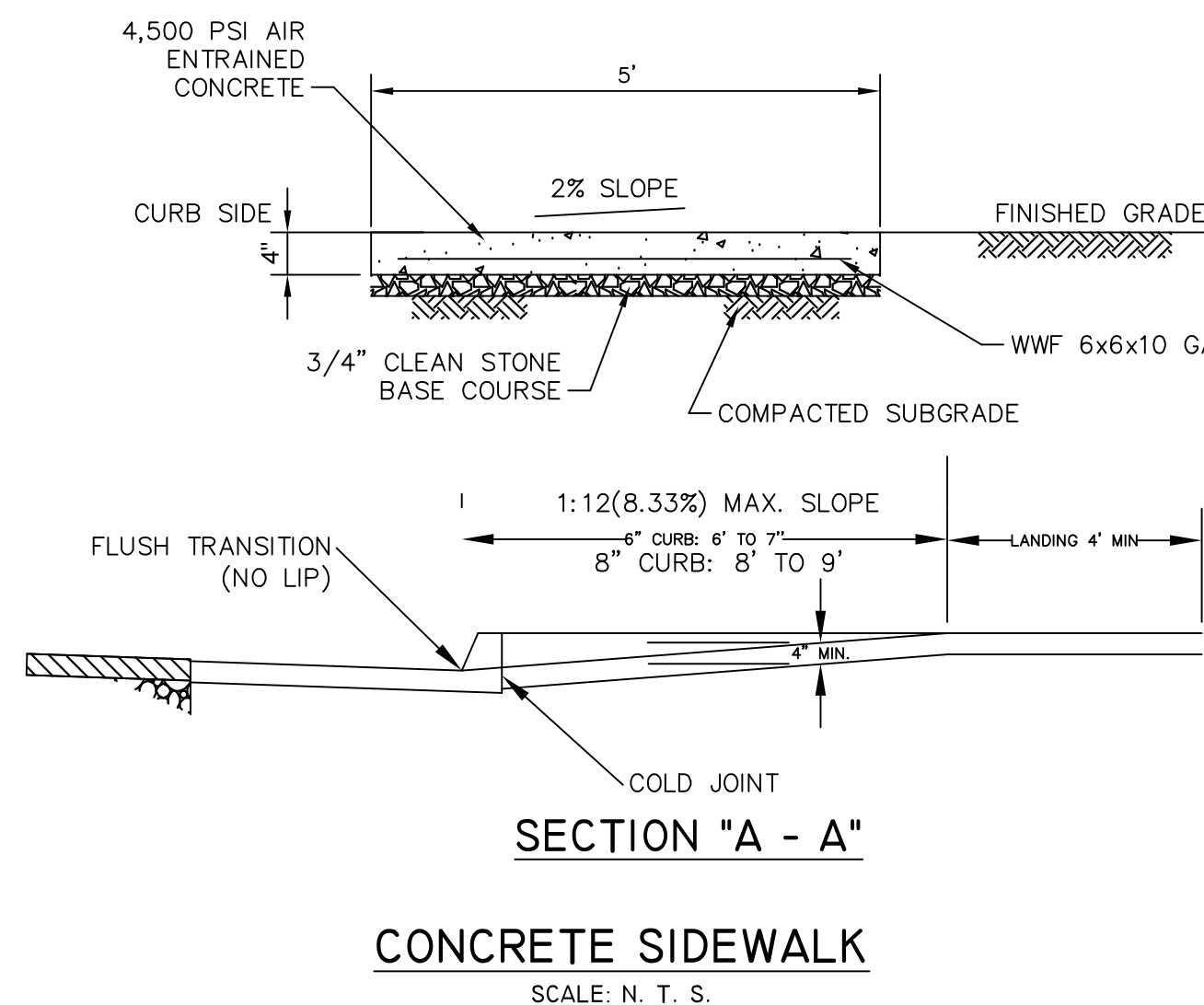
- CONSTRUCTION SPECIFICATIONS
- STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 25 FOOT MINIMUM LENGTH WOULD APPLY).
  - THICKNESS - NOT LESS THAN 6 INCHES.
  - WIDTH - 12 FEET MINIMUM, BUT NOT 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.CADdebits.com/info](http://www.CADdebits.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	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.06-1-78			
<b>DETAILS</b>			
<b>FOR</b>			
<b>33 ASTOR PLACE</b>			
<b>VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK</b>			
<b>CIVIL TEC Engineering &amp; Surveying PC</b>			DATE: 1/14/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: DC
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities <a href="http://www.Civil-Tec.com">www.Civil-Tec.com</a>			
			JOB No. 3955
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 2 OF 5





## 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 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,

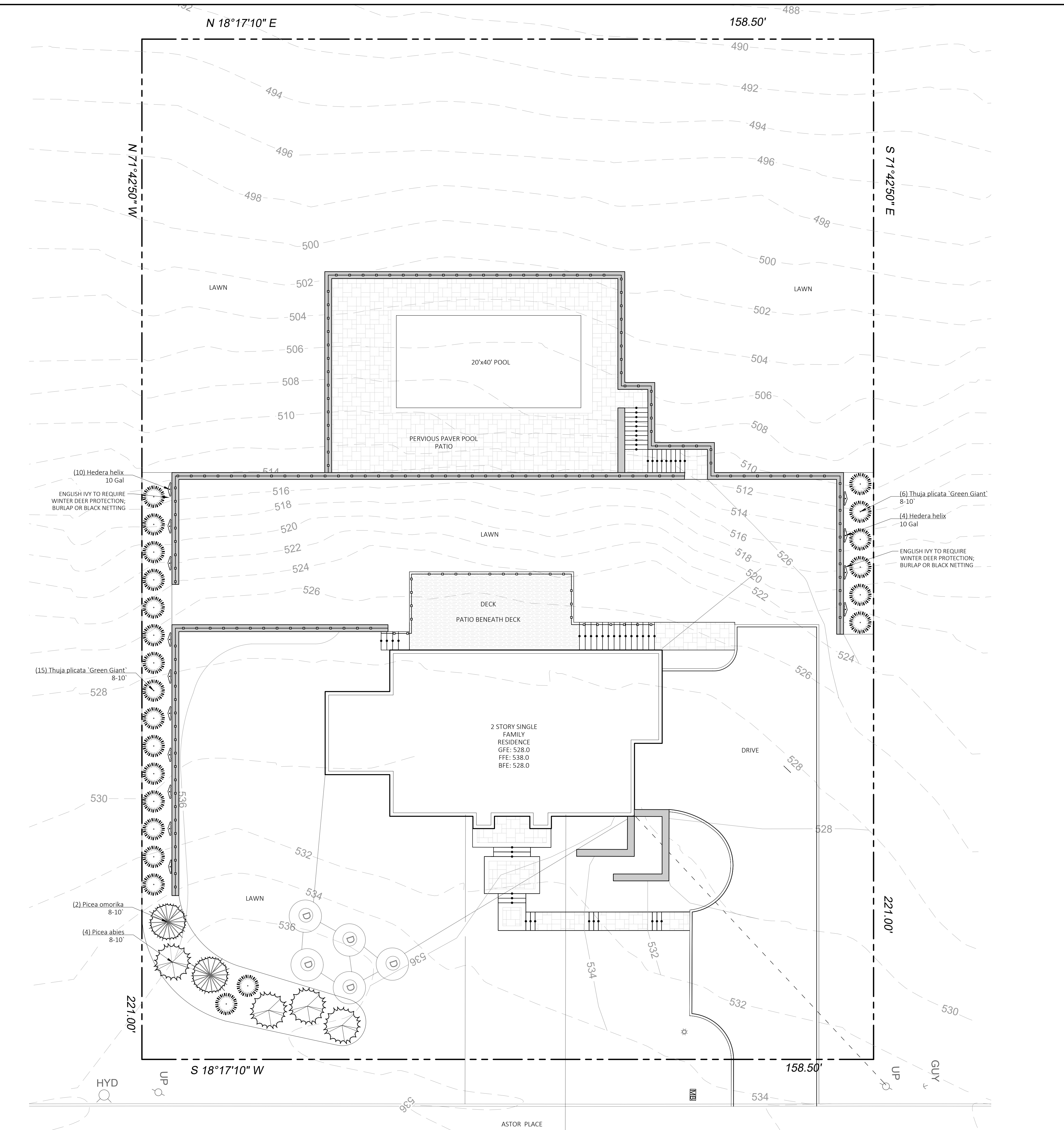


WESTON & SAMPSON, PE, LS, LA, Architects, PC  
Eve Marie Mancuso, P.E.  
Principal Engineer

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

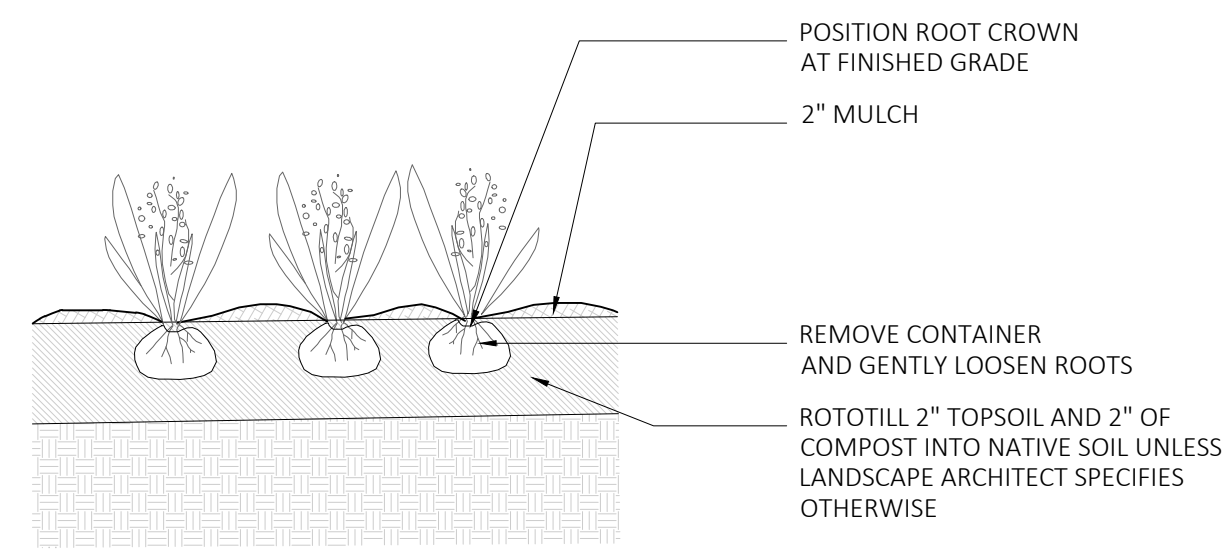
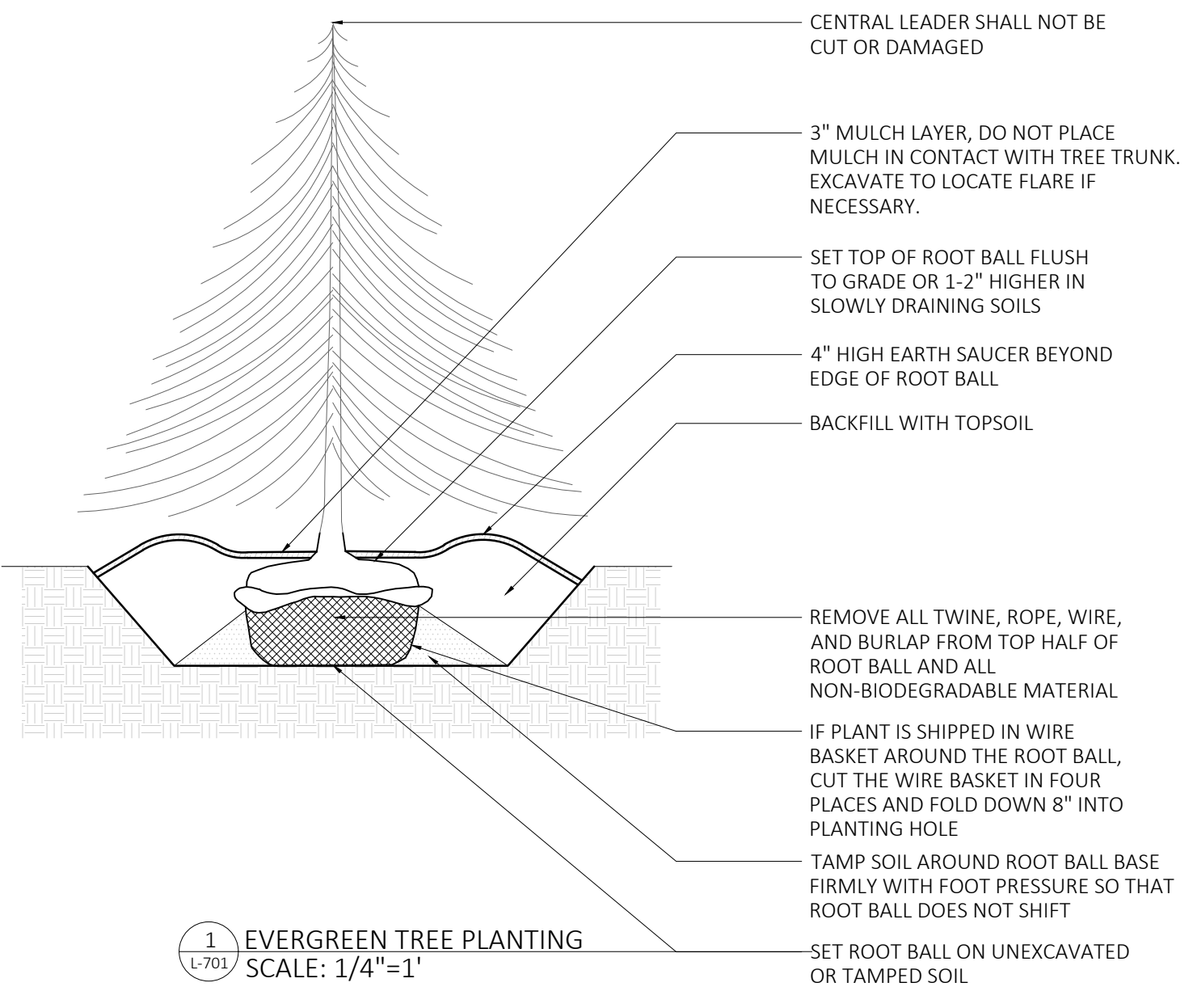




PLANT SCHEDULE

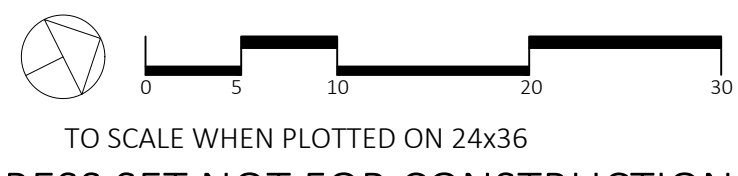
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	4	Picea abies / Norway Spruce	8-10'
	2	Picea omorika / Serbian Spruce	8-10'
	23	Thuja plicata 'Green Giant' / Western Red Cedar	8-10'
<b>VINES</b>			
	14	Hedera helix / Common Ivy	10 Gal

PLANTING IMAGES



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

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



TO SCALE WHEN PLOTTED ON 24x36  
PROGRESS SET NOT FOR CONSTRUCTION



**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, 2<sup>nd</sup> 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](http://Civil-Tec.com)

received (w/ 1/3/2024  
PB meeting

Item 2.

*Zahav Group Inc.*

**Phone:** 845-596-4471

**Email:** kamranamona@gmail.com

Village of Wesley Hills Planning Board  
432 Route 306  
Wesley Hills, NY

January 3, 2024

Dear Chair and Members of Planning Board,

As per the site plan for 89b/91 Spook Rock Road, I need to plant ten 8-10 foot trees, with spacing of 12 feet, on the adjacent property.

Adjacent to the location where I need to plant these trees, a row of existing trees occupies one side, while the other side has a playground. The available space between the existing trees and the playground measures 63 feet. Considering the prescribed spacing of 10-12 feet, the maximal number of trees that can be accommodated in this section is estimated to be between 6-7.

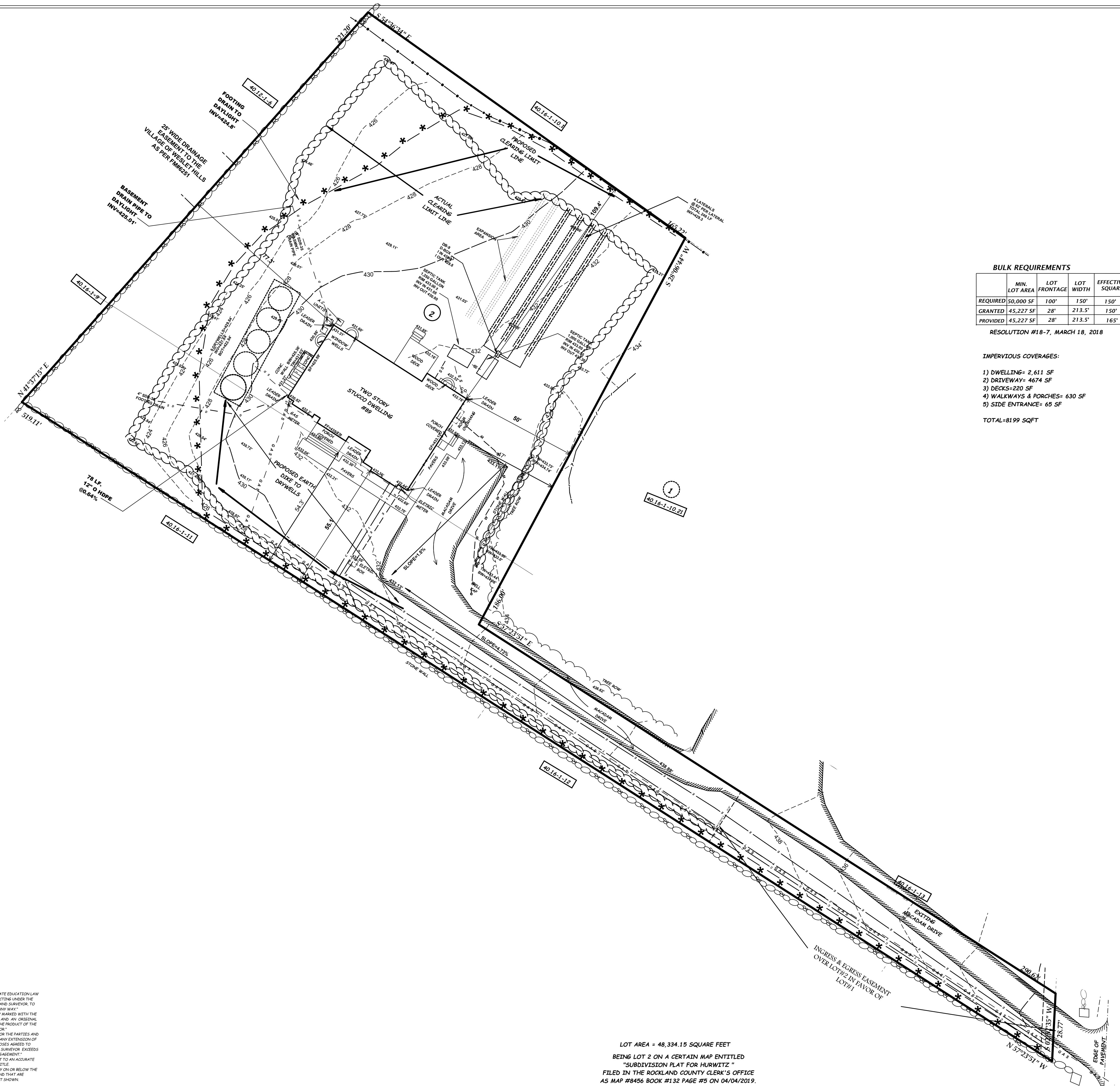
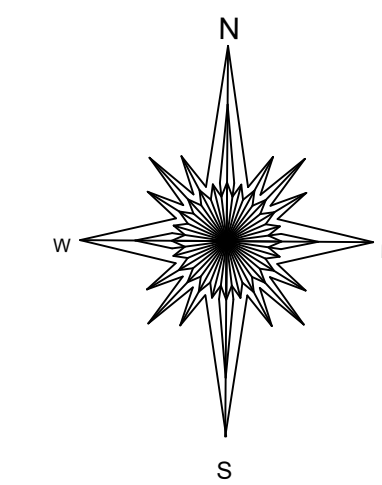
At the time that I had planned to plant those trees, it was conveyed to me by the Village of Wesley Hills that the owner of property does not want those trees and he wants to replace them with five 20-foot-long trees. The property owner has expressed willingness to cover the associated costs and the price differential.

Adapting the plan to include 20-foot-long trees necessitates the use of heavy equipment for digging, potentially causing damage to the existing aged driveway and landscaping. Moreover, due to the substantial weight of these trees, a crane may be required, incurring additional expenses.

Sincerely,

Kamran Amona





**BULK REQUIREMENTS**

**ZONE: R-50 SINGLE FAMILY RESIDENTIAL**

	MIN. LOT AREA	LOT FRONTAGE	LOT WIDTH	EFFECTIVE SQUARE	FRONT YARD	SIDE YARD	TOTAL SIDE YARDS	REAR YARD	MAXIMUM IMPERVIOUS SURFACE	FRONT YARD IMPERVIOUS	BUILDING COVERAGE	MAXIMUM BUILDING HEIGHT FEET	MAXIMUM EXPOSED BUILDING HEIGHT
REQUIRED	50,000 SF	100'	150'	150'	50'	30'	75'	50'	0.20	0.15	0.10	2 1/2	25'
GRANTED	45,227 SF	28'	213.5'	150'	50'	55'	174.3'	83'	0.20	0.38	0.10	2 1/2	<25'
PROVIDED	45,227 SF	28'	213.5'	165'	54.3'	47'	124.3'	109.4'	0.18	0.15	0.06	2	<25'

RESOLUTION #18-7, MARCH 18, 2018

**IMPERVIOUS COVERAGES:**

- 1) DWELLING= 2,611 SF
- 2) DRIVEWAY= 4674 SF
- 3) DECKS=220 SF
- 4) WALKWAYS & PORCHES= 630 SF
- 5) SIDE ENTRANCE= 65 SF

TOTAL=8199 SQFT

FRONT YARD IMPERVIOUS = 1596 SF / 10,615 SF= 0.15

BUILDING COVERAGE = (104+2,611 SF) / 45,227 SF= 0.06

LOT AREA = 48,334.15 SQUARE FEET  
 BEING LOT 2 ON A CERTAIN MAP ENTITLED  
 "SUBDIVISION PLAT FOR HURWITZ"  
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
 AS MAP #8456 BOOK #132 PAGE #5 ON 04/04/2019.

NOTE:  
 "IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER ANYTHING IN ANY WAY."  
 "ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."  
 "THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREIN. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."  
 "THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE."  
 "EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN."

**FINAL SURVEY FOR  
 91 SPOOCK  
 ROCK RD**

TOWN OF RAMAPO, ROCKLAND COUNTY  
 REV 11/8/23  
 SUFFERN, NEW YORK

OCTOBER 4, 2023 SCALE: 1" = 20'

0 20 40 60

ANTHONY R. CELENTANO P.L.S.  
 31 ROSMAN ROAD  
 THIELLS, N.Y. 10984  
 845 429 5290 FAX 429 5974

*Anthony R. Celentano* LIC#50633

**Village of Wesley Hills  
Planning Board – March 28, 2018**

The meeting was called to order by Vera Brown, Chairman, at 7:33 p.m.

Present: Vera Brown-Chairman, Rachel Taub, Israel Shenker, Joe Moskowitz-First Alternate, Marilyn Blocker-Second Alternate

Also Present: Frank Brown-Deputy Village Attorney, Brian Brooker and Matt Trainor-Village Engineers, Jeff Osterman-Village Planner, Janice Golda-Deputy Village Clerk

Absent: Uri Kirschner, Alexandra Wren

**PUBLIC HEARING ON THE FINAL PLAT APPLICATION OF BASSIE HURWITZ FOR A TWO-LOT SUBDIVISION.** Affecting property located on the west side of Spook Rock Road approximately 700 feet north of Grandview Avenue. Designated on the Town of Ramapo Tax Map as Parcel ID#40.16-1-10.2

Vera Brown confirmed with Janice Golda that the public hearing notice was published, posted and mailed.

Mark Kurzman, Esq. and Steve Sparaco of Sparaco Engineering appeared on behalf of the applicant. Mr. Kurzman reviewed the proposed two-lot subdivision and the issue of screening to increase privacy for the next-door neighbor located at 87 Spook Rock Road. Mr. Kurzman explained that the next-door neighbors, Mr. & Mrs. Lovi, approved their screening proposal plan last revised 3/28/18 that includes planting of 20 Norway Spruce trees approximately 8' to 10' high spaced approximately 12 feet apart on center with half of the trees on Lot #2 of the Hurwitz Subdivision and half on the Lovi's property. The trees will be maintained by the applicant for the first year, and afterwards the maintenance responsibility for the trees on the Lovi's property will pass to them. Mr. Kurzman also explained that the request of the Rockland County Highway Department in its letter dated 11/30/17 concerning the dedication of a road widening strip is in progress. The deed had previously been done by the predecessor owner but apparently that deed was not filed by the County.

Jeff Osterman confirmed that the neighbor is in agreement with the proposed planting plan and is aware of the grading plan and elevation of the proposed dwelling.

The Board discussed installing the trees after the new dwelling is constructed and before a certificate of occupancy is issued. The Board also informed the applicant's representative that permission will be needed to work on the Lovi property when planting is scheduled.

Vera Brown asked if anyone from the public wished to speak. No one wished to speak.

Vera Brown motioned to close the public hearing. Rachel Taub seconded.

Vote: Vera Brown-Yes, Rachel Taub-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, Marilyn Blocker-Yes.

Motion approved and public hearing closed.

Marilyn Blocker motioned to adopt the following resolution. Joe Moskowitz seconded.

### **Resolution #18-7**

WHEREAS, a formal application from Bassie Hurwitz for approval of a final plat entitled “Subdivision Plat for Hurwitz Located in the Village of Wesley Hills, Town of Ramapo, Rockland County, New York”, dated November 28, 2016 and last revised January 16, 2018, prepared by Sparaco & Youngblood, PLLC, affecting property on the westerly side of Spook Rock Road, designated on the Town of Ramapo Tax Map as Section 40.16, Block 1, Lot 10.2, in an R-50 District, was received by the Planning Board on January 16, 2018, and

WHEREAS, a duly advertised public hearing was held on said application and final plat at the Village Hall, 432 Route 306, Wesley Hills, New York on March 28, 2018, at 7:30 P.M., at which time all interested parties present were given an opportunity to be heard, and

WHEREAS, on November 15, 2017, the Zoning Board of Appeals of the Village of Wesley Hills granted variances for such subdivision subject to conditions set forth therein, all of which have been satisfied or are required to be satisfied by the conditions of this Resolution, and

WHEREAS, said final plat was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law section 239-n, and by letter report dated December 11, 2017, the Rockland County Department of Planning notified this Planning Board that it had approved the final plat for such subdivision subject to recommended modifications set forth therein, and

WHEREAS, heretofore on January 24, 2018, by Resolution #18-3, this Planning Board determined that the proposed subdivision will not have a significant impact on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), and no change has been made in the final subdivision plat which would alter such determination, and

WHEREAS, the requirements of the Subdivision Regulations of the Village of Wesley Hills have been met by said application and plat, except as noted below;

NOW, THEREFORE, BE IT RESOLVED, that the said final subdivision plat is hereby approved subject to the following conditions, and that the Chairman of the Planning Board or, in her absence, the Deputy Chairman, is hereby authorized to endorse such approval on said plat upon compliance by the applicant with the following conditions. This conditional approval shall expire 180 days from the date of this Resolution if the applicant has not complied with such conditions, unless the applicant shall have obtained from this Planning Board an extension of such time of conditional approval pursuant to the provisions of said Subdivision Regulations.



1. Modification of Subdivision Plat and Construction Plans – The following modifications to the subdivision plat and construction plans shall be required:
  - a. The Planting & Erosion Control Plan shall incorporate all changes depicted on the revised plan dated March 28, 2018.
  - b. The plat and the Planting & Erosion Control Plan shall both be revised to add a note stating that a certificate of occupancy for the house to be constructed on Lot 2 shall not be issued until implementation of all of the plantings shown on the Planting & Erosion Control Plan.
  - c. The plat and construction plans shall comply with all conditions imposed by the Zoning Board of Appeals in connection with the granting of such variances.
2. Compliance with Conditions of Rockland County Department of Planning – The developer shall comply with all recommended modifications set forth in the letter report of the Rockland County Department of Planning dated December 11, 2017, a copy of which letter report is attached to this Resolution and made a part hereof.
3. Compliance with Conditions of Rockland County Sewer District No. 1 – The developer shall comply with all conditions set forth in the letter of Rockland County Sewer District No. 1 dated November 12, 2017, a copy of which letter is attached to this Resolution and made a part hereof.
4. Compliance with Conditions of Town of Ramapo Department of Public Works – The developer shall comply with all conditions set forth in the letter of the Town of Ramapo Department of Public Works dated November 28, 2017, a copy of which letter is attached to this Resolution and made a part hereof.
5. Compliance with Conditions of Rockland County Department of Health – The developer shall comply with all conditions set forth in the letter of Rockland County Department of Health dated December 1, 2017, a copy of which letter is attached to this Resolution and made a part hereof.
6. Covenant – An executed covenant shall be prepared, in form satisfactory to the Village Attorney, providing for the maintenance of the common driveway equally by the owners of Lots 1 and 2. Such covenant shall be recorded in the Rockland County Clerk’s Office simultaneously with the filing of the plat.
7. Letter of Credit Waived – Because there are no required public improvements, no letter of credit shall be required to be filed prior to the signing of the plat by the Chairman of the Planning Board.
8. Waiver – The Planning Board hereby waives the following requirements of the

Subdivision Regulations: the provision of sidewalks, due to the lack of connecting facilities adjacent to or in proximity of the subdivision.

Vote: Vera Brown-Yes, Israel Shenker-Yes, Joe Moskowitz-Yes, Marilyn Blocker-Yes, Rachel Taub-Abstain

**Motion Approved**

**WETLANDS PERMIT APPLICATION OF BASHIE WAINHAUS TO CONSTRUCT A POOL, PATIO AND POOL FENCE WITHIN THE 100-foot BUFFER.** Affecting property located on the west side of Skylark Drive approximately 945 feet from the intersection of Ridgeway Terrace. Designated on the Town of Ramapo Tax Map as Parcel ID#41.16-1-87.

Robert Ball, president of Westrock Pools, appeared on behalf of the applicant. Mr. Ball explained to the Board that he received a building permit in November 2017. When he began to excavate he was notified that there was a Wetlands issue and he had to stop construction. He explained that Torgerson Environmental Sciences, landscape engineers, submitted an updated Wetlands plan which showed that the proposed project is within the 100 foot buffer of the wetlands.

Brian Brooker, Village Engineer, explained that the pool is not within the wetlands but rather within the Village's regulated 100 foot buffer area.

Jeff Osterman, Village Planner, recommended looking at the area beyond the active area of the pool and identifying any delineation needed with grading due to the wetlands. He suggested a Board site visit prior to the public hearing. The Board decided to do a site visit on Sunday, April 15 at 11 a.m.

Vera Brown motioned to adopt the following resolution. Rachel Taub seconded.

**Resolution #18-8**

RESOLVED, that a public hearing on a Wetlands Permit application by Bassie Wainhaus for property located on the northerly side of Skylark Drive, known as 42 Skylark Drive and designated on the Town of Ramapo Tax Maps as Section 41.16, Block 1, Lot 87, for authorization to construct a swimming pool, patio, and pool fence within 100 feet of the boundary of a freshwater wetland, will be held before the Planning Board of the Village of Wesley Hills on the 25<sup>th</sup> day of April, 2018 at 7:30 P.M., at the Village Hall, located at 432 Route 306 in the Village of Wesley Hills.

Vote: Vera Brown-Yes, Rachel Taub-Yes, Joe Moskowitz-Yes, Marilyn Blocker-Yes, Israel Shenker-Abstain

**Motion Approved**



December 1, 2023

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



Attn: Alicia Schultz, Building Department

Re: 91 Spook Rock Road  
As-built Review (x2)

Dear Ms. Schultz,

Our office has reviewed the "Final Survey for 91 Spook Rock Rd.", prepared by Anthony Celentano, P.L.S. last revised November 8, 2023 and additional documentation provided by the Applicant. A site visit was last performed on November 27, 2023. At this time, we do not recommend the issuance of a Certificate of Occupancy. We offer the following comments:

1. Front yard, side yard, and rear yard to be designated as they were in the approved Plot Plan. As-built survey to designate the same yards as approved. Front yard, side yard, and total side yard to be reviewed and corrected in the Bulk Table. The covered porch on the eastern face of the dwelling appears to encroach into the front yard setback. The Applicant has indicated that the cover over this porch can be easily removed. If the Applicant chooses to keep the covered porch, this non-conformance requires a variance and is referred to the Zoning Board of Appeals for further consideration.
2. Our approximate calculations indicate a greater area for the macadam driveway within the front yard. Front yard impervious ratio and maximum impervious surface calculations to be revised/confirmed to include the macadam driveway/front yard area as it was for the approved Plot Plans. A variance may now be required.
3. The macadam drive shown on the survey appears to encroach the property to the north, Tax Lot #40.16-1-10.21. Approved subdivision plans also included partial removal of pavement on Lot#1. It is noted that a letter from the neighboring property has been provided indicating that they agree to have a portion of the driveway for the subject property remain on their property. However, the driveway has been constructed differently than that of which is shown on the approved "Subdivision Plat for Hurwitz". Our office believes that the driveway should be reconstructed as it was proposed, or the project return to the Planning Board to record any necessary easements for the driveway encroachment. Our office defers to the Village Attorney regarding the appropriate course of action.
4. As requested in our final approval letter dated November 22<sup>nd</sup>, 2021:
  - a. All the plantings shown on the Planting and Erosion Control Plan from the approved planting plan for "Subdivision Plat for Hurwitz" shall be installed. Our site visit noted insufficient landscaping in regards to quantity, species, and sizes.

It appears that there has been disturbance beyond the approved clearing limit line near the northwest corner of the property. It appears that approximately twelve (12) trees that were proposed to remain appear to have been removed. The Applicant has indicated that the trees removed were dead prior to construction and other trees on the property (originally proposed to be removed) were protected due to field changes. Our office recommends an as-built tree survey be provided once the final landscaping and planting are implemented to determine if sufficient screening is provided to neighboring properties. A reappearance before the Planning Board may be necessary for revised plans and consideration for additional landscaping. Our office defers to the Village regarding the appropriate course of action.

5. As-built survey to be updated to reflect only installed drainage items. The survey appears to have carry-over from the proposed footing/basement drainpipe location and inverts.
6. Earthen berm to be installed with positive conveyance of runoff from the installed driveway to the drywell. As-built survey to be updated with installed location of berm and additional/updated topography to demonstrate positive conveyance and as-built conditions once installed.

7. Please note that Certificate of Approvals for individual sewage disposal systems for Tax Lot #40.16-1-10.21 and Tax Lot #40.16-1-10.22 prepared by Rockland County Department of Health dated November 2, 2023 have been provided to our office; however, signed copies of the original were not included. Please provide signed copies of the original document for our records.
8. Final landscaping including topsoil, seeding and fine grading to be completed. The drywell grate plug is to remain and all erosion control measures to remain/be installed and maintained until final landscaping is completed.
9. Silt fence has been installed immediately along the downslope perimeter of the site. Silt fence to be maintained until final stabilization is achieved.
10. Please note that a Certificate of Compliance for Water Well Permit WW-21-049 prepared by Jeremy Erlich of Rockland County Department of Health dated November 7, 2023 has been provided to our office.
11. Please note that a drainage certification letter prepared by Anthony Celentano, P.E., dated November 8, 2023 has been provided to our office.

*Devon Palmieri*

Should the Applicant wish to seek a front yard variance and modification to the driveway, they should do so as soon as possible with applications to the appropriate Board (Items #1 & 2 noted below). Should the Building Department be prepared to issue a Temporary Certificate of Occupancy at this time, we recommend that the applicant first be required to post the following escrow:

1. Macadam Driveway Relocation or Planning Board Approval	\$5,000
2. Front Yard Setback Variance or Removal of Cover Above Porch	\$2,500
3. Plantings as per Approved Subdivision Planting Plan or Planning Board Approval	\$15,500
4. Final landscaping, including topsoil, seeding, fine grading. Installation of earthen berm along south of property.	\$5,500
5. Revised As-built Survey	<u>\$4,000</u>
<b>Total</b>	<b>\$32,500</b>

We recommend that the weather dependent work (Item #3 & 4 noted above) be completed by May 30, 2023. Once the work is completed, applicable documentation provided, and revised as-built is submitted, our office will verify compliance.

Sincerely,

*Devon Palmieri*

WESTON & SAMPSON, PE, LS, LA, Architects, PC  
Devon Palmieri, EIT  
Engineer III

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December 11, 2023

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



Attn: Alicia Schultz, Building Department

Re: 91 Spook Rock Road  
Revised As-built Review (x2)

Dear Ms. Schultz,

Our office has reviewed the "Final Survey for 91 Spook Rock Rd.," prepared by Anthony Celentano, P.L.S. last revised November 8, 2023 and additional documentation provided by the Applicant. A site visit was last performed on November 27, 2023. At this time, we do not recommend the issuance of a Certificate of Occupancy. We offer the following comments:

1. Front yard, side yard, and rear yard to be designated as they were in the approved Plot Plan. As-built survey to designate the same yards as approved. Front yard, side yard, and total side yard to be reviewed and corrected in the Bulk Table.
2. Our approximate calculations indicate a greater area for the macadam driveway within the front yard. Front yard impervious ratio and maximum impervious surface calculations to be revised/confirmed to include the macadam driveway/front yard area as it was for the approved Plot Plans. A variance may now be required.
3. The macadam drive shown on the survey appears to encroach the property to the north, Tax Lot #40.16-1-10.21. Approved subdivision plans also included partial removal of pavement on Lot#1. It is noted that a letter from the neighboring property has been provided indicating that they agree to have a portion of the driveway for the subject property remain on their property. However, the driveway has been constructed differently than that of which is shown on the approved "Subdivision Plat for Hurwitz". Our office believes that the driveway should be reconstructed as it was proposed, or the project return to the Planning Board to record any necessary easements for the driveway encroachment. Our office defers to the Village Attorney regarding the appropriate course of action.
4. As requested in our final approval letter dated November 22<sup>nd</sup>, 2021:
  - a. All the plantings shown on the Planting and Erosion Control Plan from the approved planting plan for "Subdivision Plat for Hurwitz" shall be installed. Our site visit noted insufficient landscaping in regards to quantity, species, and sizes.

It appears that there has been disturbance beyond the approved clearing limit line near the northwest corner of the property. It appears that approximately twelve (12) trees that were proposed to remain appear to have been removed. The Applicant has indicated that the trees removed were dead prior to construction and other trees on the property (originally proposed to be removed) were protected due to field changes. Our office recommends an as-built tree survey be provided once the final landscaping and planting are implemented to determine if sufficient screening is provided to neighboring properties. A reappearance before the Planning Board may be necessary for revised plans and consideration for additional landscaping. Our office defers to the Village regarding the appropriate course of action.

5. As-built survey to be updated to reflect only installed drainage items. The survey appears to have carry-over from the proposed footing/basement drainpipe location and inverts.
6. Earthen berm to be installed with positive conveyance of runoff from the installed driveway to the drywell. As-built survey to be updated with installed location of berm and additional/updated topography to demonstrate positive conveyance and as-built conditions once installed.
7. Please note that Certificate of Approvals for individual sewage disposal systems for Tax Lot #40.16-1-10.21 and Tax Lot #40.16-1-10.22 prepared by Rockland County Department of Health dated November



2, 2023 have been provided to our office; however, signed copies of the original were not included. Please provide signed copies of the original document for our records.

- 8. Final landscaping including topsoil, seeding and fine grading to be completed. The drywell grate plug is to remain and all erosion control measures to remain/be installed and maintained until final landscaping is completed.
- 9. Silt fence has been installed immediately along the downslope perimeter of the site. Silt fence to be maintained until final stabilization is achieved.
- 10. Please note that a Certificate of Compliance for Water Well Permit WW-21-049 prepared by Jeremy Erlich of Rockland County Department of Health dated November 7, 2023 has been provided to our office.
- 11. Please note that a drainage certification letter prepared by Anthony Celentano, P.E., dated November 8, 2023 has been provided to our office.

Should the Applicant wish to seek a modification to the driveway, they should do so as soon as possible with applications to the appropriate Board (Item #1 noted below). Should the Building Department be prepared to issue a Temporary Certificate of Occupancy at this time, we recommend that the applicant first be required to post the following escrow:

1. Macadam Driveway Relocation or Planning Board Approval	\$5,000
2. Plantings as per Approved Subdivision Planting Plan or Planning Board Approval	\$15,500
3. Final landscaping, including topsoil, seeding, fine grading. Installation of earthen berm along south of property.	\$5,500
4. Revised As-built Survey	<u>\$4,000</u>
<b>Total</b>	<b>\$30,000</b>

We recommend that the weather dependent work (Item #2 & 3 noted above) be completed by May 30, 2023. Once the work is completed, applicable documentation provided, and revised as-built is submitted, our office will verify compliance.

Sincerely,

*Devon Palmieri*

WESTON & SAMPSON, PE, LS, LA, Architects, PC  
Devon Palmieri, EIT  
Engineer III

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