



PLANNING BOARD MEETING AGENDA

February 26, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

CONTINUED PUBLIC HEARING

- 1. CONTINUED PUBLIC HEARING ON THE APPLICATIONS OF BEN GROSSBERGER FOR WESLEY CONSTRUCTION GROUP FOR WETLANDS AND CLEARING AND FILLING PERMITS** Affecting property located on the northernly side of Glenbrook Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.10-2-20. Subject property located at 41 Glenbrook Road.
- 2. CONTINUED PUBLIC HEARING ON THE APPLICATION OF ROCKLAND TREE EXPERT CO., INC. DBA IRA WICKES/ARBORISTS FOR AN AMENDED SITE PLAN AND SPECIAL PERMIT.** Affecting property located on the South side of McNamara Road. Designated on the Town of Ramapo Tax Map as Parcel ID#42.13-1-22. Subject property is located at 11 McNamara Road.

PUBLIC HEARING

- 3. DISCUSSION ON THE APPLICATION OF CONGREGATION AHAVAS YITZCHAK FOR A REVISION OF A SPECIAL PERMIT AND REVISED SITE PLAN APPROVAL FOR A NEIGHBORHOOD GATHERING.** Affecting property located on the west side of Forshay Road at the intersection with Parker Blvd. Designated on the Town of Ramapo Tax Map as Parcel ID #41.18-1-12. Subject property is located at 73 Forshay Road.

ADJOURNMENT

November 1, 2023

Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952
Attn: Alicia Schultz, Building Department



BROOKER ENGINEERING
a division of Weston & SampsonSM

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

Re: 41 Glenbrook Road
Site Inspection for Potential Wetlands Buffer Encroachment

Dear Ms. Schultz,

As per your request, our office performed a site visit on October 30, 2023 to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. We observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were recently received entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. A review was not originally requested by our office. The limits of work shown on the plan generally agree with field conditions with a few exceptions:

- Additional fill installed near the northwest corner of the dwelling. It is unclear at this time if this is the permanent intention or temporary for construction access.
- Additional trees appear to have been cleared that were not explicitly shown or marked on the plans. The tree removals do not appear to violate section 95-3 of the Village code if a CO on the dwelling currently exists.

Silt fence was installed as per Bill Press' request; however, it was installed incorrectly. Bottom of silt fence needs to be embedded a minimum of 6" into the ground. The silt fence serves no purpose as currently installed. Our office recommends proper installation of the silt fence to be installed around all areas downhill of the work area, as well as installation of a stabilized construction entrance.

All filling operations not deemed a permit as per Section 95-3-C of the Village code & involving more than 100 cubic yards of material require a Clearing, Filling and Excavating Permit from the Planning Board. We defer to the Building Inspector for verification of Section 95-3-C(1) of the Village code. The applicant's engineer should provide fill calculations to assist in this verification.

Furthermore, a protected DEC stream (class C(T)) & federal wetland are located along the rear boundary of the property. We estimated that construction activities may be within the Village's 100' regulated area. After scaling the pool permit plans, it is evident that the land grading operations fall within the 100-foot buffer area. A wetlands permit is technically required due to the encroachment into the 100-foot buffer.

Erosion control devices shall be installed immediately. The homeowner should be advised to provide an updated survey to indicate the distance between clearing and disturbance/fill limits and the rear wetlands and/or stream in the rear of the property. Updated fill limits and calculations shall be provided. An application to the Planning Board is required for a Wetlands Permit.

Please find pictures attached for reference. If you have any questions, please feel free to call.

Sincerely,

WESTON & SAMPSON, PE, LS, LA, Architects, PC
Matthew Trainor, P.E.
Senior Project Engineer

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2023-11-1 Wetlands Buffer Encroachment.docx







MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP
Brennan Duarte, Planning Analyst

DATE: June 4, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.

Project Summary

The Applicant is proposing to remove trees and place fill to level out their currently steep backyard. Apparently, some of the work has already taken place without review or permitting, per the letter from the Village Engineer dated November 1, 2023. According to the Applicant, the neighbors on either side have already undergone a similar project and would like to do the same. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. The Applicant should provide a more detailed project narrative.
2. As filling and tree clearing is proposed within 100 feet of the adjacent wetland, a wetlands permit application should be included. See §221-6.

3. The plot plan submitted by Paul Gdanski PE should be clarified:
 - a. Please show the stream course location adjacent to the property. It appears that only the word “stream” is place on the plot plan. Add the DEC stream identification and classification.
 - b. The edge of the wetland as delineated is hard to distinguish. Please use a different line type, weight, or color to show the edge between flags A-1 to A-9, to distinguish from the contours. Is it correct that the wetland goes uphill about 8 feet, between flags A-7 and A-9?
 - c. The edge of the 100-year floodplain is also hard to distinguish. Please use a different line type, weight, or color to show the floodplain edge.
 - d. Please distinguish between trees already removed (as of the November 2023 site inspection letter) and additional trees proposed to be removed.
 - e. Please distinguish between fill and grading already accomplished (as of the November 2023 site inspection letter) and additional filling and grading proposed.
 - f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.
 - g. It may be helpful to provide separate sheets to show existing and proposed conditions.
 - h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).
4. On the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

5. Please provide details on how the site will be stabilized and restored after completion of the project. See §95.4.A.(12) and the standards in §95-4.E.
6. Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.
7. Please indicate how the performance bond requirements of 95-4.D will be met.

Compliance with Chapter 221 Wetlands Standards

8. Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).
9. It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).
10. The restoration plan discussed in comment 5 above should demonstrate that the wetland’s functions will not be substantially impaired. See §221-4.E.

SEQR/GML Comments

11. Please complete and submit a SEAF Part 1 form.

12. The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.



BROOKER ENGINEERING
a division of Weston & SampsonSM

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

June 4, 2024

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

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the Planning Board submission package for the above-referenced project which includes the following documents:

- Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, dated May 6, 2024.
- Clearing/Filling/Excavation Permit Application
- Narrative prepared by Ben Grossberger

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office offers the following comments:

1. Existing stream in the rear of the property is classified as a protected C(T) and under the jurisdiction of the NYS DEC. The NYS DEC regulates disturbance activities within 50' of the stream banks. Applicant shall coordinate with the NYS DEC to determine if Protection of Waters Permit is required.
2. A wetland delineation per Peter Torgerson dated April 10, 2024, is provided on the Plot Plan as well as the 100-foot wetland buffer delineation. The proposed action is within the 100-foot wetland buffer. Application for Wetlands Permit to be submitted in conjunction with the Clearing/Filling/Excavation Permit Application.
3. Applicant to confirm the jurisdiction of the wetlands for further determination of potential permitting that may be required.
4. Applicant to confirm area to be disturbed. The Application and Plot Plan indicate conflicting areas of disturbance.
 - a. Our office requests the Plot Plan to be updated to provide the area of disturbance within the 100-foot wetland buffer.
5. Plot Plan to provide the estimated maximum quantity of material will be used for regrading/filling, computed from cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. It is noted that the Application indicates an estimated quantity of 275 tons.
6. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.
7. Zero-net increase on peak stormwater runoff to be demonstrated. A pool paver patio does not appear to be a part of the previously approved pool plot plan.
8. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.

9. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. This is noted on the Plot Plan.
10. The 100-year floodplain delineation appears to be shown crossing Willow Tree Brook. Applicant to provide the effective 100-year floodplain delineation along the southern bank of Willow Tree Brook per effective FIRM Panel 36087C0089G.
11. Applicant to confirm 100-year floodplain elevation indicated in Notes and call out on Plot Plan (377 vs. 477).

Recommended fees and dates are as follows:

12. Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.
13. Wetlands Permit fee: \$550 based on approximately 10,000 square feet of disturbance area within buffer.
14. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
15. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
16. Completion date of proposed work and final stabilization shall be determined once required outside agency permitting is confirmed.

Our office will continue review upon receipt of a revised plan and requested documentation.

Sincerely,

Devon Palmieri

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

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2024-06-04 Wetlands & Filling Application.docx

Paul Gdanski, PE, PLLC

3512 Whittier Court
Mahwah, NJ 07430
(917) 418-0999
Email: pgski@earthlink.net

Item 1.

June 6, 2024

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

Attn: Alicia Schultz, Village Clerk

Re: 41 Glenbrook Road – Review Letters

We have addressed the comments within the following review letters.

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

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

- f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.

Line type and weight has been changed.

- g. It may be helpful to provide separate sheets to show existing and proposed conditions.

The only item proposed is filling and tree removal. I have distinguished with line weights and types.

- h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).

Adjacent features have been provided.

- 4) On the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).

The location of the fill is dependent on when the permit is issued. We will provide location of fill and any required testing.

- 5) Please provide details on how the site will be stabilized and restored after completion of the project. See §95-4.A.(12) and the standards in §95-4.E.

All areas of disturbance will be topsoil and seeded and is noted on the plans.

- 6) Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.

Report received.

- 7) Please indicate how the performance bond requirements of 95-4.D will be met.

An acceptable performance bond shall be provided by the contractor.

- 8) Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).

Wetland edge was determine by a wetland specialist. We await the Village Engineer’s findings.

- 9) It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).

A drainage calculation is provided on the plans.

- 10) The restoration plan discussed in comment 5 above should demonstrate that the wetland’s functions will not be substantially impaired. See §221-4.E.

There will be no change in characteristics as the wetlands are not being touched and slope will be seeded.

- 11) Please complete and submit a SEAF Part 1 form.

A short form will be provided.

- 12) The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

Comment noted.

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

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

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

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

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

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

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

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

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

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

The amount in the buffer is noted on the plans.

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

Cross section is provided and the necessary calculations.

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

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

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

A drainage calculation is provided on the plans.

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

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

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

A note has been placed on the plans.

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

The flood plain has been corrected.

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

The typo has been corrected.

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

Comment noted.

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

Comment noted.

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

Comment noted.

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

Comment noted.

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

Comment noted.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.

VILLAGE OF WESLEY HILLS

432 Route 306

Wesley Hills, New York 10952

(845) 354-0400 Fax: (845) 354-4097

Item 1.

APPLICATION FOR WETLANDS PERMIT

NAME OF APPLICANT Ben Grossberger PHONE 845-271-0747

ADDRESS 123 Forshay road, Monsey, NY 10952

PROJECT NAME 41 GB yard leveling TAX LOT # section 41.10, Block 2, Lot 20

LOCATION 41 Glenbrook road, Monsey, NY 10952

DESCRIBE THE SPECIFIC PURPOSE, NATURE AND SCOPE OF THE ACTIVITY PROPOSED.

The current uneven terrain poses significant safety risks. The uneven ground creates hazards

that could lead to trips and falls, especially for children and the elderly. Leveling the yard would

greatly reduce these risks, ensuring a safer environment for all.

We would like to convert the yard the same way the neighbors on both sides have done, this way

we can also enjoy our property in a safe way.

(Attach a separate piece of paper if necessary)

“Permission is hereby granted to the Village of Wesley Hills, its agents, servants and employees to enter upon the above described property solely for the purposes incidental to the within application at reasonable times upon reasonable notice to the owner or tenant in possession.”

SUBMIT THE FOLLOWING:

- 1) A MAP SHOWING THE AREA OF WETLAND, WATER BODY OR WATERCOURSE DIRECTLY AFFECTED.**
- 2) A TOPOGRAPHICAL AND PERIMETER SURVEY, HYDROLOGICAL COMPUTATION, ENGINEERING STUDIES AND OTHER FACTUAL OR SCIENTIFIC DATA AND REPORTS AS DEEMED NECESSARY BY THE PLANNING BOARD TO PERMIT IT TO ARRIVE AT A PROPER DETERMINATION.**
- 3) FEE(S): \$100 for first 1,000 square feet of affected area, plus \$50 for each additional 1,000 square feet of affected area (as determined by Village Engineer), plus actual publication cost.**


SIGNATURE (APPLICANT OR AGENT)

07/17/2024
DATE

Short Environmental Assessment Form

Part 1 - Project Information

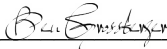
Instructions for Completing

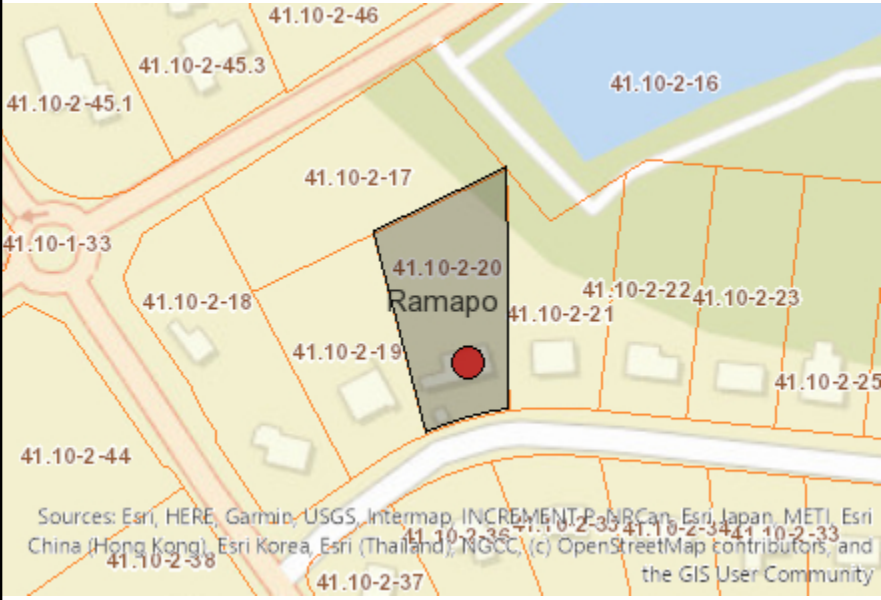
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 41 GB LLC			
Project Location (describe, and attach a location map): 41 Glen Brook Road			
Brief Description of Proposed Action: Fill area between pool and wetlands to provide a safe space for children and anyone else who will benefit from the backyard.			
Name of Applicant or Sponsor: Ben Grossberger		Telephone: 845-271-0747	
		E-Mail: Bgrossberger@dasmenresidential.com	
Address: 123 Forshay road			
City/PO: Monsey		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board and Building Department		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.73 acres			
b. Total acreage to be physically disturbed? _____ 0.25 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .073 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

		NO	YES	Item 1.
5. Is the proposed action,				
a. A permitted use under the zoning regulations?		☐	☒	☐
b. Consistent with the adopted comprehensive plan?		☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		☒	☐	
b. Are public transportation services available at or near the site of the proposed action?		☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		☒	☐	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ All ready connected		☐	☒	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ All ready connected		☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES	
		☐	☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

Item 1.	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO YES ☒ ☐
16. Is the project site located in the 100-year flood plan?	NO YES ☐ ☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO YES ☒ ☐ ☐ ☐ ☐ ☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO YES ☒ ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO YES ☒ ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO YES ☒ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: Ben Grossberger Date: 07/17/2024 Signature: <u></u> Title: Project manager	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



BROOKER ENGINEERING
a division of Weston & SampsonSM

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

August 2, 2024

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

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the Planning Board submission package for the above-referenced project which includes the following documents:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office offers the following comments:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
4. Our office requests a heavier line weight be used for the existing contours and labels.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
 - a. Horizontal stationing to be labeled.
 - b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
 - c. Value for cubic yardage of fill to be confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
 - a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
 - b. Calculated drywell volume to correlate with provided drywell detail.

8. Applicant to confirm elevations provided for drywells and perimeter drain.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.
12. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil imported to the site. Testing results to be provided to our office for review.
13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
14. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.

Recommended fees and dates are as follows:

15. Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.
16. Wetlands Permit fee: \$425 based on approximately 7,500 square feet of disturbance area within buffer.
17. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
18. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
19. Completion date of proposed work to be determined.

Our office will continue review upon receipt of a revised plan and requested documentation.

Sincerely,

Devon Palmieri

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

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2024-08-02 Clearing,Filling & Wetlands Application.docx



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP

DATE: September 11, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Eve Mancuso, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated June 6, 2024 (stamped as received by Village Building, Planning & Zoning, July 23, 2024).
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of June 19, 2024, as follows:
 - 1, Plot Plan
 - 2, Details, Cross Section

Project Summary

The Applicant is proposing to remove trees and place fill to level out their currently steep backyard. Apparently, some of the work has already taken place without review or permitting, per the letter from the Village Engineer dated November 1, 2023. According to the Applicant, the neighbors on either side have already undergone a similar project and would like to do the same. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. Per comment 1 of our previous memorandum dated June 4, 2024, **the Applicant should provide a more detailed project narrative.**
2. Per comment 2 of our previous memorandum, as filling and tree clearing is proposed within 100 feet of the adjacent wetland, **a wetlands permit application should be included. See §221-6.**

3. Comment 3 of our previous memorandum has been resolved, as the newest plot plan submitted by Paul Gdanski PE revised June 18, 2024, has addressed all our concerns.
4. Per comment 4 of our previous memorandum, on the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” **Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).**

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

5. Regarding comments 5 and 10 of our previous memorandum, the site plan now shows details on how the site will be stabilized and restored after completion of the project, per §95.4.A.(12) and the standards in §95-4.E. It appears that the wetland’s functions will not be substantially impaired. See §221-4.E. **We will defer to the Village Engineer on the adequacy of the details provided for site stabilization and restoration.**
6. Regarding comment 7 of our previous memorandum, **please indicate how the performance bond requirements of 95-4.D will be met.**

Compliance with Chapter 221 Wetlands Standards

7. Regarding comment 8 of our previous memorandum, **please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).**
8. Regarding comment 9 of our previous memorandum, drainage calculations for the new conditions have been provided, as required in §221-6.A.(6). **We will defer to the Village Engineer on the adequacy of the drainage calculations.**

SEQR/GML Comments

9. Per comment 11 of our previous memorandum, **please complete and submit a SEAF Part 1 form.**
10. The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

Items Reviewed for Our Previous Memorandum, dated June 4, 2024

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.

Paul Gdanski, PE, PLLC

3512 Whittier Court
Mahwah, NJ 07430
(917) 418-0999
Email: pgski@earthlink.net

Item 1.

November 26, 2024

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

Attn: Alicia Schultz, Village Clerk

Re: 41 Glenbrook Road – Review Letters

We have addressed the comments within the following review letters.

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

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

- f. The edge of the 100-foot wetland buffer is also hard to distinguish. Please use a different line type, weight, or color to show the buffer edge.

Line type and weight has been changed.

- g. It may be helpful to provide separate sheets to show existing and proposed conditions.

The only item proposed is filling and tree removal. I have distinguished with line weights and types.

- h. Please include areas within 250 of the property boundaries to show context, per the requirements of §95-4.A.(1).

Adjacent features have been provided.

- 4) On the application it states that the project will use “clean, compatible fill from an excavation site in the surrounding area.” Please provide details on the fill and the site where it will be sourced. The Planning Board may require testing of the fill. See §95-3.B.(3).

The location of the fill is dependent on when the permit is issued. We will provide location of fill and any required testing.

- 5) Please provide details on how the site will be stabilized and restored after completion of the project. See §95.4.A.(12) and the standards in §95-4.E.

All areas of disturbance will be topsoil and seeded and is noted on the plans.

- 6) Please obtain a report from the Village Engineer, once the application is more complete, per §95-4.C.

Report received.

- 7) Please indicate how the performance bond requirements of 95-4.D will be met.

An acceptable performance bond shall be provided by the contractor.

- 8) Please work with the Village Engineer to confirm the wetlands edge in the field, per §221-6.A.(8).

Wetland edge was determine by a wetland specialist. We await the Village Engineer’s findings.

- 9) It appears that the clearing and filling will change the runoff characteristics down the yard into the wetland below. Please provide the engineering analysis of these changes as required in §221-6.A.(6).

A drainage calculation is provided on the plans.

- 10) The restoration plan discussed in comment 5 above should demonstrate that the wetland’s functions will not be substantially impaired. See §221-4.E.

There will be no change in characteristics as the wetlands are not being touched and slope will be seeded.

- 11) Please complete and submit a SEAF Part 1 form.

A short form will be provided.

- 12) The application abuts Willow Tree Park. However, no special permit, subdivision or site plan review is involved, so GML review is not required.

Comment noted.

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

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
The survey is attached.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
A letter will be provided.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
The scale has been changed on the title block to match.
4. Our office requests a heavier line weight be used for the existing contours and labels.
The lineweight have been adjusted.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
 - a. Horizontal stationing to be labeled.
Stationing has been added.
 - b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
Scale has been added.
 - c. Value for cubic yardage of fill to be confirmed.
Volume confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
The only change was the filling and grading. The plot plan that was submitted with the pool application is on file with the Village.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
 - a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
The calculation was use to substitute this area to account for the change of woods to grass. There was 11,000 sf of disturbance.
 - b. Calculated drywell volume to correlate with provided drywell detail.
The detail has been corrected
8. Applicant to confirm elevations provided for drywells and perimeter drain.
Elevations have been corrected.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
The reference has been corrected.
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
We have indicated the required use of slope blanket which can be used on slope 1:2 or greater. The slopes were increased as well.

11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.

The fence has been indicated.

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

The results have been provided to the Village.

13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.

Owner will provide.

14. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.

Comment noted.

15. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.

Comment noted.

16. Please note that the erosion control measures currently in place on site are deficient and require maintenance immediately. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence.

Owner will refresh and fix.

Very truly yours,

Paul Gdanski

Paul Gdanski, P.E.

**PETER D. TORGENSEN,
ENVIRONMENTAL SCIENCES**

110 Town Line Road, Pearl River New York 10965, 845 642 8939 petertorger271@gmail.com

December 1, 2024

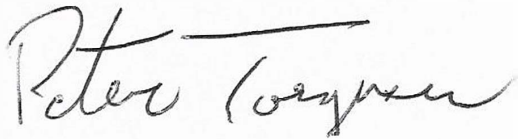
Paul Gdanski, PE
633 Woodmont lane
Suffern, New York 10974

Re: Jurisdictional Status of Onsite Stream at 41 Glenbrook Road

Dear Mr. Gdanski,

The onsite stream at 41 Glenbrook Road is under the jurisdiction of the USACOE. They claim jurisdiction because this stream carries storm water runoff to a larger river system that supports interstate commerce. This onsite stream flows to the west and eventually drains into the Mahwah River. From here the Mahwah River joins the Ramapo River, which joins the Pompton River which joins the Passaic River that finally empties into Newark Bay. The wetlands along the banks of the stream are also ACOE jurisdictional areas. The ACOE requires prior notification be given before any work is done within the stream or the onsite wetlands. The NYSDEC Environmental Mapper System shows the to be a C(T) streambed. A DEC permit is needed to impact the stream in any way. The Village has their own municipal wetland regulations and any proposed construction within 100 feet of the stream or wetlands requires planning board approvals.

Yours truly,

A handwritten signature in black ink, appearing to read "Peter Torgersen". The signature is fluid and cursive, with a long horizontal line extending from the end.

Peter Torgersen

PETER D. TORGERSEN,

110 Town Line Road, Pearl River New York 10965, 845 642 8939 peter horer271@gmail.com

INVOICE

Date: December 1, 2024

To: Paul Gdanski, PE
633 Woodmont lane
Sloatsburg, New York, 10974

Re: 34 Glenbrook Road

Services rendered _____ :

Letter as requested \$100

Please mail payment to
Peter Torgersen
110 Townline Road
Pearl River, New York 10965



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

January 22, 2025

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

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the following documents in support of the above referenced project:

1. Comment Response prepared by Paul Gdanski, PE, PLLC dated November 26, 2024;
2. Plot Plan entitled "Plot Plan for 41GB LLC", 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised November 26, 2024;
3. Existing Conditions Survey entitled "Survey for 41 GB LLC, prepared by Anothony Celentano, PLS, dated April 12, 2024;
4. Untitled and unsigned 'Land Survey'
5. Jurisdictional Determination Letter, prepared by Peter D. Torgerson Environmental Sciences, dated December 1, 2024.

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office most recently performed a site visit on September 30, 2024.

Our office offers the following comments:

1. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application. It is our understanding that a paver patio was not part of the approved pool permit plan.
2. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope. Please note on the plans that slope blankets are to be used where slopes exceed 3:1.
3. Our office requests a detailed breakdown of cost estimate provided in Application for proposed work and remediation. *(previously requested)*.
4. Percolation and deep hole tests are required to be performed for any proposed stormwater runoff mitigation system involving infiltration. The tests shall be witnessed/approved by Village Engineer. Percolation tests are to be performed at the location and elevation of the bottom of the proposed system. Deep hole tests shall extend at least (3) feet below the proposed system.
5. Village Engineer to be notified 48 hours prior to drainage installation and witness/approved.
6. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.

7. The Jurisdictional Determination Letter indicates that the stream and wetlands are under the jurisdiction of the United States Army Corps of Engineers (USACOE) and that USACOE shall be notified if any work is done within the wetland and/or stream. The stream is class C(T) which would require a NYS Protection of Water Permit for disturbance of the bed or banks of the stream. The scope of work terminates approximately 50' from the edge of stream/wetland; therefore, it does not appear that outside agency permitting is required currently.
8. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
9. Soil testing in accordance with NYSDEC Part 375 Parameters for Residential Use has been provided. The testing indicates that the fill is suitable for residential use.
10. Please note that the erosion control measures currently in place on site are deficient and require maintenance **immediately**. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence. *(Comment provided previously based upon September 30, 2024, site visit – to be confirmed with future site visit).*

Recommended fees and dates are as follows:

11. Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.
12. Wetlands Permit fee: \$425 based on approximately 7,500 square feet of disturbance area within buffer.
13. Performance bond: \$13,200 based on cost estimate provided in Clearing/Filling Application. Detailed breakdown to be provided prior to issuance of permit.
14. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
15. We recommend the work be completed by May 15, 2025.

Documents previously reviewed:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024
7. Soil Testing Analysis Report for 41 Glenbrook Road, Wesley Hills, NY, prepared by Pheonix Environmental Laboratories, Inc, dated November 18, 2024

Sincerely,

Devon Palmieri

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

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2025-01-22 Clearing, Filling & Wetlands Application.docx



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

October 3, 2024

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

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office is not in receipt of new submission material since distributing our review letter dated August 2, 2024. The following letter has been updated based upon our most recent site visit performed on September 30, 2024.

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work.

Our office offers the following comments:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
4. Our office requests a heavier line weight be used for the existing contours and labels.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
 - a. Horizontal stationing to be labeled.
 - b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
 - c. Value for cubic yardage of fill to be confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
 - a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
 - b. Calculated drywell volume to correlate with provided drywell detail.
8. Applicant to confirm elevations provided for drywells and perimeter drain.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.

12. Soil testing in accordance with NYSDEC Part 375 Parameters to be performed for the soil currently on-site and soil to be imported to the site. Testing results to be provided to our office for review.
13. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
14. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.
15. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
16. Please note that the erosion control measures currently in place on site are deficient and require maintenance **immediately**. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence.

Recommended fees and dates are as follows:

17. Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.
18. Wetlands Permit fee: \$425 based on approximately 7,500 square feet of disturbance area within buffer.
19. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
20. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
21. Completion date of proposed work to be determined.

This Application is currently scheduled for a Public Hearing before the Village of Wesley Hills Planning Board on October 9, 2024. Due to the lack of resubmission and number of outstanding comments to be addressed, our office is not able to offer positive recommendation of approval for this Application to the Planning Board. Our office will continue review upon receipt of a revised plan and requested documentation.

Documents previously reviewed for our review letter dated August 2, 2024:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024

Sincerely,

Devon Palmieri

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

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2024-10-03 Clearing, Filling & Wetlands Application.docx

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike
P.O. Box 370
Manchester, CT 06040
(860) 645-1102

Lab Sample Id
Collection Date
Client Id
Matrix

CS03577
11/7/2024
IMPORT SOILS
Soil

Project Id : 41 GLENBROOK DR

	CAS	Units	NY-GWP	NY-Res.	Result	RL
Miscellaneous/Inorganics						
Percent Solid	PHNX - PCTSOLID	%			95	
Chromium, Hex. (SW3060A digestion)	18540-29-9	mg/Kg	19	22	< 0.39	0.39
Methylacetate	79-20-9	ug/Kg			< 4.7	4.7
pH at 25C - Soil	PHNX - PH	pH Units			7.3	1.00
Redox Potential	PHNX - REDOX	mV			246	
Total Cyanide (SW9010C Distill.)	57-12-5	mg/Kg	40	27	< 0.53	0.53
Metals, Total						
Arsenic	7440-38-2	mg/Kg	16	16	2.41	0.75
Barium	7440-39-3	mg/Kg	820	350	58.1	0.38
Beryllium	7440-41-7	mg/Kg	47	14	0.47	0.30
Cadmium	7440-43-9	mg/Kg	7.5	2.5	0.41	0.38
Chromium	7440-47-3	mg/Kg			19.8	0.38
Copper	7440-50-8	mg/kg	1,720	270	28.1	0.8
Lead	7439-92-1	mg/Kg	450	400	27.9	0.38
Manganese	7439-96-5	mg/Kg	2,000	2,000	433	0.38
Mercury	7439-97-6	mg/Kg	0.73	0.81	< 0.03	0.03
Nickel	7440-02-0	mg/Kg	130	140	21.6	0.38
Selenium	7782-49-2	mg/Kg	4	36	< 1.5	1.5
Silver	7440-22-4	mg/Kg	8.3	36	< 0.38	0.38
Trivalent Chromium	16065-83-1	mg/kg		36	19.8	0.38
Zinc	7440-66-6	mg/Kg	2,480	2,200	56.2	0.8
PCBs By SW8082A						
PCB-1016	12674-11-2	ug/Kg		1,000	< 340	340
PCB-1221	11104-28-2	ug/Kg		1,000	< 340	340
PCB-1232	11141-16-5	ug/Kg		1,000	< 340	340
PCB-1242	53469-21-9	ug/Kg		1,000	< 340	340
PCB-1248	12672-29-6	ug/Kg		1,000	< 340	340
PCB-1254	11097-69-1	ug/Kg		1,000	< 340	340
PCB-1260	11096-82-5	ug/Kg		1,000	< 340	340
PCB-1262	37324-23-5	ug/Kg			< 340	340
PCB-1268	11100-14-4	ug/Kg			< 340	340
Volatiles By SW8260D						
1,1,1,2-Tetrachloroethane	630-20-6	ug/Kg			< 4.7	4.7
1,1,1-Trichloroethane	71-55-6	ug/Kg	680	100,000	< 4.7	4.7
1,1,2,2-Tetrachloroethane	79-34-5	ug/Kg			< 4.7	4.7
1,1,2-Trichloroethane	79-00-5	ug/Kg			< 4.7	4.7
1,1-Dichloroethane	75-34-3	ug/Kg	270	19,000	< 4.7	4.7
1,1-Dichloroethene	75-35-4	ug/Kg	330	100,000	< 4.7	4.7
1,1-Dichloropropene	563-58-6	ug/Kg			< 4.7	4.7
1,2,3-Trichlorobenzene	87-61-6	ug/Kg			< 4.7	4.7
1,2,3-Trichloropropane	96-18-4	ug/Kg			< 4.7	4.7
1,2,4-Trichlorobenzene	120-82-1	ug/Kg			< 4.7	4.7
1,2,4-Trimethylbenzene	95-63-6	ug/Kg	3,600	47,000	< 4.7	4.7
1,2-Dibromo-3-chloropropane	96-12-8	ug/Kg			< 4.7	4.7
1,2-Dibromoethane	106-93-4	ug/Kg			< 4.7	4.7
1,2-Dichlorobenzene	95-50-1	ug/Kg	1,100	100,000	< 4.7	4.7
1,2-Dichloroethane	107-06-2	ug/Kg	20	2,300	< 4.7	4.7
1,2-Dichloropropane	78-87-5	ug/Kg			< 4.7	4.7
1,3,5-Trimethylbenzene	108-67-8	ug/Kg	8,400	47,000	< 4.7	4.7

1,3-Dichlorobenzene	541-73-1	ug/Kg	2,400	17,000	< 4.7	4.7
1,3-Dichloropropane	142-28-9	ug/Kg			< 4.7	4.7
1,4-Dichlorobenzene	106-46-7	ug/Kg	1,800	9,800	< 4.7	4.7
2,2-Dichloropropane	594-20-7	ug/Kg			< 4.7	4.7
2-Chlorotoluene	95-49-8	ug/Kg			< 4.7	4.7
2-Hexanone	591-78-6	ug/Kg			< 24	24
2-Isopropyltoluene	527-84-4	ug/Kg			< 4.7	4.7
4-Chlorotoluene	106-43-4	ug/Kg			< 4.7	4.7
4-Methyl-2-pentanone	108-10-1	ug/Kg			< 24	24
Acetone	67-64-1	ug/Kg	50	100,000	< 24	24
Acrylonitrile	107-13-1	ug/Kg			< 19	19
Benzene	71-43-2	ug/Kg	60	2,900	< 4.7	4.7
Bromobenzene	108-86-1	ug/Kg			< 4.7	4.7
Bromochloromethane	74-97-5	ug/Kg			< 4.7	4.7
Bromodichloromethane	75-27-4	ug/Kg			< 4.7	4.7
Bromoform	75-25-2	ug/Kg			< 4.7	4.7
Bromomethane	74-83-9	ug/Kg			< 4.7	4.7
Carbon Disulfide	75-15-0	ug/Kg			< 4.7	4.7
Carbon tetrachloride	56-23-5	ug/Kg	760	1,400	< 4.7	4.7
Chlorobenzene	108-90-7	ug/Kg	1,100	100,000	< 4.7	4.7
Chloroethane	75-00-3	ug/Kg			< 4.7	4.7
Chloroform	67-66-3	ug/Kg	370	10,000	< 4.7	4.7
Chloromethane	74-87-3	ug/Kg			< 4.7	4.7
cis-1,2-Dichloroethene	156-59-2	ug/Kg	250	59,000	< 4.7	4.7
cis-1,3-Dichloropropene	10061-01-5	ug/Kg			< 4.7	4.7
Dibromochloromethane	124-48-1	ug/Kg			< 4.7	4.7
Dibromomethane	74-95-3	ug/Kg			< 4.7	4.7
Dichlorodifluoromethane	75-71-8	ug/Kg			< 4.7	4.7
Ethylbenzene	100-41-4	ug/Kg	1,000	30,000	< 4.7	4.7
Hexachlorobutadiene	87-68-3	ug/Kg			< 4.7	4.7
Isopropylbenzene	98-82-8	ug/Kg			< 4.7	4.7
m&p-Xylene	179601-23-1	ug/Kg			< 4.7	4.7
Methyl Ethyl Ketone	78-93-3	ug/Kg	120	100,000	< 24	24
Methyl t-butyl ether (MTBE)	1634-04-4	ug/Kg	930	62,000	< 9.5	9.5
Methylene chloride	75-09-2	ug/Kg	50	51,000	< 9.5	9.5
Naphthalene	91-20-3	ug/Kg	12,000	100,000	< 4.7	4.7
n-Butylbenzene	104-51-8	ug/Kg	12,000	100,000	< 4.7	4.7
n-Propylbenzene	103-65-1	ug/Kg	3,900	100,000	< 4.7	4.7
o-Xylene	95-47-6	ug/Kg			< 4.7	4.7
p-Isopropyltoluene	99-87-6	ug/Kg			< 4.7	4.7
sec-Butylbenzene	135-98-8	ug/Kg	11,000	100,000	< 4.7	4.7
Styrene	100-42-5	ug/Kg			< 4.7	4.7
tert-Butylbenzene	98-06-6	ug/Kg	5,900	100,000	< 4.7	4.7
Tetrachloroethene	127-18-4	ug/Kg	1,300	5,500	< 4.7	4.7
Tetrahydrofuran (THF)	109-99-9	ug/Kg			< 9.5	9.5
Toluene	108-88-3	ug/Kg	700	100,000	< 4.7	4.7
Total Xylenes	1330-20-7	ug/Kg	1,600		< 4.7	4.7
trans-1,2-Dichloroethene	156-60-5	ug/Kg	190	100,000	< 4.7	4.7
trans-1,3-Dichloropropene	10061-02-6	ug/Kg			< 4.7	4.7
trans-1,4-dichloro-2-butene	110-57-6	ug/Kg			< 9.5	9.5
Trichloroethene	79-01-6	ug/Kg	470	10,000	< 4.7	4.7
Trichlorofluoromethane	75-69-4	ug/Kg			< 4.7	4.7
Trichlorotrifluoroethane	76-13-1	ug/Kg			< 4.7	4.7
Vinyl chloride	75-01-4	ug/Kg	20	210	< 4.7	4.7
Acrolein	107-02-8	ug/Kg			< 4.7	4.7
Tert-butyl alcohol	75-65-0	ug/Kg			< 95	95
Semivolatiles By SW8270E						
1,2,4,5-Tetrachlorobenzene	95-94-3	ug/Kg			< 240	240
1,2,4-Trichlorobenzene	120-82-1	ug/Kg			< 240	240
1,2-Dichlorobenzene	95-50-1	ug/Kg	1,100	100,000	< 240	240
1,2-Diphenylhydrazine	122-66-7	ug/Kg			< 340	340

1,3-Dichlorobenzene	541-73-1	ug/Kg	2,400	17,000	< 240	240
1,4-Dichlorobenzene	106-46-7	ug/Kg	1,800	9,800	< 240	240
2,2'-Oxybis(1-Chloropropane)	108-60-1	ug/Kg			< 240	240
2,4,5-Trichlorophenol	95-95-4	ug/Kg			< 240	240
2,4,6-Trichlorophenol	88-06-2	ug/Kg			< 240	240
2,4-Dichlorophenol	120-83-2	ug/Kg			< 240	240
2,4-Dimethylphenol	105-67-9	ug/Kg			< 240	240
2,4-Dinitrophenol	51-28-5	ug/Kg			< 340	340
2,4-Dinitrotoluene	121-14-2	ug/Kg			< 240	240
2,6-Dinitrotoluene	606-20-2	ug/Kg			< 240	240
2-Chloronaphthalene	91-58-7	ug/Kg			< 240	240
2-Chlorophenol	95-57-8	ug/Kg			< 240	240
2-Methylnaphthalene	91-57-6	ug/Kg			< 240	240
2-Methylphenol (o-cresol)	95-48-7	ug/Kg	330	100,000	< 240	240
2-Nitroaniline	88-74-4	ug/Kg			< 340	340
2-Nitrophenol	88-75-5	ug/Kg			< 240	240
3&4-Methylphenol (m&p-cresol)	PHNX - M&P CRESOL	ug/Kg			< 340	340
3,3'-Dichlorobenzidine	91-94-1	ug/Kg			< 240	240
3-Nitroaniline	99-09-2	ug/Kg			< 340	340
4,6-Dinitro-2-methylphenol	534-52-1	ug/Kg			< 340	340
4-Bromophenyl phenyl ether	101-55-3	ug/Kg			< 340	340
4-Chloro-3-methylphenol	59-50-7	ug/Kg			< 240	240
4-Chloroaniline	106-47-8	ug/Kg			< 240	240
4-Chlorophenyl phenyl ether	7005-72-3	ug/Kg			< 240	240
4-Nitroaniline	100-01-6	ug/Kg			< 550	550
4-Nitrophenol	100-02-7	ug/Kg			< 240	240
Acenaphthene	83-32-9	ug/Kg	98,000	100,000	< 240	240
Acenaphthylene	208-96-8	ug/Kg	107,000	100,000	< 240	240
Acetophenone	98-86-2	ug/Kg			< 240	240
Aniline	62-53-3	ug/Kg			< 340	340
Anthracene	120-12-7	ug/Kg	1,000,000	100,000	< 240	240
Benz(a)anthracene	56-55-3	ug/Kg	1,000	1,000	< 240	240
Benzidine	92-87-5	ug/Kg			< 240	240
Benzo(a)pyrene	50-32-8	ug/Kg	22,000	1,000	< 240	240
Benzo(b)fluoranthene	205-99-2	ug/Kg	1,700	1,000	< 240	240
Benzo(ghi)perylene	191-24-2	ug/Kg	1,000,000	100,000	< 240	240
Benzo(k)fluoranthene	207-08-9	ug/Kg	1,700	1,000	< 240	240
Benzoic acid	65-85-0	ug/Kg			< 680	680
Benzyl butyl phthalate	85-68-7	ug/Kg			< 240	240
Bis(2-chloroethoxy)methane	111-91-1	ug/Kg			< 240	240
Bis(2-chloroethyl)ether	111-44-4	ug/Kg			< 340	340
Bis(2-ethylhexyl)phthalate	117-81-7	ug/Kg			< 340	340
Carbazole	86-74-8	ug/Kg			< 340	340
Chrysene	218-01-9	ug/Kg	1,000	1,000	< 240	240
Dibenz(a,h)anthracene	53-70-3	ug/Kg	1,000,000	330	< 240	240
Dibenzofuran	132-64-9	ug/Kg	210,000	14,000	< 240	240
Diethyl phthalate	84-66-2	ug/Kg			< 240	240
Dimethylphthalate	131-11-3	ug/Kg			< 240	240
Di-n-butylphthalate	84-74-2	ug/Kg			< 340	340
Di-n-octylphthalate	117-84-0	ug/Kg			< 240	240
Fluoranthene	206-44-0	ug/Kg	1,000,000	100,000	< 240	240
Fluorene	86-73-7	ug/Kg	386,000	100,000	< 240	240
Hexachlorobenzene	118-74-1	ug/Kg	3,200	330	< 240	240
Hexachlorobutadiene	87-68-3	ug/Kg			< 240	240
Hexachlorocyclopentadiene	77-47-4	ug/Kg			< 240	240
Hexachloroethane	67-72-1	ug/Kg			< 240	240
Indeno(1,2,3-cd)pyrene	193-39-5	ug/Kg	8,200	500	< 240	240
Isophorone	78-59-1	ug/Kg			< 240	240
Naphthalene	91-20-3	ug/Kg	12,000	100,000	< 240	240
Nitrobenzene	98-95-3	ug/Kg			< 240	240
N-Nitrosodimethylamine	62-75-9	ug/Kg			< 340	340
N-Nitrosodi-n-propylamine	621-64-7	ug/Kg			< 240	240

N-Nitrosodiphenylamine	86-30-6	ug/Kg			< 340	340
Pentachloronitrobenzene	82-68-8	ug/Kg			< 340	340
Pentachlorophenol	87-86-5	ug/Kg	800	2,400	< 340	340
Phenanthrene	85-01-8	ug/Kg	1,000,000	100,000	< 240	240
Phenol	108-95-2	ug/Kg	330	100,000	< 240	240
Pyrene	129-00-0	ug/Kg	1,000,000	100,000	< 240	240
Pyridine	110-86-1	ug/Kg			< 340	340
Pesticides - Soil By SW8081B						
4,4' -DDD	72-54-8	ug/Kg	14,000	2,600	< 2.0	2.0
4,4' -DDE	72-55-9	ug/Kg	17,000	1,800	< 2.0	2.0
4,4' -DDT	50-29-3	ug/Kg	136,000	1,700	4.6	2.0
a-BHC	319-84-6	ug/Kg	20	97	< 6.8	6.8
a-Chlordane	5103-71-9	ug/Kg	2,900	910	5.7	3.4
Aldrin	309-00-2	ug/Kg	190	19	< 3.4	3.4
b-BHC	319-85-7	ug/Kg	90	72	< 6.8	6.8
Chlordane	57-74-9	ug/Kg			< 34	34
d-BHC	319-86-8	ug/Kg	250	100,000	< 6.8	6.8
Dieldrin	60-57-1	ug/Kg	100	39	< 3.4	3.4
Endosulfan I	959-98-8	ug/Kg	102,000	4,800	< 6.8	6.8
Endosulfan II	33213-65-9	ug/Kg	102,000	4,800	< 6.8	6.8
Endosulfan sulfate	1031-07-8	ug/Kg	1,000,000	4,800	< 6.8	6.8
Endrin	72-20-8	ug/Kg	60	2,200	< 6.8	6.8
Endrin aldehyde	7421-93-4	ug/Kg			< 6.8	6.8
Endrin ketone	53494-70-5	ug/Kg			< 6.8	6.8
g-BHC	58-89-9	ug/Kg	100	280	< 1.4	1.4
g-Chlordane	5103-74-2	ug/Kg			3.9	3.4
Heptachlor	76-44-8	ug/Kg	380	420	< 6.8	6.8
Heptachlor epoxide	1024-57-3	ug/Kg			< 6.8	6.8
Methoxychlor	72-43-5	ug/Kg			< 34	34
Toxaphene	8001-35-2	ug/Kg			< 140	140
Chlorinated Herbicides By SW8151A						
2,4,5-T	93-76-5	ug/Kg			< 130	130
2,4,5-TP (Silvex)	93-72-1	ug/Kg	3,800	58,000	< 130	130
2,4-D	94-75-7	ug/Kg			< 260	260
2,4-DB	94-82-6	ug/Kg			< 2600	2,600
Dalapon	75-99-0	ug/Kg			< 130	130
Dicamba	1918-00-9	ug/Kg			< 130	130
Dichloroprop	120-36-5	ug/Kg			< 260	260
Dinoseb	88-85-7	ug/Kg			< 260	260
Additional Semi-Volatile Compounds By SW8270E						
1,1-Biphenyl	92-52-4	ug/Kg			< 240	240
1,2,4,5-Tetrachlorobenzene	95-94-3	ug/Kg			< 240	240
Atrazine	1912-24-9	ug/Kg			< 140	140
Benzaldehyde	100-52-7	ug/Kg			< 240	240
Benzo(a)pyrene	50-32-8	ug/Kg	22,000	1,000	< 240	240
Caprolactam	105-60-2	ug/Kg			< 140	140
1,4-dioxane By SW8260D						
1,4-dioxane	123-91-1	ug/kg	100	9,800	< 71	71

Result Detected

RL Exceeds Criteria

Result Exceeds Criteria

Phoenix Environmental Laboratories, Inc.

587 East Middle Turnpike
P.O. Box 370
Manchester, CT 06040
(860) 645-1102

Lab Sample Id

CS03577

Sample Comments

Per 1.4.6 of EPA method 8270D, 1,2-Diphenylhydrazine is unstable and readily converts to Azobenzene. Azobenzene is used for the calibration of 1,2-Diphenylhydrazine.

Please be advised that the NY 375 soil criteria for chromium are based on hexavalent chromium and trivalent chromium.

The regulatory hold time for pH is immediately. This pH was performed in the laboratory and may be considered outside of hold-time.

Hexavalent Chromium:

This sample is in a reducing state.



MEMORANDUM

TO: Lon Lieberman, Chairman
Members, Village of Wesley Hills Planning Board

FROM: Jonathan T. Lockman, AICP

DATE: December 27, 2024

RE: 41 Glenbrook Road Filling
SBL: 41.10-2-20

CC: John Layne, Building Inspector
Alicia Schultz, Deputy Village Clerk
Devon Palmieri, P.E. Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Paul Gdanski, Engineer for the Applicant

Items Reviewed for this Memorandum

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated November 26, 2024.
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of November 26, 2024, as follows:
 - 1, Plot Plan
 - 2, Details, profile
- Survey for 41GBLLC, stamped by Anthony Celentano, PLS, dated April 12, 2024
- Letter from Devon Palmieri, EIT, Brooker Engineering, to Alicia Schultz, re: 41 Glenbrook Road, Clearing/Filling & Wetlands Permit Application Review, dated November 27, 2024.
- Soli Testing Report, from Phyllis Shiller, Phoenix Environmental Laboratories, Inc., to Scott Taylor, re: 41 Glenbrook Drive, dated November 18, 2024.

Project Summary

The Applicant is applying “after the fact” to remove trees and place fill to level out their steep backyard. The site is located along Glen Brook Road in the R-35 One-Family Residence Zoning District.

Submission Comments

1. Comments 1 through 3 of our previous memorandum dated September 23, 2024, have been resolved.

2. Regarding comment 4 of our previous memorandum, the applicant has provided a soil testing report, dated November 18, 2024, from Phoenix Laboratories. The Engineer reviewed the report, and in his letter of November 27, 2024, in note #15 he notes that the “fill is suitable for residential use.”

Compliance with Chapter 95 Clearing, Filling & Excavations Standards

3. Regarding comment 5 of our previous memorandum, we will defer to the Village Engineer on the adequacy of the details provided for site stabilization and restoration.
4. Regarding comment 6 of our previous memorandum, **the applicant has requested that the Planning Board waive the performance bond requirements of 95-4.D. The Planning Board should discuss this waiver request.**

Compliance with Chapter 221 Wetlands Standards

5. Regarding comment 7 of our previous memorandum, the Village Engineer has confirmed the wetlands edge in the field, per §221-6.A.(8). See note 14 of his letter of November 27, 2024.
6. Regarding comment 8 of our previous memorandum, drainage calculations for the new conditions have been provided, as required in §221-6.A.(6). We will defer to the Village Engineer on the adequacy of the drainage calculations.

SEQR/GML Comments

7. Comments 7 and 8 of our previous memorandum have been resolved.

Items Reviewed for Our Previous Memorandum, dated September 23, 2024

- Project Narrative, undated, by Ben Grossberger
- Application for Wetlands Permit, signed by Ben Grossberger, dated July 17, 2024.
- SEAF Part 1 form, signed by Ben Grossberger, dated July 17, 2024

Items Reviewed for Our Previous Memorandum, dated September 11, 2024

- Letter, from Paul Gdanski, PE, to Alicia Schultz, with responses to NPV and Brooker comments, dated June 6, 2024 (stamped as received by Village Building, Planning & Zoning, July 23, 2024).
- Site Plan set, 2 sheets, for 41GB LLC, stamped by Paul Gdanski, PE, dated May 6, 2024, with latest revision date of June 19, 2024, as follows:
 - 1, Plot Plan
 - 2, Details, Cross Section

Items Reviewed for Our Previous Memorandum, dated June 4, 2024

- Project Narrative, by Ben Grossberger, undated, received by Village on May 9, 2024.
- Clearing, Filling, and Excavation Application, for Wesley Construction Group, dated May 9, 2024.
- Plot Plan for 41GB LLC, 1 sheet, stamped by Paul Gdanski, PE, dated May 6, 2024.
- Site Inspection-Enforcement Letter, by Matthew Trainor, P.E., Weston & Sampson/Brooker Engineering, dated November 1, 2023.



BROOKER ENGINEERING
a division of Weston & SampsonSM

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

Item 1.

November 27, 2024

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

Attn: Alicia Schultz, Building Department

Re: 41 Glenbrook Road
Clearing/Filling & Wetlands Permit Application Review

Dear Ms. Schultz,

Our office has reviewed the following documents in support of the above referenced project:

1. Soil Testing Analysis Report for 41 Glenbrook Road, Wesley Hills, NY, prepared by Phoenix Environmental Laboratories, Inc, dated November 18, 2024

As noted in our 'Site Inspection for Potential Wetlands Buffer Encroachment' review letter dated November 1, 2023, our office performed a site visit on October 30, 2023, as requested by the Village, to the above referenced property in response to construction activity without erosion control devices and potential disturbances within a wetland area. At the time, we observed a new swimming pool, land grading, and tree clearing in the rear yard of the property. It's our understanding that a pool permit was granted for the associated work. Plans for the pool were entitled 'Plot Plan for Katz,' prepared by Paul Gdanski P.E., PLLC dated July 10, 2023. It is our understanding that this current application is in response to the requirement for a Clearing/Filling/Excavation Permit and Wetlands Permit with respect to work performed, as the limit of disturbance exceeded the approved scope of work, and currently proposed work. Our office most recently performed a site visit on September 30, 2024.

Our office offers the following comments:

1. Our office requests a copy of the existing conditions survey signed and sealed by P.L.S. for our records.
2. Applicant to provide letter of wetland determination prepared by Peter Torgersen for Army Corp. wetland.
3. Applicant to confirm Plot Plan is plotted to scale and scale indicated in title block is correct.
4. Our office requests a heavier line weight be used for the existing contours and labels.
5. The Plot Plan has been revised to provide an estimated maximum quantity of material that will be used for regrading/filling, computed from a single cross-sections of the disturbed area as per Section 95-4-A(3) of the Village of Wesley Hills Code. We provide the following comments:
 - a. Horizontal stationing to be labeled.
 - b. Provided scale (horizontal and vertical) for cross-section to be confirmed.
 - c. Value for cubic yardage of fill to be confirmed.
6. Bulk Table with existing and proposed conditions to be provided to facilitate review of the revised pool plot plan associated with this Application.
7. Provided drainage calculations indicate that two proposed drywells shall be required to ensure no net increase in runoff will occur. We provide the following comments:
 - a. Applicant to provide additional information regarding calculation for development size in 'Drywell Design: Grass to Pool/Patio'.
 - b. Calculated drywell volume to correlate with provided drywell detail.
8. Applicant to confirm elevations provided for drywells and perimeter drain.
9. Applicant to confirm 100-year floodplain elevation indicated in Notes (Note #2) on Plot Plan (377 vs. 477).
10. Our office recommends providing a consistent 3:1 slope to provide a stable slope in the rear yard. The proposed grading appears to be steeper than 3:1 on the eastern portion of the slope.
11. Plot Plan to provide location of required fence with self-close gate associated with proposed pool/patio.

12. Our office requests a detailed breakdown of cost estimate for proposed work and remediation.
13. A minimum of 4" of topsoil and seed shall be provided to all disturbed areas as per Section 95-4-E. The Plot Plan has been revised to note this.
14. Our office has performed a site visit to verify the edge of wetland as per Section 221-6.A(8) and takes no objection to the wetland boundary flagged by Peter Torgerson on April 10, 2024 as shown on the site plan last revised June 19, 2024.
15. Soil testing in accordance with NYSDEC Part 375 Parameters for Residential Use has been provided. The testing indicates that the fill is suitable for residential use.
16. Please note that the erosion control measures currently in place on site are deficient and require maintenance **immediately**. Silt fence to be properly installed along the toe of the disturbed slope, soil stockpiles to be protected with additional silt fence at the toe of the stockpile, exposed slopes to be properly stabilized until work is permitted to recommence.

Recommended fees and dates are as follows:

17. Clearing/Filling Permit fee: \$600 based on approximately 11,000 square feet of disturbance area.
18. Wetlands Permit fee: \$425 based on approximately 7,500 square feet of disturbance area within buffer.
19. Performance bond: To be determined once detailed breakdown of cost estimate is submitted.
20. Erosion control devices shall be verified for proper installation prior to the re-commencement of work and maintained throughout construction.
21. Completion date of proposed work to be determined.

Documents previously reviewed:

1. Project Narrative prepared by Ben Grossberger
2. Clearing/Filling/Excavation Permit Application dated May 9, 2024
3. Wetland Permit Application dated July 17, 2024
4. Plot Plan entitled "Plot Plan for 41GB LLC, 41 Glenbrook Road", prepared by Paul Gdanski, PE, PLLC, last revised June 19, 2024.
5. Comment Response Letter, prepared by Paul Gdanski, PE, PLLC, dated June 6, 2024.
6. Short Environmental Assessment Form, prepared by Ben Grossberger, dated July 17, 2024

Sincerely,

Devon Palmieri

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

Y:\VILLAGES\WH Wesley Hills\WH0206 - 41 Glenbrook Wetlands, Clearing\2024-11-27 Clearing, Filling & Wetlands Application.docx

January 3, 2024

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

Attn. Chair Brown and Honorable members of the Planning Board

Re: Wickes Arborists – 11 McNamara Road
Response to Site Plan and Special Permit Review comments

Dear Chair Brown,

The following are in response to comments prepared by Brooker Engineering, PLLC dated May 23, 2023.

- 1. Special Permit notes are provided in a condensed format. We defer to the Planning Board Attorney if this is an acceptable format. Expanded info does not appear to be provided in the latest narrative.**

Response: Comment Noted.

- 2. Our office takes no objection to the location of additional access to Union Road for emergency services.**

Response: Comment Noted.

- 3. Existing material storage containment areas appear not to be in conformance with the Village code. Four 100 cubic yard containers are depicted on the plans and described in the narrative. Code allows a maximum of 25 CY for stone/gravel per container and 50 CY per container for other materials.**

Response: The Stipulation of Settlement provides the storage of 400 cubic yards of mulch and/or woodchips in storage structures with a 100 cubic yard capacity. No storage of stone and/or gravel is proposed.

- 4. Confirmation is requested by the applicant that gravel is a suitable finished surface for ADA parking & accessible route area.**

Response: The ADA compliant parking spaces and accessible route are now being proposed to have concrete pavement.

- 5. Further information is requested for the intended method of parking space delineation. Striping paint may not be suitable for permanent markings on a gravel surface.**

Response: The markings on the plans are to demonstrate there is enough room for the proposed parking spaces. Painted striping will not be done on the gravel surface. The parking is primarily for employee parking which can be monitored.

- 6. Proposed concrete curb limits to be confirmed. Previous plan set included only a limited area of concrete curb along the border of the rain garden to convey and pretreat stormwater runoff.**

Civil Tec Engineering & Surveying P.C.

139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901 Tel 845.547.2241 Fax 845.547.2243
111 Main Street, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com

Response: The Concrete curb is to be installed along the border of the rain garden to channel the flow into the rain garden through the pretreatment structures. The remaining concrete curbing has been removed.

- 7. Discussion is requested for the parking and material storage area to the southwest in regard to sufficient traffic maneuverability. Conflicts may exist for 'heavy duty' and 'very heavy duty' trucks.**

Response: The company exists, and the use of heavy duty and very heavy-duty trucks occurs on a regular basis. Any conflicts are resolved internally.

- 8. Our office defers to the Building Inspector / ZBA if minor driveway modifications triggers requirements of 230-34-C for a blacktop or comparable surface for at least 50 feet from the right-of-way on McNamara Road.**

Response: Comment noted.

- 9. Various site plan elements appear to be absent from the previously approved site plan, including but not limited to:**

- a. "No left turn for trucks" signage
- b. Fire zone signage
- c. Proposed fence limits
- d. Block wall adjustments (or note current heights)
- e. Lighting Plan

A thorough review shall be performed to confirm all previously approved site plan elements have been incorporated to the new plans.

Response: A thorough review of the approved site plan was performed, and revisions were made to the plans.

Grading, Drainage, Utilities Plan

- 10. Grading detail is limited. Additional spot grades shall be provided to demonstrate:**

- a. Maximum pitch of 2% at ADA spaces is achieved.
- b. Positive discharge to catch basins/flo-gard prefilters.

Response: Additional spot grades have been provided to clarify the proposed grading in the named areas.

- 11. Additional drop curbs appear necessary to accommodate proposed configuration of catch basins/flo-gard prefilters. Outlet of catch basin to be clarified. Detail suggests a piped overflow is needed. Grading/inverts to be confirmed.**

Response: An additional Drop curbs and an additional flo-gard pre-filter have been proposed. The overflow has been designed to flow overland in a grass swale to McNamara Road drainage system. An underdrain is not required in the rain garden if the soil infiltration rate is not sufficient. If soil testing determines an underrating is required, we will design it before construction.

- 12. It is unclear why a catch/basin/flo-gard is not provided for the northern most curb cut near the entrance of McNamara.**

Response: A flo-gard unit has been proposed in the northern most curb cut location.

- 13. The discharge point for the underdrain system and domed overflow riser are absent from the plan. Overflow invert, underdrain invert, and discharge location & invert shall be provided.**

Response: Overflow has been designed to flow overland in a grass swale to McNamara Road drainage system.

Landscaping & Erosion Control Plan

- 14. Various landscaping plan elements appear to be absent from the previously approved site plan, including but not limited to:**

a. Raised bed planting schedule

Response: Raised Bed planting schedule is provided.

b. Bamboo Plantings (show existing and proposed limits if necessary)

Response: Bamboo plantings have been removed from the details and planting schedules. Native Rain Garden plants have been indicated.

c. Trees to be relocated

Response: Trees to be relocated have been labeled.

d. Rain garden planting schedule

Response: The Rain Garden Planting schedule is provided.

- 15. It is noted that the proposed scope of work appears to be under an acre of disturbance and therefore a SWPPP is not required. Approximate disturbance area shall be noted.**

Response: The Limits of Disturbance has been indicated and the area of disturbance is 27,297 s.f.

Details

- 16. Grass-crete detail/cross section to be provided.**

Response: Additional Details have been provided.

- 17. Range of rain garden soil media/stone depths to be removed and replaced with actual design depths. Elevations to be indicated on detail including domed riser, top of bank, mulch, soil media, stone, and underdrain inverts.**

Response: Additional Details are provided.

- 18. All applicable details from previously approved plans shall be transferred and incorporated into the new plan set.**

Response: Additional Details are provided.

The following are in response to comments prepared by Nelson Pope Voorhis dated May 22, 2023.

Zoning Comments

1.A ZBA variance will be required for impervious surface ratio as proposed at 0.46.

Response: Comment noted.

Planning Comments

2. We have no problem with the gated emergency access drive connecting the east parking area to Union Road. We believe this would satisfy the condition of the Court decision without any undue adverse impact to Union Road. The grasscrete installation will provide a lawn appearance and will not add impervious surfaces to the site.

Response: Comment noted.

3. We appreciate the gravel removal west of the main driveway and restoration of the stream bank with the installation of the “proposed landscape berm.” Please provide details of the height and plant materials proposed for this berm feature as part of the landscape plan (which were not included on sheet 3).

Response: Additional details have been provided.

4. We note that on sheet 3 a rain garden is proposed east of the main driveway. We note that on existing conditions sheet 4, about a dozen large trees (including one 24” and one 16”) are located within this rain garden area but are not shown as “to be removed.” Typically when a rain garden is constructed, and underdrain system must be installed, which would require the clearing of all existing vegetation. Please clarify what will happen to the large existing trees if a rain garden is installed in this area indicated.

Response: The existing trees in the rain garden location will be removed. The trees to be removed have been indicated on the plans.

5. We note that in the northeast area of the Arborist parking lot (closest to the existing dwelling), the removal of five trees (two are 14” diameter) is proposed, to make way for two overnight truck parking spaces. Could these not be placed on an already cleared and disturbed part of the site? Please provide additional information on the parking demand for the various types of vehicles proposed to be parked on the site. Are 29 automobile parking spaces needed? Are truck parking spaces needed? Please consider whether the gravel parking area expansion proposed, as compared to the existing gravel area, is necessary for the proposed operations. If proposed additional parking can be reduced, it will lessen the size of the ZBA variance need for the impervious surfaces ratio.

Response: The location of the two overnight parking spaces was requested by the planning board during the previous approval process. The car parking spaces are required for employee parking.

GML/SEQRA Comments

6. GML review of the project by the Rockland County Planning Department will be needed as the site fronts on two County roads. The project application must be circulated to the Village of New Hempstead for their review and comments per GML 239-nn.

Response: Comment noted.

7. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. We will defer to the opinion of the Planning Board Attorney regarding how re-affirming this Negative Declaration should be handled, given the Court's holding in this case. Please let me know if you have any questions or comments regarding this review.

Response: Comment noted.

The following are in response to comments prepared by Lange Planning and Consulting dated July 31, 2023.

- 1. Traffic needs to be assessed with the number of daily vehicles projected and the impacts on the county roads determined. I could not find any information regarding ingress and egress trips or peak rates.**

Response: A traffic study is being prepared to address the comment.

- 2. Did the design for the rain garden include percolation tests or was it based on theoretical constructs. I would recommend percolation tests to be completed.**

Response: Percolation tests have not been completed. The minimum percolation rate was used for design purposes. Percolation and soil logs will be provided when available.

- 3. The emergency access road should align with Fairway Oval on New Hempstead Road for better traffic flow.**

Response: The emergency access road has been widened to 26 feet wide as requested by the Fire inspector and realigned to be compatible with Fairway Oval. Traffic flow was not a consideration for this access is only for emergency access use and not for traffic.

- 4. Did Rockland County Department of Highways comment on the emergency access connection?**

Response: Rockland County Department of Highway's comments and responses are attached.

5. **Although the plans show lines demarking parking spaces, gravel surfaces will not preserve the lines. How will the spaces be maintained?**

Response: The car parking spaces are primarily for employee parking. Painted parking spaces are not required. The lines are for design purposes.

6. **The concept of gravel as the travelway surface is not ideal. Did the Village consider more permanent pavement? Permanent curbs are proposed.**

Response: The gravel parking area has been in use for many years and works well for this use. The permanent curbs are only located around the rain garden to funnel the stormwater through the pretreatment structures.

7. **The use of gravel as the surface for mixing and moving materials seems inappropriate as it will not last, nor will it maintain drainage under active conditions.**

Response: The material storage units detail provides a concrete floor. The mixing and moving of materials has been an ongoing activity for many years without any major problems.

8. **It appears that the rain garden will be draining a significant area as sufficient elevation for the property all show a slope forward to the rain garden. The distance exceeds 100 linear feet of runoff. Will this small rain garden be sufficient?**

Response: The rain garden is large enough to provide water quality volume for the project. Rain Garden calculations are attached.

9. **No details were provided for the proposed landscaping berm, the elevation is lower than the nearby 486 contour line.**

Response: The grading has been revised and more details have been provided.

10. **As mentioned in the narrative, granting of this special permit will travel with the property. Is this what the Village of Wesley Hills desires as the long term(forever) use of the property? It appears to me that an interim solution rather than a permanent solution might be a better alternative.**

Response: Comment noted.

The following are in response to comments prepared by Wesley Hill Fire Inspector dated July 10, 2023.

- 1 – I would look for the access road to be 26 feet wide. I know on the proposal it shows 20 feet wide, however with the size of the fire trucks and the fire load at this location I would ask kindly to consider the extra width for the fire service.

Response: The Grasscrete Emergency Access Road has been widened to 26 feet wide.

- 2 – The crash gate on the property line would require a Knox Box lock on this so the F.D would be able to open at their discretion

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111 Main Street, Chester, NY 10918 Tel 845.610.3621

Civil-Tec.com

Response: A Knox Box has been noted on the site plan.

3 – The parking lot be re-done with the appropriate Fire Zones and parking spots allowing for the Fire Department to operate accordingly.

Response: The Fire zones and signage has been located on the site plan.

4 – Confirm the correct Fire Department is on the proposed drawings.

Response: The Fire Department has been revised.

5 – Make sure the road is not on top of a septic tank.

Response: The abandoned septic tank is in the front yard of the existing house and not in the location of the Emergency access road.

The following are in response to comments prepared by Rockland County Sewer District #1 dated July 24, 2023.

1. The sanitary sewers from this site are connected to the District's sewer system.

- a. **Upon review of this application, the District has determined that an impact fee is required, in accordance with Section 502A and 1317 of the Rockland County Sewer Use Law as last amended in 2010.**

Response: Comment noted.

- b. **Approval of this application for an emergency access road onto a 96,083 s.f. lot in the R-35 District,**

- i. **To which tax rolls dating back to 2012 assign two (2) sewer units,**
- ii. **Which contains a commercial structure with a landscaping business, and**
- iii. **Which contains a residential structure with a two-family dwelling,**

will result in one (1) additional sewer unit. Therefore, the applicant must submit a check in the amount of one thousand eight hundred fifty dollars (\$1850.00) payable to Rockland County Sewer District #1 within thirty (30) days of Planning Board approval.

Response: Comment noted.

- c. **If the use or occupancy of the property exceeds three (3) units (e.g. with additional dwelling units), the District will further review and the owner will have to pay an additional impact fee.**

Response: Comment noted.

- d. **We request that the Planning Board notify the District upon approval of the project.**

Response: Comment noted.

2. **As this is a non-residential project, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be submitted to and approved by this office for the landscaping business. The business owner must sign the Wastewater questionnaire.**

Response: The "Commercial/Non-residential Wastewater Questionnaire" will be submitted when appropriate.

The following are in response to comments prepared by Rockland County Center for Environmental Health dated July 17, 2023.

1. **Application is to be made to the RCDOH for review of the stormwater management system for compliance with the County Mosquito Code.**

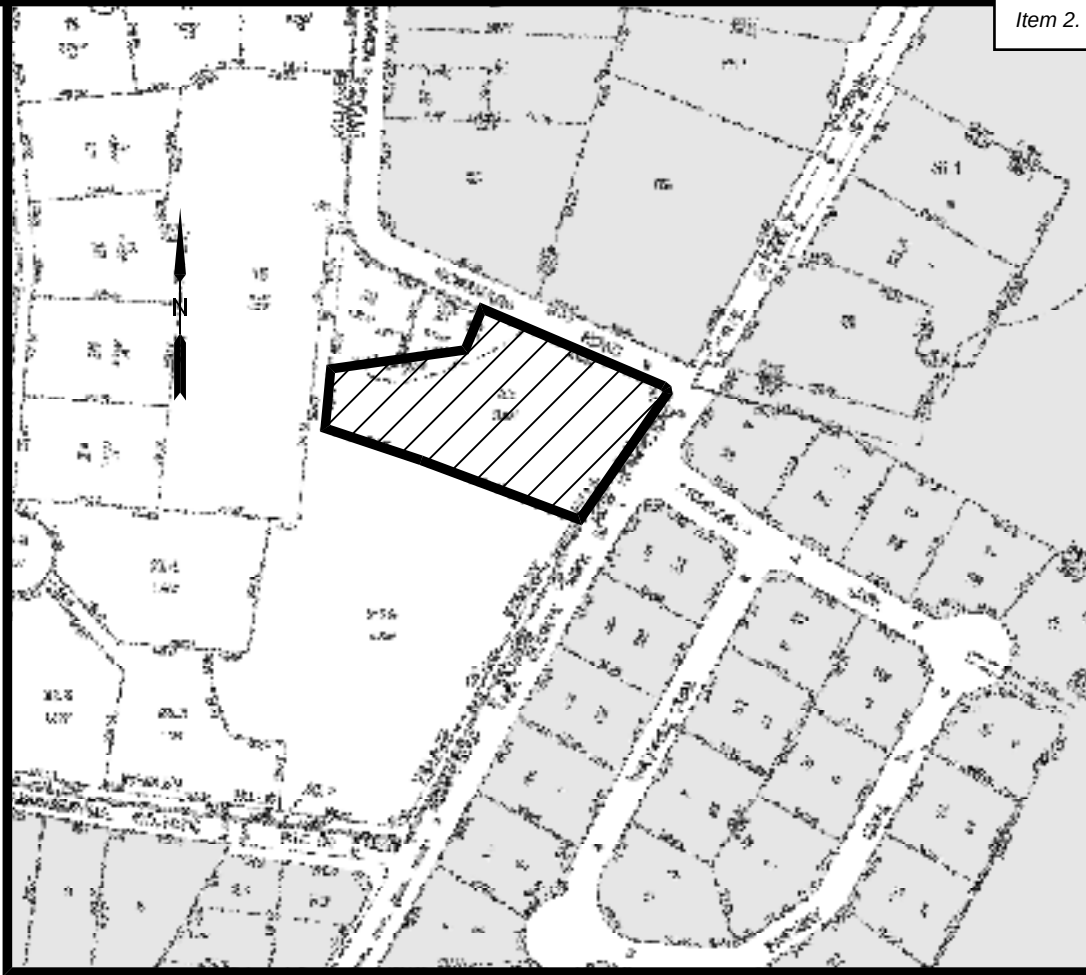
Response: The Mosquito Breeding suppression Application will be made when applicable.

The following are in response to comments prepared by Rockland County Highway Department in an email dated September 5, 2023.

- **The proposed emergency access shall be gated and closed unless there would be an emergency at the site. The Village will have to enforce it to mitigate the potential traffic congestion issues and promote traffic safety in the area.**

Response: Comment noted.

The responses to the comments prepared by Rockland County Planning Department dated July 24, 2023, were prepared by the applicant's attorney, Ira M. Emanuel, Esq., and are attached.



VICINITY MAP
1" = 300'

- SITE PLAN NOTES:
- THIS IS LOT SECTION 42.13 BLOCK 1 LOT 22 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
 - AREA OF TRACT: 2.21 ACRES
 - ZONE: R-35
 - USE: ARBORISTS
 - RECORD OWNER: IJJ, LLC
11 MCNAMARA ROAD
SPRING VALLEY, NY 10977

- APPLICANT: SAME AS ABOVE
- FIRE DISTRICT: MOLESTON FIRE DISTRICT
- SCHOOL DISTRICT: EAST RAMAPO
- WATER DISTRICT: VEOLIA WATER
- SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT NO. 1
- DATUM: NAVD88
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
- NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS CONDITION.
- THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS AS SHOWN THEREON AS CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

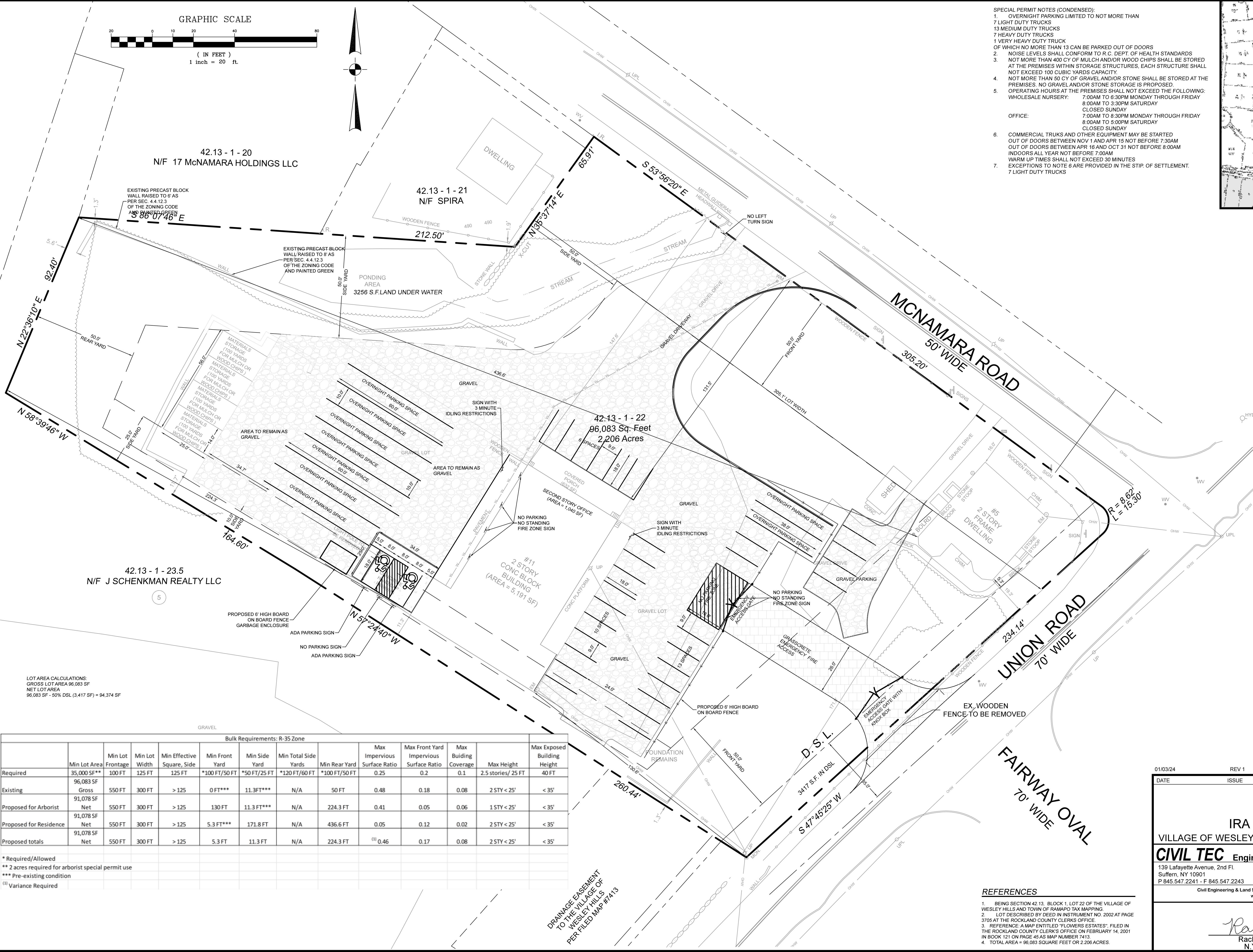
- | APPLICANT | DATE | OWNER | DATE |
|---|------|-------|------|
| 17. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPING ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. | | | |
| 18. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO: | | | |

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR DATE:
BOUNDARY AND TOPOGRAPHIC SURVEYS ARE FROM ACTUAL
FIELD MEASUREMENTS UNDER THE DIRECTION OF STEPHEN
DOLSON, PLS COMPLETED ON MAY 2022.
19. ALL ENCROACHMENTS SHALL BE RELOCATED.

- SPECIAL PERMIT NOTES (CONDENSED):
- OVERNIGHT PARKING LIMITED TO NOT MORE THAN 7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
 - NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES WITHIN STORAGE STRUCTURES. EACH STRUCTURE SHALL NOT EXCEED 100 CUBIC YARDS CAPACITY.
 - NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES. NO GRAVEL AND/OR STONE STORAGE IS PROPOSED.
 - OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY: 7:00AM TO 6:30PM MONDAY THROUGH FRIDAY
8:00AM TO 3:30PM SATURDAY
CLOSED SUNDAY
7:00AM TO 8:30PM MONDAY THROUGH FRIDAY
8:00AM TO 5:00PM SATURDAY
CLOSED SUNDAY
 - OFFICE:
 - COMMERCIAL TRUKS AND OTHER EQUIPMENT MAY BE STARTED OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM OUT OF DOORS BETWEEN APR 16 AND OCT 31 NOT BEFORE 8:00AM INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS

REFERENCES

- BEING SECTION 42.13, BLOCK 1, LOT 22 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 3705 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- REFERENCE: A MAP ENTITLED "FLOWERS ESTATES" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
- TOTAL AREA = 96,083 SQUARE FEET OR 2.206 ACRES.



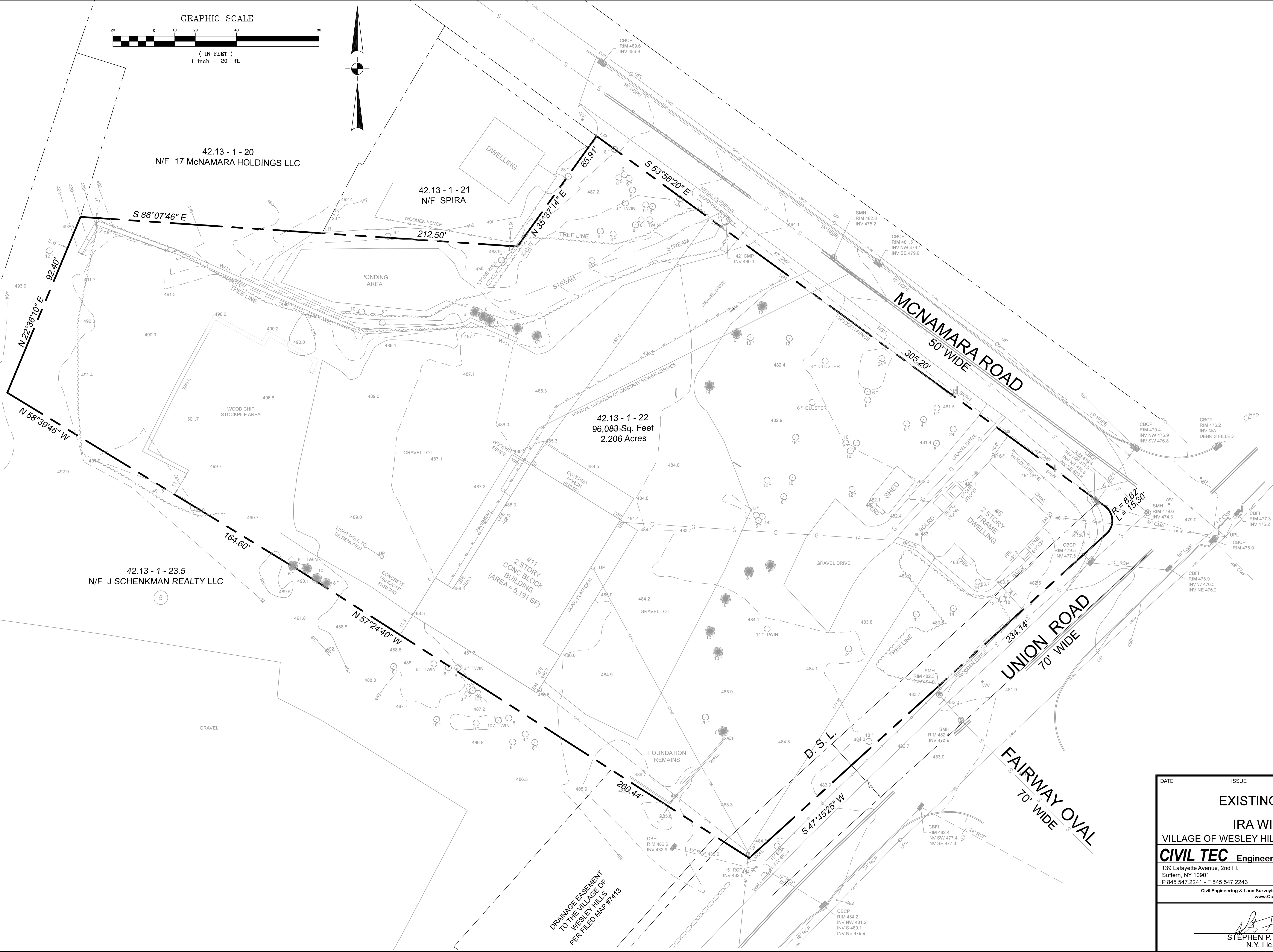
LOT AREA CALCULATIONS:
GROSS LOT AREA 96,083 SF
NET LOT AREA
96,083 SF - 50% DSL (3,417 SF) = 94,374 SF

Bulk Requirements: R-35 Zone												
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	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
Required	35,000 SF**	100 FT	125 FT	125 FT	*100 FT/50 FT	*50 FT/25 FT	*120 FT/60 FT	*100 FT/50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT
Existing	96,083 SF Gross	550 FT	300 FT	> 125	0 FT***	11.3 FT***	N/A	50 FT	0.48	0.18	0.08	2 STY < 25'
Proposed for Arborist	91,078 SF Net	550 FT	300 FT	> 125	130 FT	11.3 FT***	N/A	224.3 FT	0.41	0.05	0.06	1 STY < 25'
Proposed for Residence	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT***	171.8 FT	N/A	436.6 FT	0.05	0.12	0.02	2 STY < 25'
Proposed totals	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT	11.3 FT	N/A	224.3 FT	(1) 0.46	0.17	0.08	2 STY < 25'

* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Required

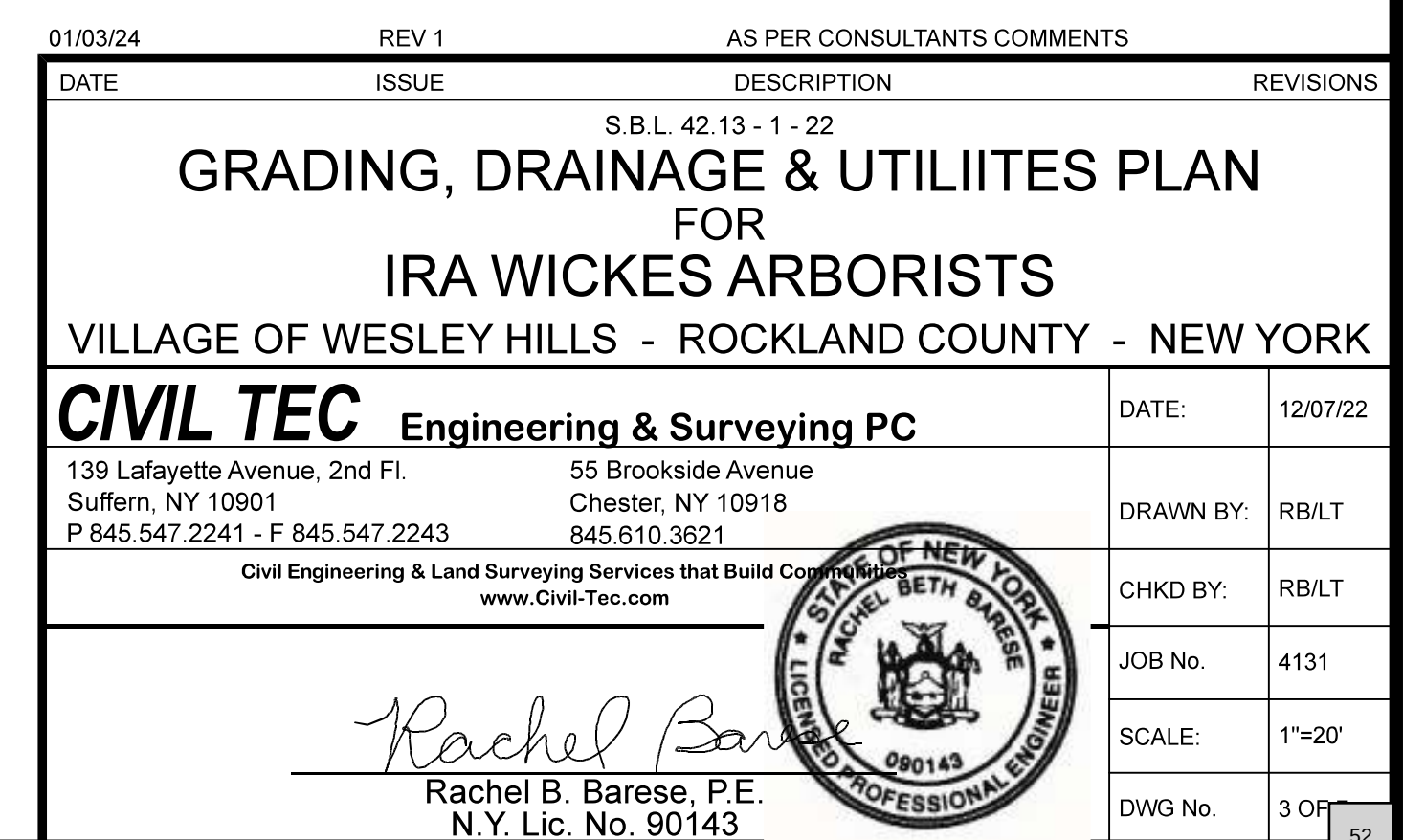
DRAINAGE EASEMENT
TO THE VILLAGE OF
WESLEY HILLS
PER FILED MAP #7413

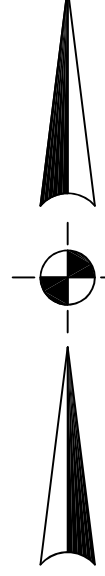
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L 42.13 - 1-22			
SITE PLAN FOR IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243		55 Brookside Avenue Chester, NY 10918 845 610 3621	DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		CHKD BY: RB/LT	JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143		SCALE: 1"=20'	DWG No. 1 OF 50



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 42.13 - 1 - 22	
EXISTING CONDITIONS PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243			DRAWN BY: RB/LT
55 Brookside Avenue Chester, NY 10918 845 610 3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No. 4131
STEPHEN P. DOLSON, P.L.S. N.Y. Lic. No. 50554			SCALE: 1"=20'
			DWG No. 2 OF 51







EXISTING PRECAST BLOCK
WALL RAISED TO 8' AS
PER SEC. 4.4.12.3
OF THE ZONING CODE
AND PAINTED GREEN

490

— STREAM

(485) PROPOSED LANDSCAPE BOUNDARY

(GG) (GG) (MV)

(MV) (MV) (485)

484

485.3 6 SPACES

494.5

COVERED
PORCH
(632 SF)

COND STORY OFFICE
(AREA = 1,040 S.F.)

57)

CONC PL

485 0

... SPACES

Year	Total Population (Millions)	Population 65+ (Millions)
1980	215	35
1985	225	40
1990	235	45
1995	245	50
2000	255	55
2005	265	60
2010	275	65
2015	285	70
2020	305	75

486 9

11/11/2019

STATEMENT OF WORK

GEORGE EASTMAN
VILLAGE
HILLS
AP #7413

DRAINAGE
TO THE
WESLEY
FILED MA

PER F

- 1) Mulch all plant beds and trees with a 4" depth of sugar cane or licorice root mulch.
- 2) Stake all trees with 2 cedar stakes, rubber hose around tree (6"O" above grade) and twisted #10 gauge galvanized wire.
- 3) Plant pits shall be 12" wider and 6" deeper than the root ball. Remove all existing soil and backfill with a mixture of one part peat-humus to 4 parts topsoil. Add 3 year Eeseygo grow fertilizer packets (or equal) – 1 per inch of tree caliper or per 12" height of shrub.
- 4) Guarantee all plants and workmanship for two planting seasons.
- 5) All planting shall be placed under the direction of an appropriate licensed design professional. Notify 48 hours prior to planting.
- 6) Provide the Town of Ramapo building inspector with a copy of the State Certificate of Source for all plant material.
- 7) All plant material shall be nursery grown and shall conform to the American Association of Nursery Men's Standards.

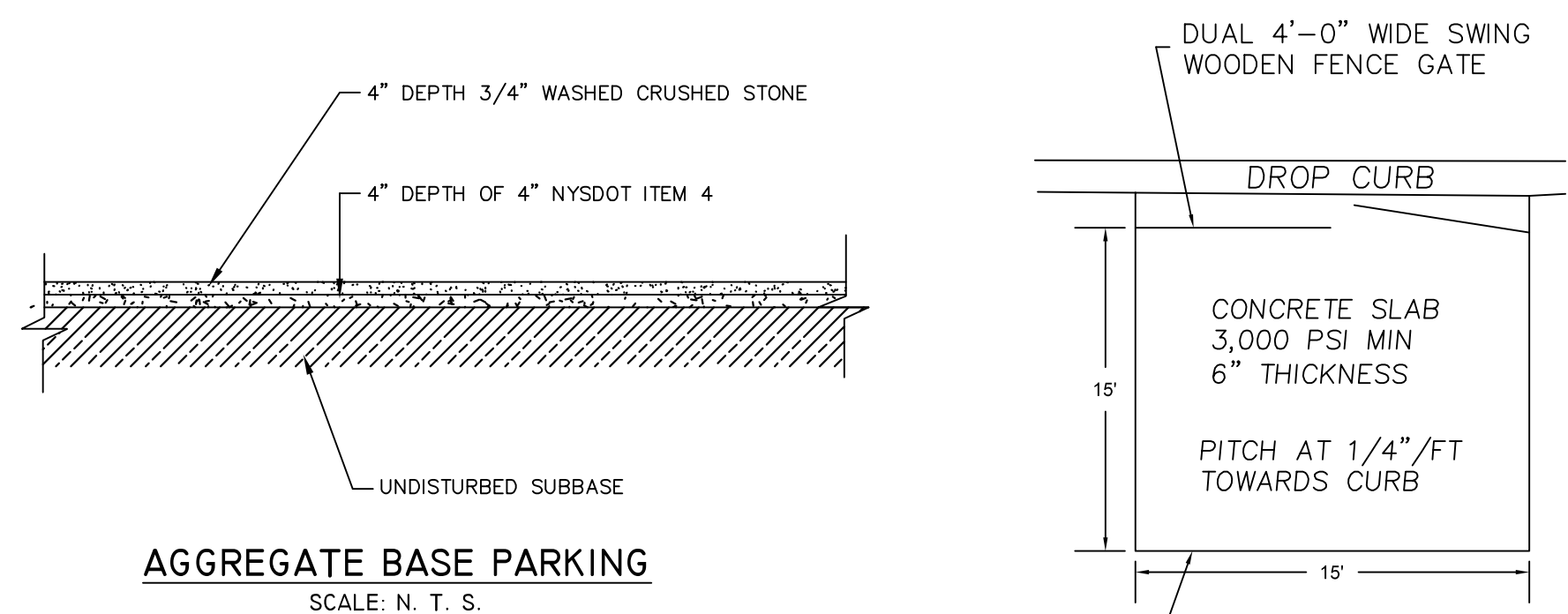
1. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
2. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.

An Erosion control system will be utilized by the developer to minimize the production of sediment from the site. Methods to be utilized will be those found most effective for the site and shall include one or more of the following, as applicable:

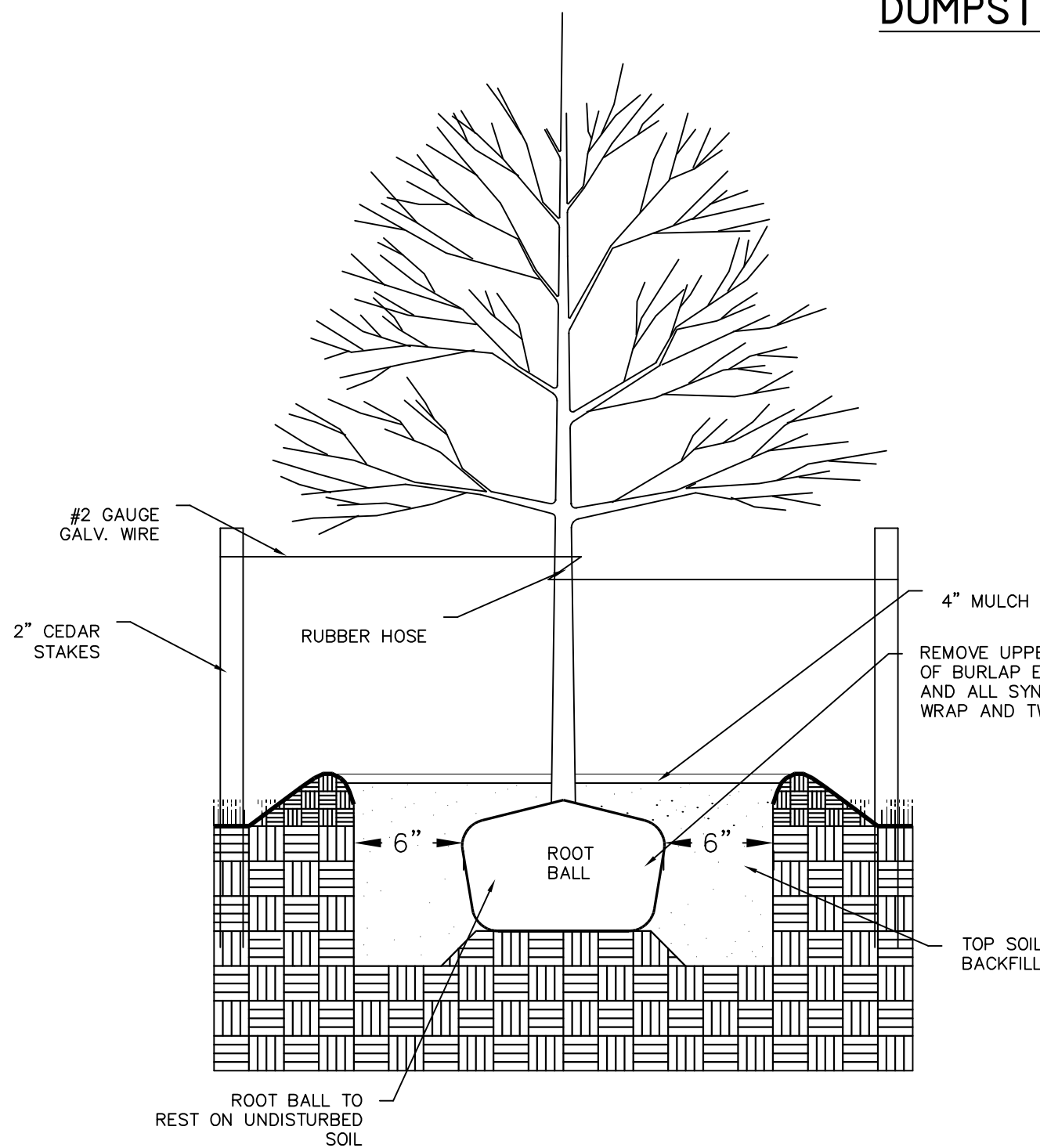
- 1) Temporary sedimentation entrapment areas shall be provided at key locations to intercept and clarify silt laden runoff from the site. These may be excavated or may be created utilizing earthen berms, rip-rap or crushed stone dams, hay bales, or other suitable materials. Diversion swales, berms, or other channelization shall be constructed to ensure that all silt laden waters are directed into the entrapment areas, which shall not be permitted to fill in, but shall be cleaned periodically during the course of construction. The collected silt shall be deposited in areas safe from further erosion.
- 2) All disturbed areas, except roadways, which will remain unfinished for more than 30 days shall be temporarily seeded with ½ lb. of ryegrass or mulched with 100 lbs. of straw or hay per 1,000 square feet. Roadways shall be stabilized as rapidly as practicable by the installation of the base course.
- 3) Silt that leaves the site in spite of the required precautions shall be collected and removed as directed by appropriate municipal authorities.
- 4) At the completion of the project, all temporary siltation devices shall be removed.

DRAINAGE EASEMENT
TO THE VILLAGE OF
WESLEY HILLS
PER FILED MAP #7412

01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 42.13 - 1 - 22	
LANDSCAPING & EROSION CONTROL PLAN FOR IRA WICKES ARBORISTS 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			DATE: 12/07/22 DRAWN BY: RB/IT CHKD BY: RB/IT JOB No. 4131 SCALE: 1"=20' DWG No. 4 OF 20
55 Brookside Avenue Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143			
			

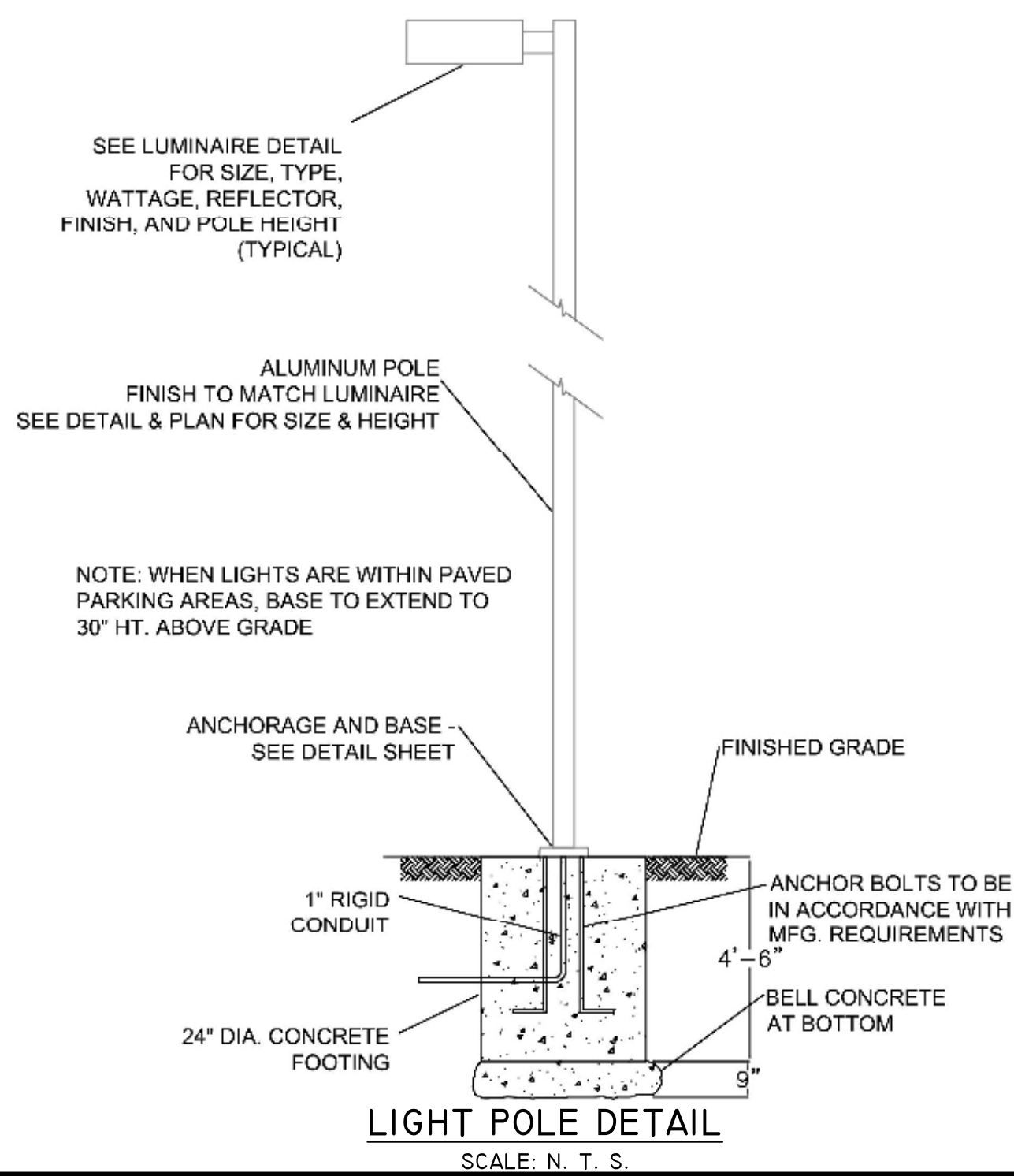


DUMPSTER ENCLOSURE DETAIL

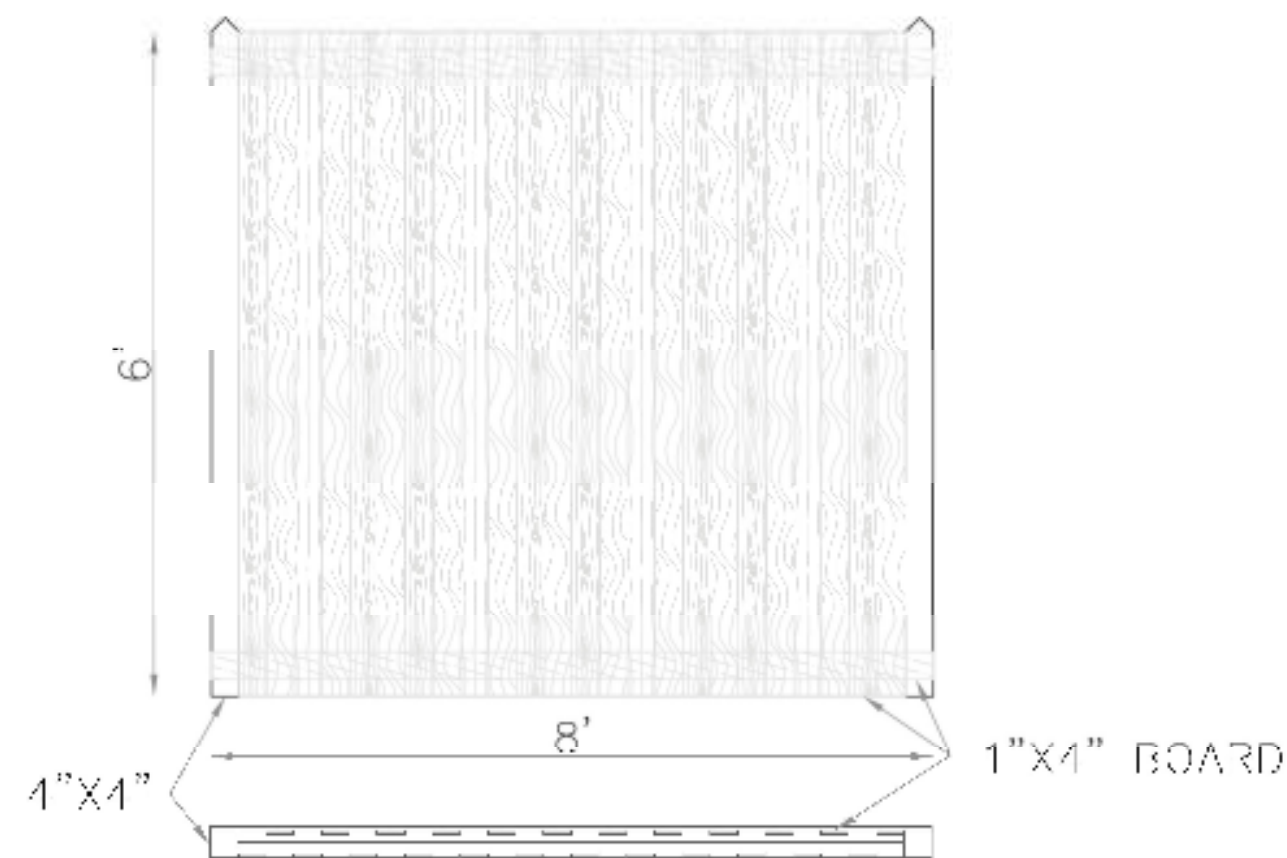


TREE PLANTING DETAIL
SCALE: N. T. S.

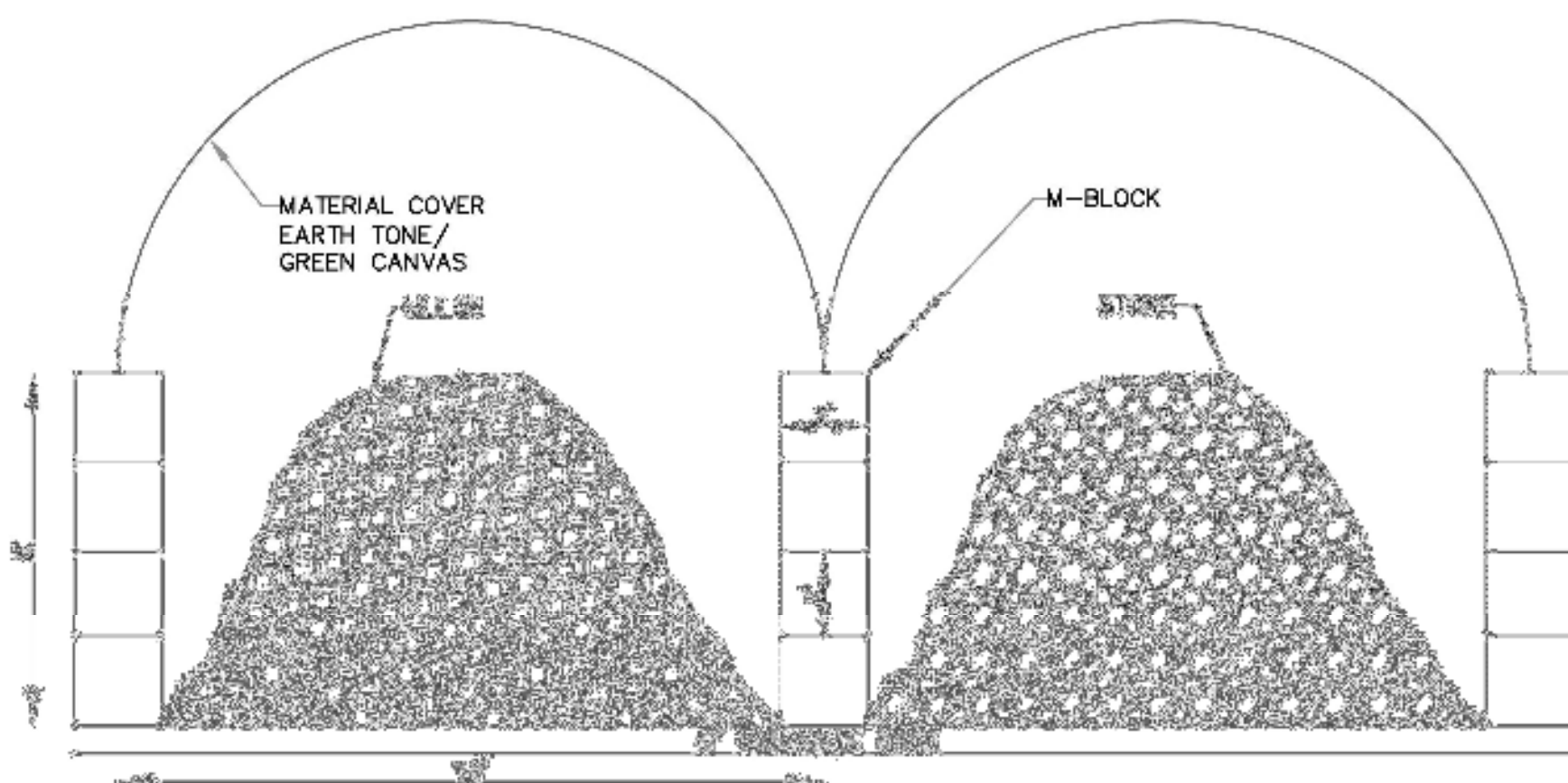
- NOTES:
1. EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOTBALL.
 2. REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM BUT LEAVE BURLAP IN TACT.
 3. TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOPSOIL, 1 PART SAND & 1 PART HUMUS.
 4. BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
 5. STAKE ALL TREES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



LIGHT POLE DETAIL
SCALE: N. T. S.



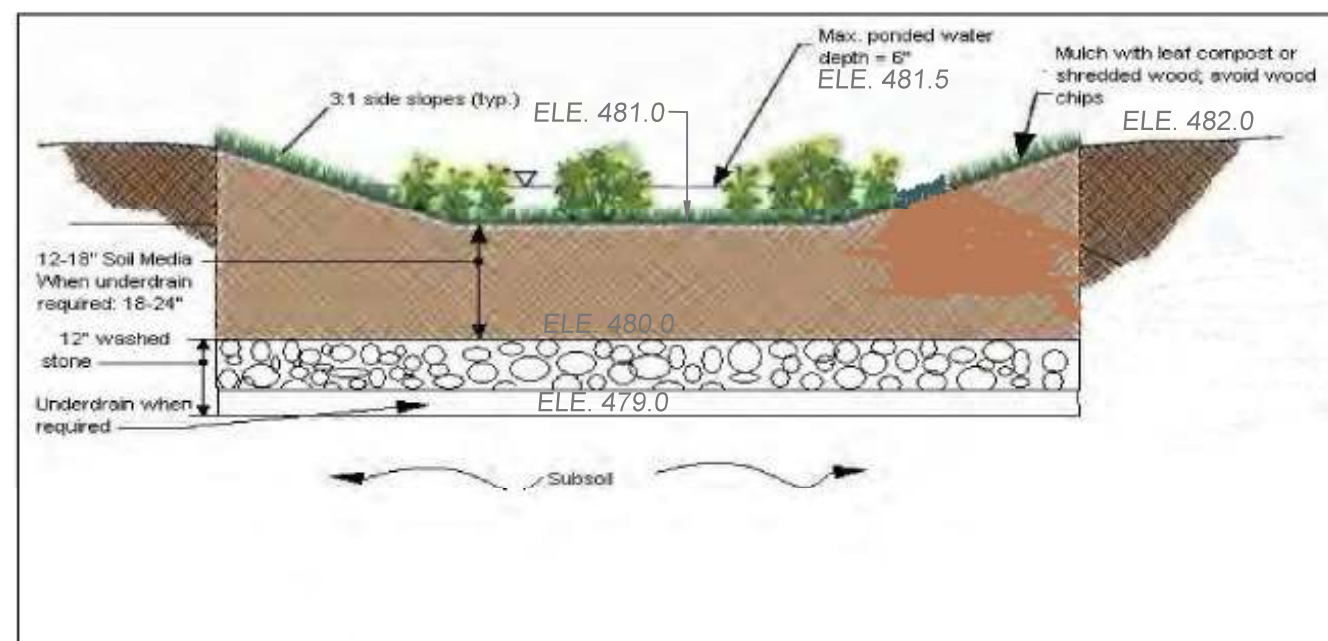
SHADOW BOX FENCE DETAIL
SCALE: N. T. S.



MATERIAL STORAGE DETAIL
SCALE: N. T. S.

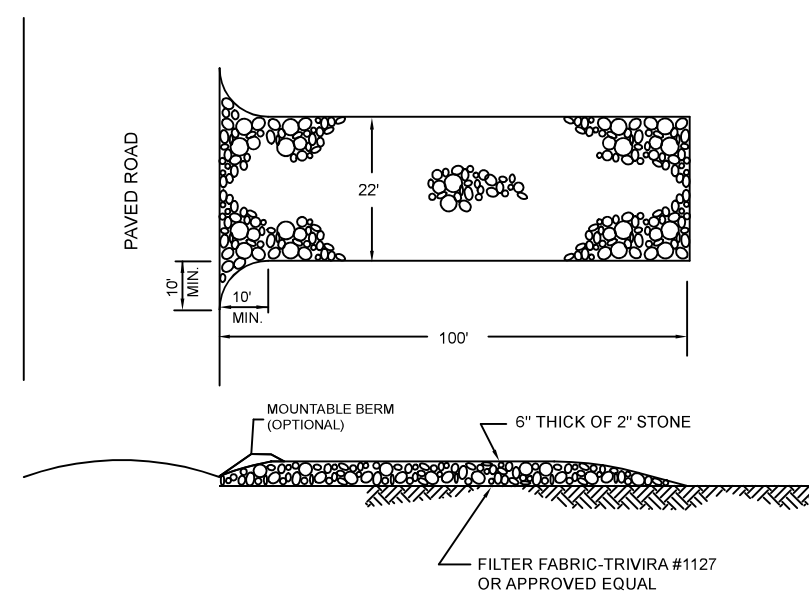
[illegible]

Figure 5.41 Profile of a typical rain garden



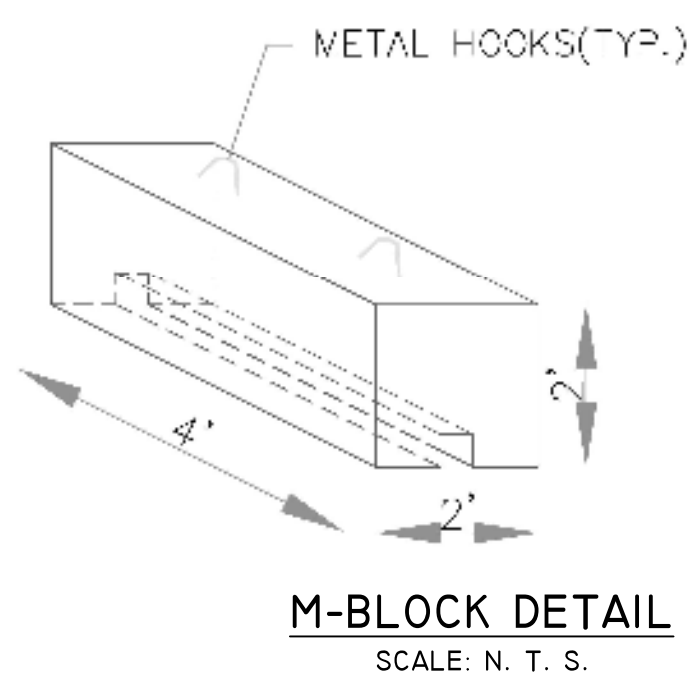
RAIN GARDEN DETAIL

SCALE: N. T. S.



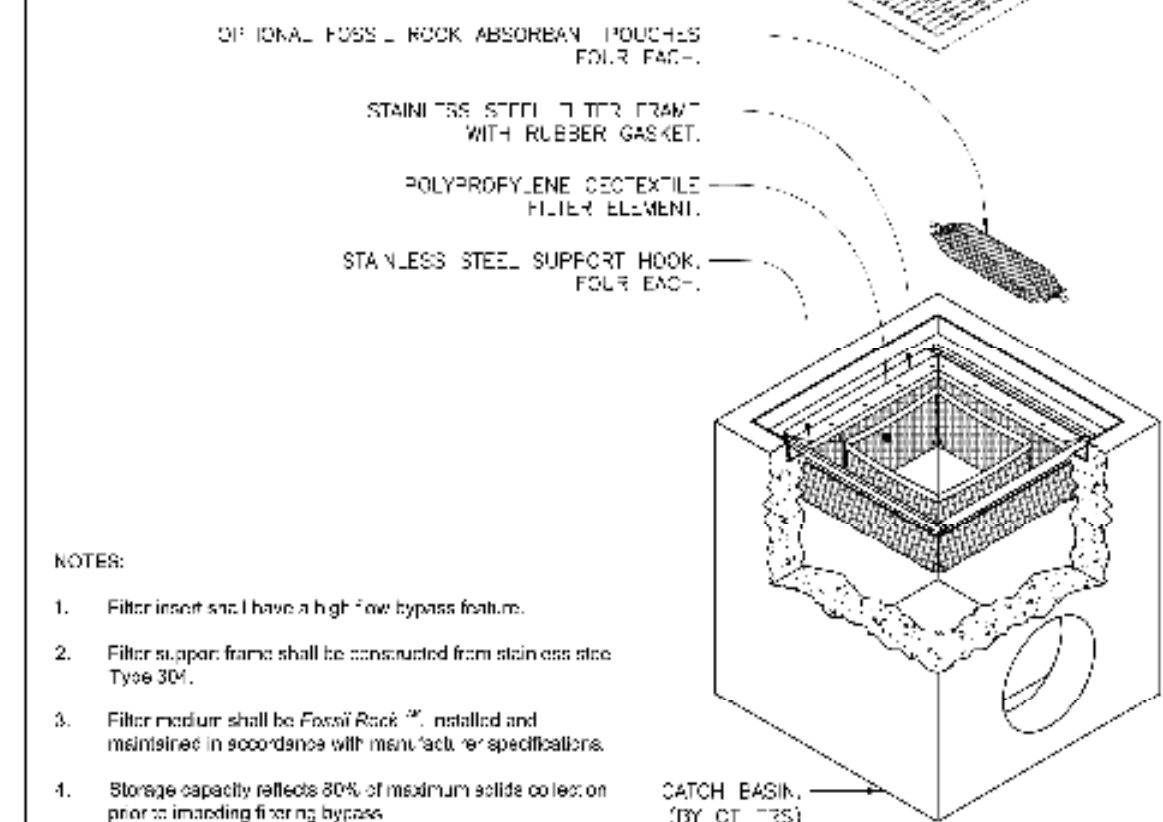
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

1. **CONSTRUCTION SPECIFICATIONS**
2. **STONE SIZE** – USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
3. **LENGTH** – STONE SHALL BE NO LESS THAN 10 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
4. **THICKNESS** – NOT LESS THAN 6 INCHES.
5. **WIDTH** – 12 FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR FEET IF SINGLE DRIVEWAY TO SITE.
6. **FILTER CLOTH** – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
7. **SURFACE WATER** – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTAINABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
8. **MAINTENANCE** – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
9. **WASHING** – WASHING SHALL BE PROVIDED TO STABILIZE MATERIALS WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING
10. **PERIODIC INSPECTION AND NEEDED MAINTENANCE** SHALL BE PROVIDED AFTER EACH RAIN.

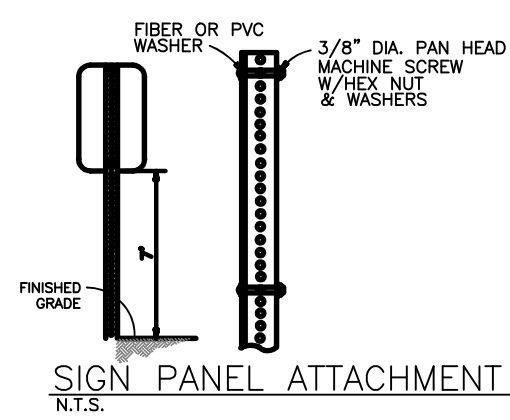
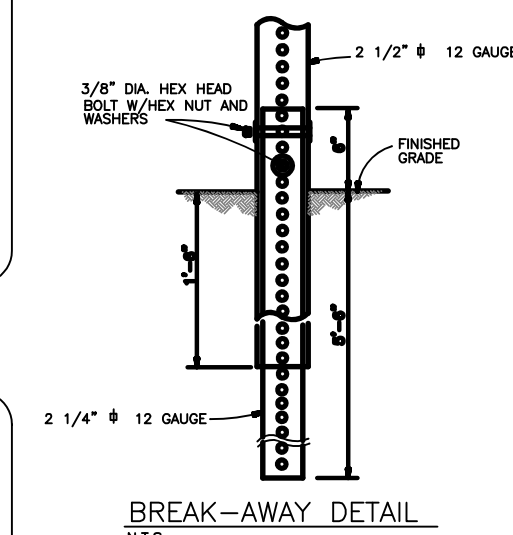


M-BLOCK DETAIL
SCALE: N. T. S.

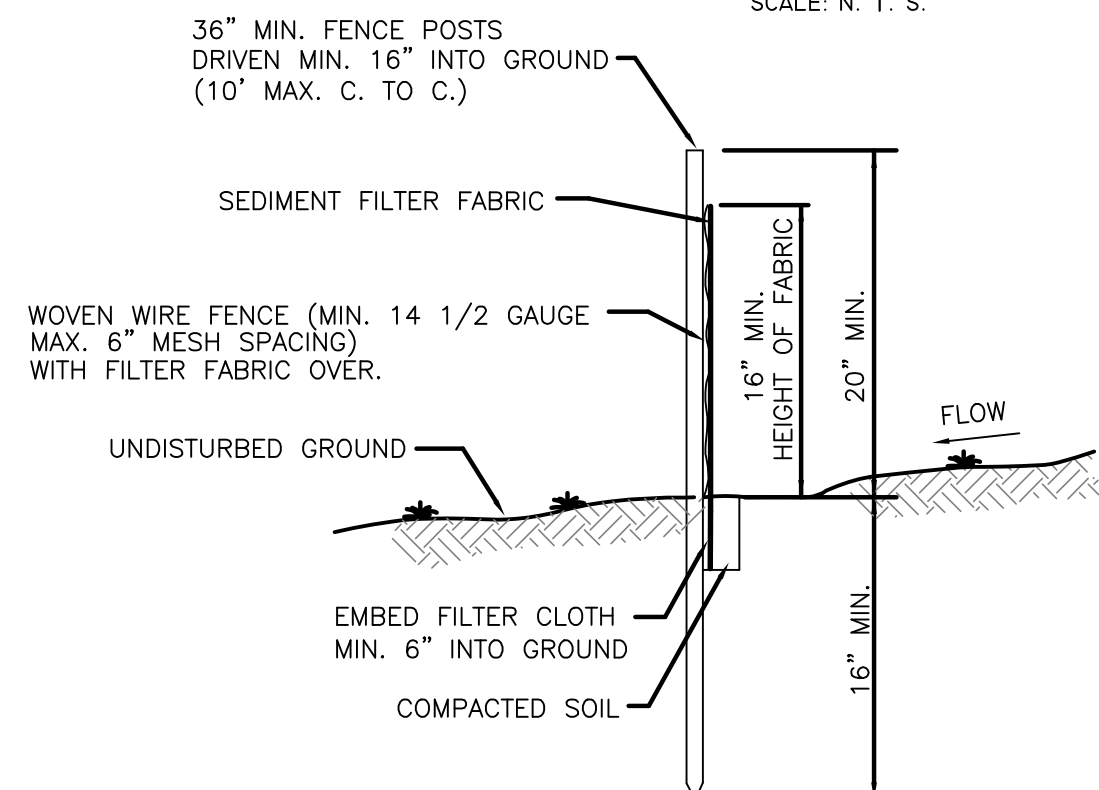
SPECIFIER CHART			
MOB-H	INLET I.D.	GRATE O.C.	COMMENTS
IT-2D	12" X 2"	38" X 10"	GRATED B.I.T
FF-6D	12" X 4"	38" X 34"	GRATED B.I.T
FF-6C	12" X 4"	38" X 25"	GRATED INLET
FF-6A	12" X 4"	38" X 34"	GRATED INLET
FF-30D1C1	18" X 38"	38" X 42"	COMBINATION INLET
FF-6C	12" X 4"	38" X 34"	GRATED INLET
FF-30D3C2	18" X 38"	38" X 42"	COMBINATION INLET
FF-6C	12" X 4"	38" X 34"	GRATED INLET
FF-30D4C2	18" X 38"	38" X 42"	COMBINATION INLET
FF-6C	12" X 4"	38" X 34"	GRATED INLET
FF-30D5C2	18" X 38"	38" X 42"	COMBINATION INLET
FF-30D6C2	18" X 38"	38" X 42"	GRATED B.I.T
FF-30D7C2	18" X 38"	42" X 47"	GRATED B.I.T



- NOTES:
1. Filter insert and frame have a high flow bypass feature.
 2. Filter support frame shall be constructed from stainless steel Type 304.
 3. Filter medium shall be *Facelock®* installed and maintained in accordance with manufacturer specifications.
 4. Storage capacity reflects 80% of maximum solids collected on prior to installing filter on bypass.



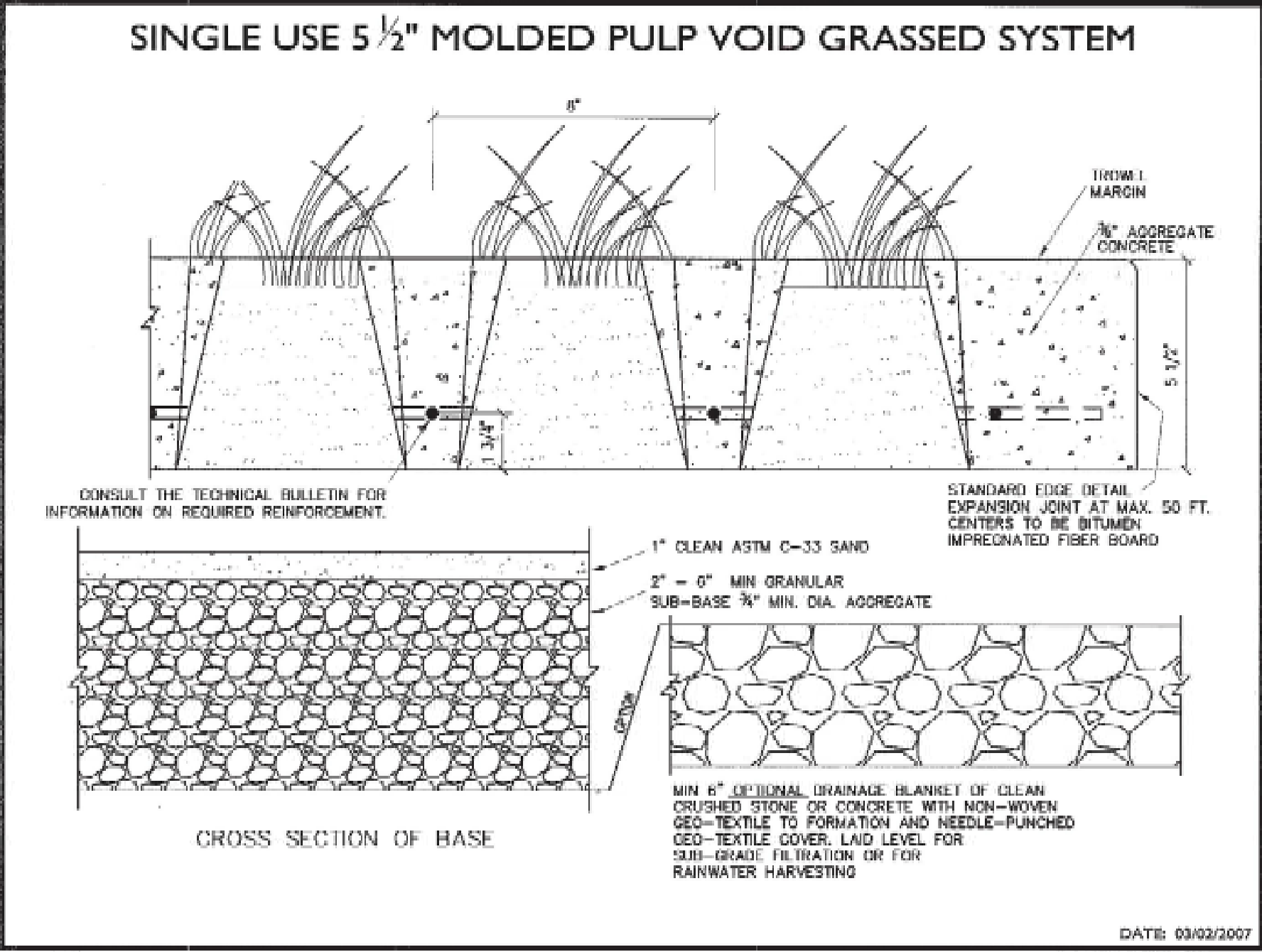
SIGN DETAIL
SCALE: N. T. S.



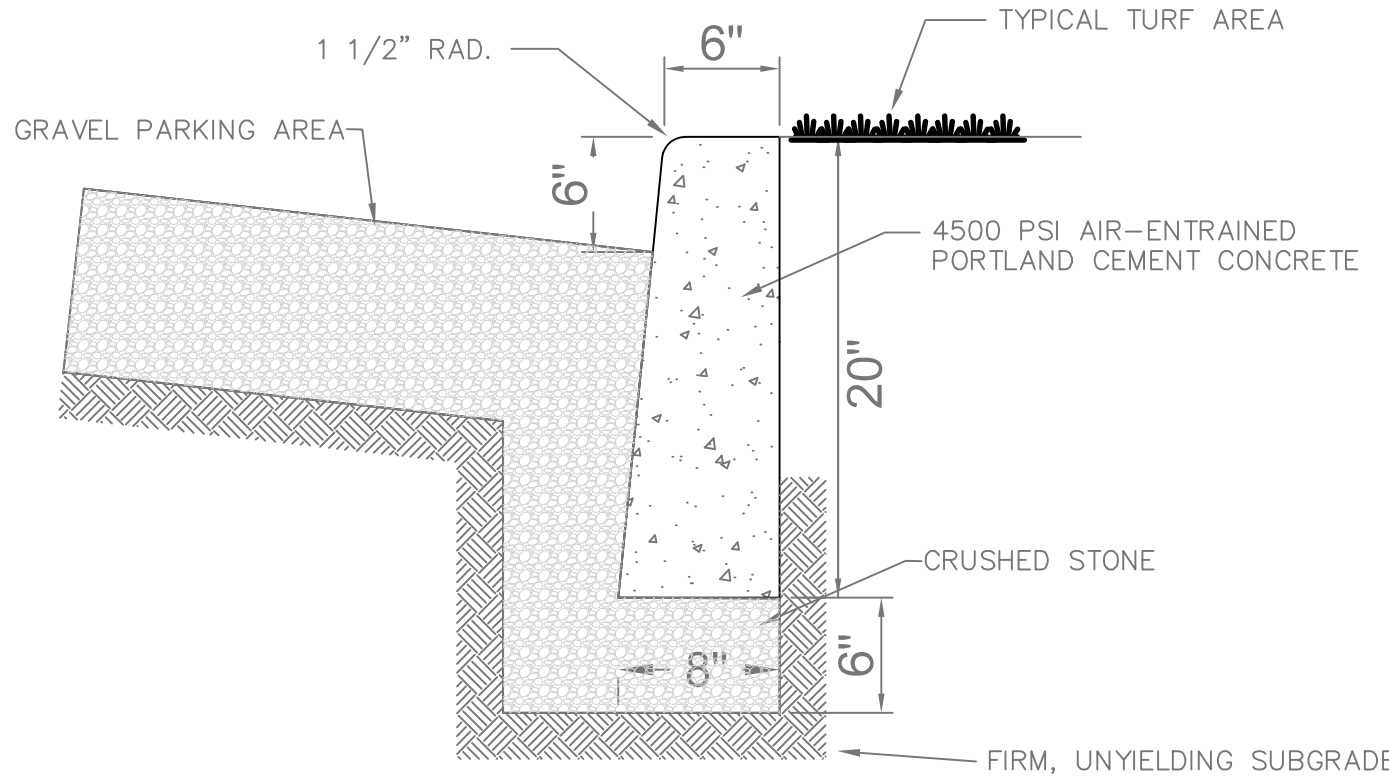
SECTION
SILT FENCE

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 5. POST TO BE STEEL EITHER "1" OR "U" TYPE OR 2" HARWOOD.
 6. FILTER CLOTH TO BE MIRAFI 100X STABILINKA T140N OR APPROVED EQUAL.
 7. PREFABRICATED UNIT – GEOFAB. ENVIROFENCE OR APPROVED EQUAL.

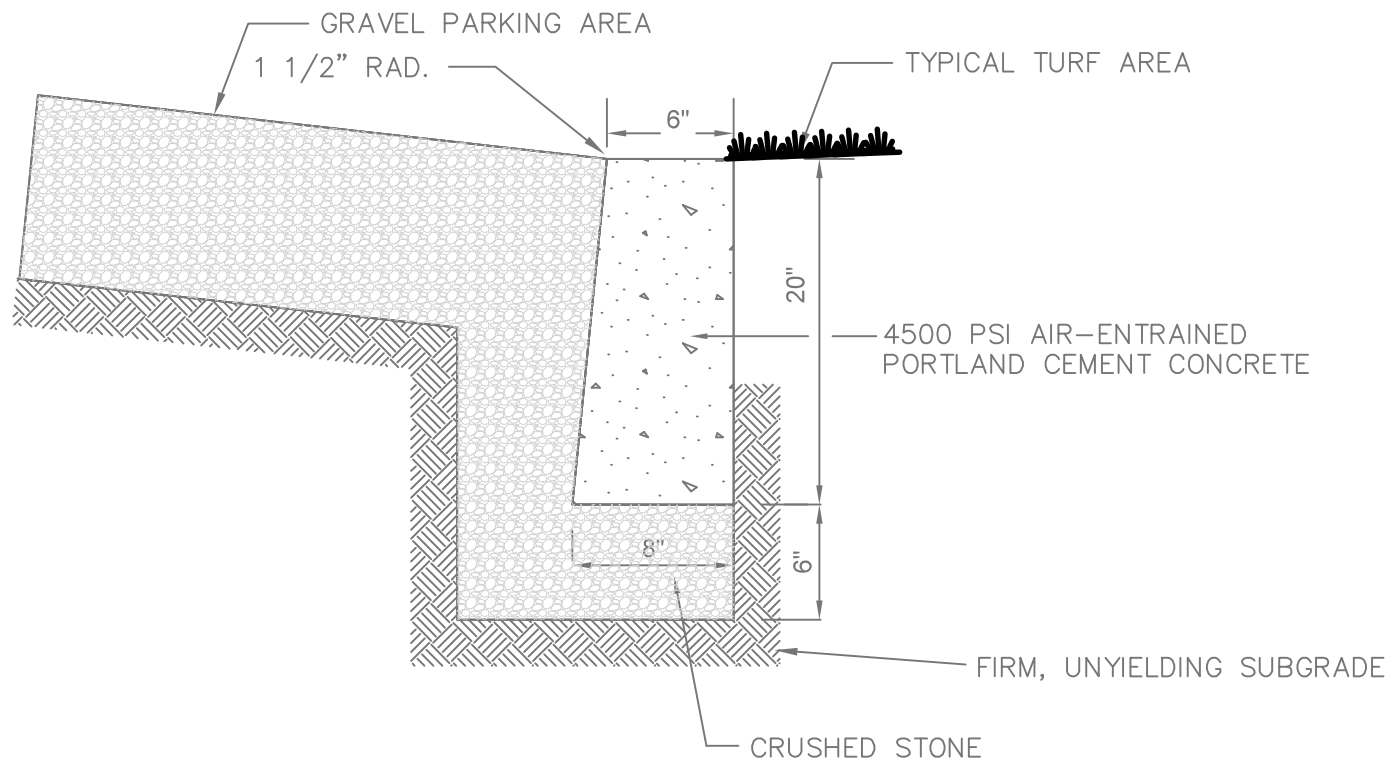
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L 42.13 - 1 - 22 DETAILS FOR IRA WICKES ARBORISTS VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. 55 Brookside Avenue Suffern, NY 10901 Chester, 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			DATE: 12/07/22 DRAWN BY: RB/ILT CHKD BY: RB/ILT JOB No. 4131 SCALE: 1"=20' DWS No. 5 OF 12
<i>Rachel B. Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



GRASSCRETE PERVIOUS PAVEMENT DETAIL
SCALE: N. T. S.

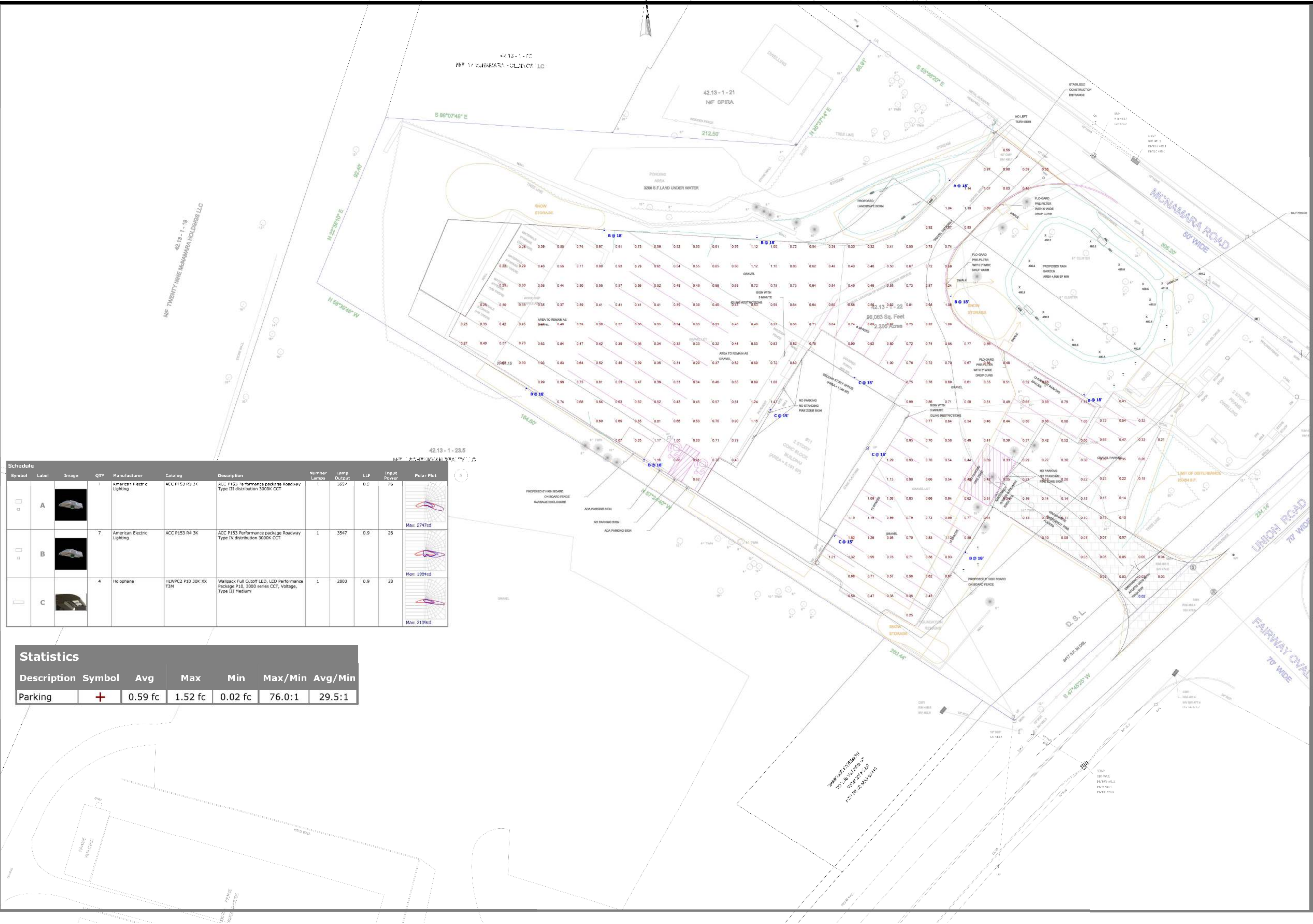


CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE DROP CURB DETAIL
NOT TO SCALE

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
DETAILS			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 01/03/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
55 Brookside Avenue Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 6 OF 65



Schedule											
Symbol	Label	Image	Qty	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		1	American Electric Lighting	ACC P153 R3 3K	ACC P153 Performance package Roadway Type III distribution 3000K CCT	1	3557	0.9	76	 Max: 2747cd
	B		7	American Electric Lighting	ACC P153 R4 3K	ACC P153 Performance package Roadway Type IV distribution 3000K CCT	1	3547	0.9	26	 Max: 1984cd
	C		4	Holoplane	HLWPC2 P10 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	2800	0.9	28	 Max: 2109cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	0.59 fc	1.52 fc	0.02 fc	76.0:1	29.5:1



Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP

Re: IJJ, LLC, dba Ira Wickes, Arborist, 11 McNamara Road
 SBL# 42.14-1-22

Date: January 11, 2024

cc: Matthew Trainor, P.E., Village Engineer
 Frank Brown, Esq., Planning Board Attorney
 Alicia Schultz, Deputy Village Clerk
 John Layne, Building Inspector
 Ira Emanuel, Esq., for the Applicant
 Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- Responses to GML Review, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, Application for Site Plan/Special Permit, for IJJ LLC, dated January 3, 2024.
- Responses to Brooker and NPV memoranda, Village of New Hempstead/John Lange, Wesley Hills Fire Inspector, RC Sewer District #1, RC Center for Environmental Health, and RC Highway Dept.; from CivilTec Engineering + Surveying, dated January 3, 2024.
- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of January 3, 2024, as follows:
 - o 1, Site Plan
 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - o 5, 6, Details
 - o 7, Lighting Plan (by Visual, dated October 11, 2023)

Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant's attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

The 2.21-acre (gross) subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already exists on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

Zoning Comments

1. A ZBA variance will be required for impervious surface ratio as proposed at 0.46.

Planning Comments

2. Regarding comment 2 of our previous memorandum dated May 22, 2023, **we have no problem with the gated emergency access drive connecting the east parking area to Union Road.** We believe this would satisfy the condition of the Court decision without any undue adverse impact to Union Road. The grasscrete installation will provide a lawn appearance and will not add impervious surfaces to the site. **A comment letter was received from the Fire Inspector dated July 10, 2023, and the latest design on sheet 1 of the site plan set indicates it will be 26 feet in width as requested.**
3. Regarding comment 3 of our previous memorandum, we appreciate the gravel removal west of the main driveway and restoration of the stream bank with the installation of the "proposed landscape berm." As requested, the height and plant materials proposed for this berm feature are now indicated on the landscaping plan (sheet 4), and our comment has been resolved.
4. Regarding comment 4 of our previous memorandum, the tree removals required for the construction of the proposed rain garden are now shown, and our comment has been resolved.
5. Regarding comment 5 of our previous memorandum, the proposed removal of five trees to make way for two overnight truck parking spaces, remains on the plans, as requested by the Planning Board. Our comment has been resolved.

GML/SEQRA Comments

6. GML review of the project by the Rockland County Planning Department was required as the site fronts on two County roads. The project application was also circulated to the Village of New Hempstead for their review and comments per GML 239-nn.

A GML review letter was received, dated July 24, 2023. The applicant's attorney has provided responses to comments in a letter dated January 3, 2024. **The applicant has not requested the Planning Board to override any of the GML comments.**

A comment letter from the Village of New Hempstead was received, dated August 1, 2023, prepared by Village Planner John Lange. The applicant's engineer has provided responses to

comments in a letter dated January 3, 2024. **New Hempstead's comments have been addressed, except for the requested traffic study and percolation tests, which have not yet been conducted.**

7. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. At the last Planning Board meeting where this matter was discussed on July 26, 2023, the applicant promised an EAF Part III submittal reviewing the previous neg dec and its supporting background documents and updating any of the supporting documentation that needed new, refreshed information to reflect any changed conditions since 2016. The applicant indicated that a new traffic study will be undertaken, in response to comments from New Hempstead (see comment 6 above). **Please submit a part III SEQRA document as discussed.**

Please let me know if you have any questions or comments regarding this review.

Items Submitted on or about July 21, 2023

- Responses to RC Highway Dept., from Rhonda Smith, CivilTec Engineering + Surveying, dated July 13, 2023.
- Letter from Elizabeth Mello, P.E., Rockland County Center for Environmental Health, dated July 17, 2023.
- Site Plan Set (identical to those submitted in May 2023), 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - o 1, Site Plan
 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - o 5, Details

Items Reviewed for our Previous Memorandum, dated May 22, 2023

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
- Water Quality Assessment, by Environmental Management Ltd., and Geovation Engineering, P.C., dated March 30, 2007.
- Document entitled "Copy of Best Management Plan for preparation and storage of plant health materials, Exhibit 4," with transmittal letter, submitted by James Wickes, dated August 3, 2006 (contains NYSDEC Publication DSHM-PES-05-03 Pesticide Storage Guidelines, with latest revisions August 11, 2005).
- Resolutions 10-16 Negative Declaration, 10-17 Special Permit, and 10-18 Site Plan, of the Planning Board of the Village of Wesley Hills
- Stipulation of Settlement, Justice Court, Village of Wesley Hills, in re: "People of the State of New York v. Ira Wickes Arborist/Ira F. Wickes Jr. and Esther Wickes, signed September 8, 2004.

- Supreme Court of the State of New York, Appellate Division: Second Judicial Department, In the Matter of Neil Marcus, appellant v. Planning Board of the Village of Wesley Hills, et al., Decision and Order, dated November 24, 2021.
- Site Plan Set, 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - o 1, Site Plan
 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - o 5, Details



Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP

Re: IJJ, LLC, dba Ira Wickes, Arborist, 11 McNamara Road
SBL# 42.14-1-22

Date: May 22, 2023

cc: Matthew Trainor, P.E., Village Engineer
Frank Brown, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Ira Emanuel, Esq., for the Applicant
Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
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- Resolutions 10-16 Negative Declaration, 10-17 Special Permit, and 10-18 Site Plan, of the Planning Board of the Village of Wesley Hills
- Stipulation of Settlement, Justice Court, Village of Wesley Hills, in re: "People of the State of New York v. Ira Wickes Arborist/Ira F. Wickes Jr. and Esther Wickes, signed September 8, 2004.
- Supreme Court of the State of New York, Appellate Division: Second Judicial Department, In the Matter of Neil Marcus, appellant v. Planning Board of the Village of Wesley Hills, et al., Decision and Order, dated November 24, 2021.
- Site Plan Set, 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - o 1, Site Plan
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 - o 5, Details

Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant's attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

The 2.21-acre subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already existing on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off of Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

A aerial photograph of the site (from Google Maps, 2023) is shown below for reference.



Zoning Comments

1. A ZBA variance will be required for impervious surface ratio as proposed at 0.46.

Planning Comments

2. We have no problem with the gated emergency access drive connecting the east parking area to Union Road. We believe this would satisfy the condition of the Court decision without any undue adverse impact to Union Road. The grasscrete installation will provide a lawn appearance and will not add impervious surfaces to the site.
3. We appreciate the gravel removal west of the main driveway and restoration of the stream bank with the installation of the "proposed landscape berm." Please provide details of the height and plant materials proposed for this berm feature as part of the landscape plan (which were not included on sheet 3).
4. We note that on sheet 3 a rain garden is proposed east of the main driveway. We note that on existing conditions sheet 4, about a dozen large trees (including one 24" and one 16") are located within this rain garden area but are not shown as "to be removed." Typically when a rain garden is constructed, and underdrain system must be installed, which would require the clearing of all existing vegetation. Please clarify what will happen to the large existing trees if a rain garden is installed in this area indicated.
5. We note that in the northeast area of the Arborist parking lot (closest to the existing dwelling), the removal of five trees (two are 14" diameter) is proposed, to make way for two overnight truck parking spaces. Could these not be placed on an already cleared and disturbed part of the site? Please provide additional information on the parking demand for the various types of vehicles proposed to be parked on the site. Are 29 automobile parking spaces needed? Are truck parking spaces needed? Please consider whether the gravel parking area expansion proposed, as compared to the existing gravel area, is necessary for the proposed operations. If proposed additional parking can be reduced, it will lessen the size of the ZBA variance need for the impervious surfaces ratio.

GML/SEQRA Comments

6. GML review of the project by the Rockland County Planning Department will be needed as the site fronts on two County roads. The project application must be circulated to the Village of New Hempstead for their review and comments per GML 239-nn.
7. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. We will defer to the opinion of the Planning Board Attorney regarding how re-affirming this Negative Declaration should be handled, given the Court's holding in this case.

Please let me know if you have any questions or comments regarding this review.

STATE ENVIRONMENTAL QUALITY REVIEW NOTICE OF INTENT TO BECOME LEAD AGENCY

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Village of Wesley Hills hereby indicates its intent to assume Lead Agency status for the below-referenced project.

Involved Agencies objecting to the Village of Wesley Hills assuming Lead Agency status for this action must inform the Board in writing within 30 days at the address below:

Contact Person: Vera Brown, Chairman
Village Hall
432 Route 306
Wesley Hills, NY 10952
(845) 354-0400

Title of Action: IJJ LLC d/b/a Wickes/Arborists
Site Plan & Special Permit Application for Existing Operation

Date: July 26, 2023

SEQR Status: Unlisted

Description of Action:

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%).

The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already exist on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off of Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

Location: The 2.21-acre subject lot is located in the R-35 District at 11 McNamara Road, at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80).

Application and Background Documents

The application and background documents may be found at this link:

<https://bit.ly/3qbx3XW>

If paper copies are preferred, please contact the Village of Wesley Hills Building Department, Alicia Schultz, at (845) 354-0400 or buildingdept@wesleyhills.org

Involved Agency Circulation: This notice is being sent to the following Involved Agencies:

Variances

Wesley Hills Zoning Board of Appeals
Village Hall
432 Route 306
Wesley Hills, NY 10952

Sewer Hookups, Water Hookups, Road Opening

Town of Ramapo DPW/Highway Department
16 Pioneer Avenue
Tallman, NY 10982

Sewer Hookups

Rockland County Sewer District #1
4 Route 340
Orangeburg, NY 10962

Sewer Extension, Mosquito Control

Rockland County Health Dept
Robert L. Yeager Health Center
50 Sanatorium Rd, Bldg D
Pomona, NY 10970

Driveway

Rockland County Highway Department
23 New Hempstead Road
New City, NY 10956

Interested Agency Circulation: This notice is being sent to the following Interested Agencies:

Rockland County Department of Planning
50 Sanatorium Road, Building T
Pomona, NY 10970

Rockland County Drainage Agency
23 New Hempstead Road
New City, New York 10956

Fire Inspector, Village of Wesley Hills
432 Route 306
Wesley Hills, New York 10952-1221



RECEIVED

AUG - 4 2023

The Village of New Hempstead **VILLAGE OF WESLEY HILLS**
The Planning Board

108 Old Schoolhouse Rd. • New City, NY 10956
• (845) 354-8100 • FAX (845) 354-7121 •

8/1/2023

VILLAGE OF WESLEY HILLS
432 ROUTE 306
WESLEY HILLS, NY 10952

RE: GML RESPONSE-11 MCNAMARA RD.-42.13-1-22

Dear Board Members,

The Village of New Hempstead has reviewed the above referenced proposal. Attached please find the comments provided by the Village Planner, John Lange with Lange Planning and Consulting.

Thank you for providing us with the opportunity to respond to this project. Please keep us informed of all developments in this project.

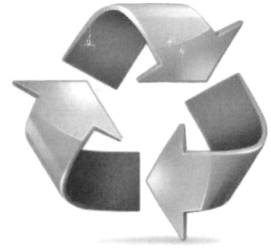
All the best,

Allison Weinraub
Village Clerk-Treasurer

108 Old Schoolhouse Rd. • New City, NY 10956
• (845) 354-8100 • FAX (845) 354-7121 •

Lange Planning and Consulting

Land Use, Environment, & Sustainability Planning



Date: July 31, 2023

To: Mayor Abe Sicker
 CC: Mr. Mel Poliakoff - Planning Board Chairman,
 Village of New Hempstead

Ref: Ira Wickes Arborist - Special Permit Application

Mayor and Chairman,

As requested, this office has reviewed the following documents as a basis for preparing this review letter. This is in response to the Rockland Count GML letter which noted that the Village should review the proposal for impacts to community character, traffic, water quality and quantity, drainage, stormwater and sanitary sewer service. The documents are:

1. July 24th 2023 GML review letter from the Rockland County Planning Department
2. Set of Plans dated July 18th 2023 consisting of 5 sheets from CivilTech Engineering
3. A short form EAF dated November 22, 2022 from CivilTech Engineering
4. A project narrative from Ira Emanuel dated March 16, 2023 consisting of 8 pages
5. A Stormwater Summary dated December 2022 prepared by CivilTec Engineering

General Comments:

The site is located on 2.2 acres in an R-35 zone. It borders two county roads, MacNamara Road and New Hempstead Road. The current application is the result of changes from existing law suits and Village changes to the Special Permit

Environmental Comments:

The narrative provided noted that a full EAF form was provided. However, only a short form (3 page) EAF was provided. Although the County GML asked for the Village of New Hempstead to review the impact of traffic, no traffic information was provided.

The narrative noted that this operation has been in existence since 1972. It noted that despite planning approval from the Town of Ramapo, the use has never been a legally permitted use. As such a stipulation agreement between the Wickes Family and the Village Board was created which the Village Board would "consider" the adoption of an amendment to the Zoning Law which permitted arborist services, landscape services and wholesale nurseries in the Village. The amendment, Local Law 3 of 2006 was adopted on June 13, 2006. The special permit conditions listed on the plans included the following:

Lange Planning and Consulting
 1511 Yellow Sand Lane, Odenton Md. 21113

SPECIAL PERMIT NOTES (CONDENSED):

1. OVERNIGHT PARKING LIMITED TO NOT MORE THAN
7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
2. NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
3. NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES
4. NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES
5. OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY: 7:00AM TO 6:30PM MONDAY THROUGH FRIDAY
8:00AM TO 3:30PM SATURDAY
CLOSED SUNDAY
OFFICE: 7:00AM TO 8:30PM MONDAY THROUGH FRIDAY
8:00AM TO 5:00PM SATURDAY
CLOSED SUNDAY
6. COMMERCIAL TRUCKS AND OTHER EQUIPMENT MAY BE STARTED
OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM
OUT OF DOORS BETWEEN APR 16 AND OCT 31 NOT BEFORE 8:00AM
INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
7. EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS

A review of the Rockland County GIS aerial and the Google Earth aerial of the site noted the following:

1. A large frontend loader
2. A second earth moving machine
3. Fourteen other trucks of various sizes
4. Existing site has no hard surface pavement
5. Existing site has no curbs
6. Existing site has access only to McNamara Road.

Evidence of these conditions is presented below:

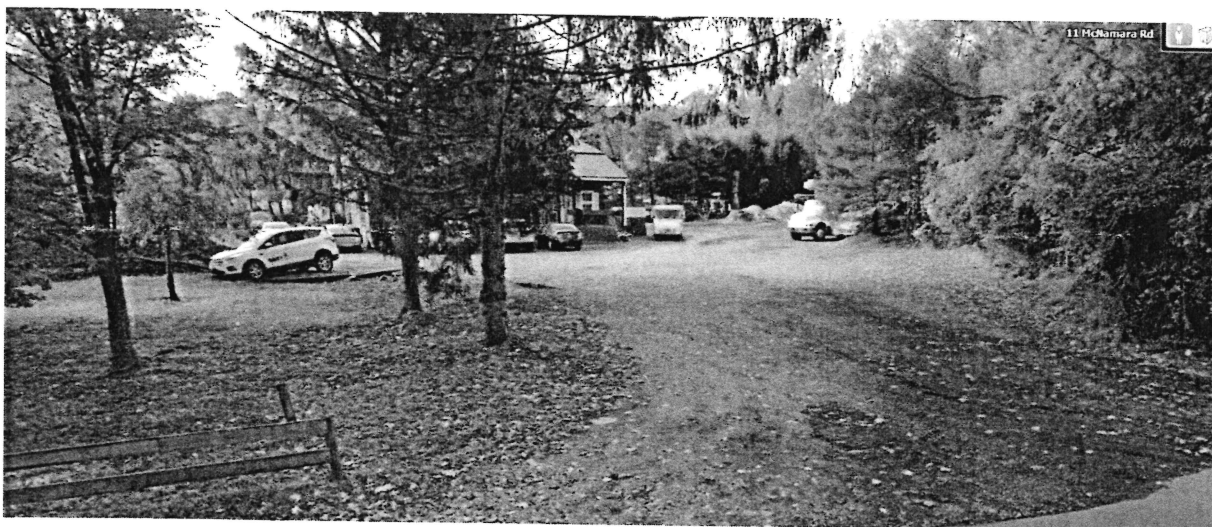


Figure 1 - Site entrance on McNamara Road



Figure 2 - Existing Conditions Google Earth Aerial

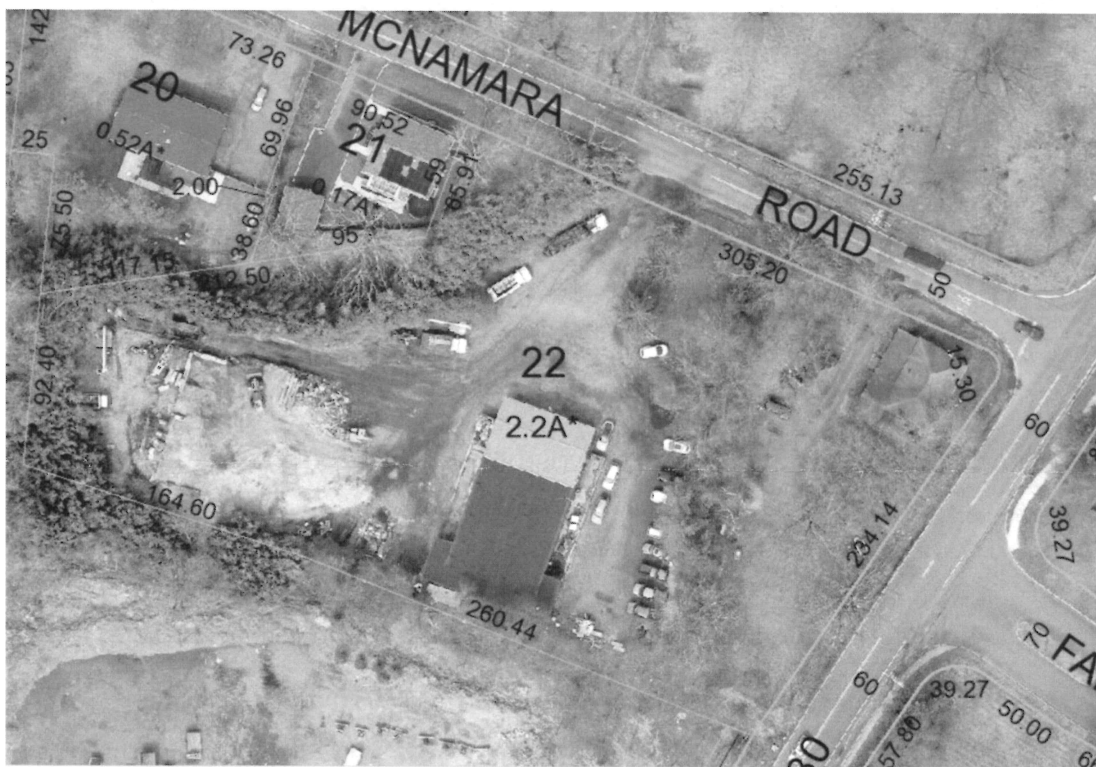


Figure 3 - RCPD Aerial showing heavy earth moving equipment



Figure 4 - Intersection of New Hempstead Road and McNamara Road – Note heavy traffic on New Hempstead

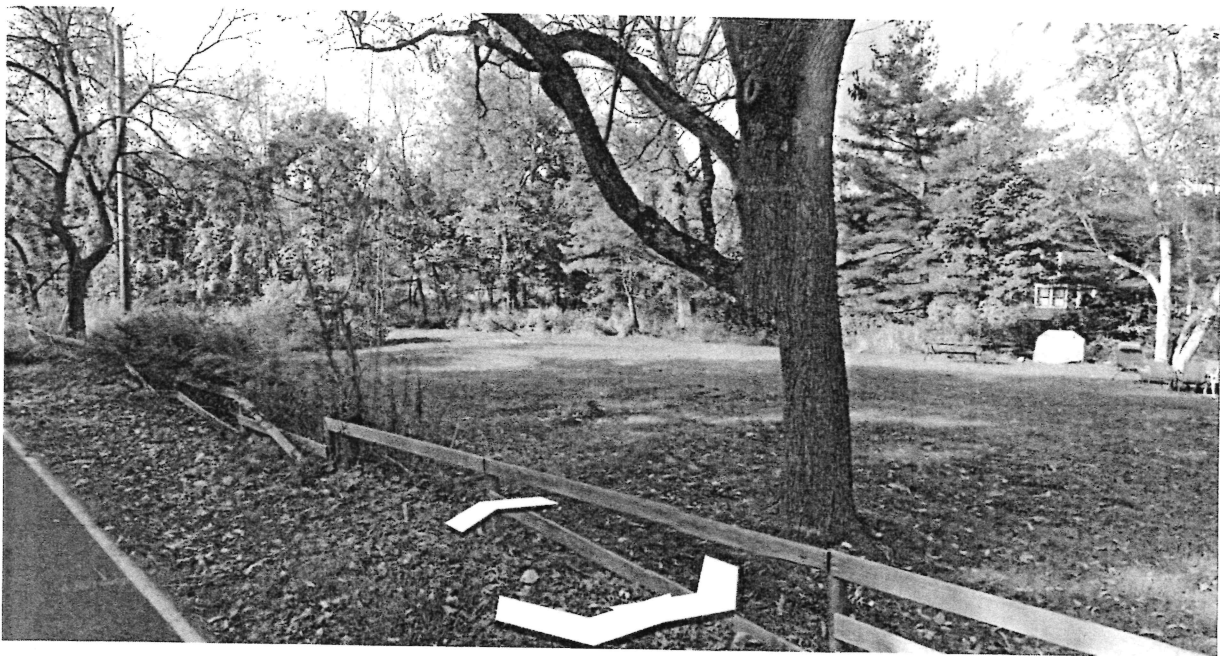


Figure 5 - No access from New Hempstead Road

Based upon this office's review of all of the documents provided LPC offers the following comments:

1. Traffic needs to be assessed with the number of daily vehicles projected and the impacts on the county roads determined. I could not find any information regarding ingress and egress trips or peak rates.
2. Did the design for the rain garden include percolation tests or was it based on theoretical constructs. I would recommend percolation tests to be completed

3. The emergency access should align with Fairway Oval on New Hempstead Road for better traffic flow.
4. Did Rockland County Department of Highways comment on the emergency access connection?
5. Although the plans show lines demarking parking spaces, gravel surfaces will not preserve the lines. How will the spaces be maintained?
6. The concept of gravel as the travel way surface is not ideal. Did the Village consider more permanent paving? Permanent curbs are proposed.
7. The use of gravel as the surface for mixing and moving materials seems inappropriate as it will not last, nor will it maintain drainage under active conditions.
8. It appears that the rain garden will be draining a significant area as the elevation for the property all show a slope forward to the rain garden. The distance exceeds 100 linear feet or runoff. Will this small rain garden be sufficient?
9. No details were provided for the proposed landscaping berm; the elevation is lower than the nearby 486 contour line.
10. As mentioned in the narrative, granting of this special permit will travel with the property. Is this what the Village of Wesley Hills desires as the long term (forever) use of the property? It appears to me that an interim solution rather than a permanent solution might be a better alternative.

Should you have any questions regarding any of these comments, please do not hesitate to contact me.

Kind regards,



John F. Lange

Village Planning Consultant

PLANNING BOARD
 Village of Wesley Hills
 Rockland County, New York

Resolution# 23-30

WICKES ARBORISTS SPECIAL PERMIT & SITE PLAN

WHEREAS, Rockland Tree Expert, Inc. d/b/a Ira Wickes, Arborist made application for approval of a special permit and a site plan for the use of premises located on the southerly side of McNamara Road and the westerly side of Union Road known as 11 McNamara Road and designated on the Town of Ramapo Tax Map as Section 42.13, Block 1, Lot 22 as an arborist service in or about 2006; and

WHEREAS, on May 26, 2010, this Board granted said application; and

WHEREAS, judicial review of this Board's grant of approvals was sought, resulting in a decision by the Appellate Division, Second Department annulling the said approvals (Matter of Marcus v. Plannina Board of the Villaae of Wesley Hills, Case Nos. 2017-05963 and 2017-12184); and

WHEREAS, the Appellate Division in said decision remitted the matter to this Board with a directive to issue new determinations denying the said applications for the reasons set forth in its decision;

NOW, THEREFORE, BE IT RESOLVED, that such previous application of Rockland Tree Expert, Inc. d/b/a Ira Wickes, Arborist for approval *Of* a special permit and site plan heretofore made as set forth above is hereby denied for the following reasons, as determined by the Appellate Division: (1) failure to provide actual access to a second major road as a consequence of incorrectly deciding that potential practical access to a second major road was sufficient to satisfy the requirement of the Zoning Law for practical access thereto, and (2) having an impervious surface ratio greater than the maximum ratio permitted by the Zoning Law; and

BE IT FURTHER RESOLVED, that nothing herein shall be deemed to prevent the applicant from reapplying for said approvals of

revised plans that are consistent with the decision of the Appellate Division.

Dated: August 30, 2023



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
 New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

January 3, 2024

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

Re: Rockland Tree Experts Co., Inc., d/b/a Ira Wickes/Arborists

Dear Members:

We represent the applicant in the above matter, which seeks approval of a site plan and special permit to continue an arborist/landscaping service at the subject site. The Rockland County Planning Department issued a GML review dated July 24, 2023, which recommended modifications to the project. The review was triggered by the site's proximity to two County roads (Union Rd/New Hempstead Rd and McNamara Rd) and the Village of New Hempstead.

The applicant's responses follow.

1 Special permit uses are, by definition, subject to a higher standard of review than as-of-right uses. The Village shall be satisfied that the arborist service, landscape surface, and wholesale nursery complies with the general standards for special permit uses outlined in Section 230-22, as well as the individual standards and requirements listed in Section 230-26N.

The applicant's narrative addresses the special permit requirements.

2 Section 230-26N(2) requires the proposed use to have frontage on, and practical access to, two major roads. Standard access to the site is via McNamara road and emergency access will be provided from Union Road. Since "practical access" is not defined in the Village Code, the Planning Board shall be assured that this requirement is met for the site.

Comment noted.

3 Section 230-26N(12) prohibits the grinding or chipping of trees, branches, and stumps; preparation of mulch or other material resulting from the decomposition of organic material; storage of mulch produced elsewhere except in compartments and areas expressly designated for such storage and in amounts in compliance with Subsection N(6); and the on-site retail sale of plants or other materials. The project narrative states

the site complies with the first three restrictions, but does not address the retail sale of plants and other materials. The Planning Board shall be assured that no on-site sales of these materials will occur.

There will be no on-site retail sales.

4 Section 230-26N(13) states that the applicant must demonstrate that the proposed activities will not result in a degradation of surface water or groundwater quality by the submission of a water quality assessment. The project narrative indicates the assessment was prepared in January 2005. The Planning Board shall determine whether this is sufficient, or if a new one must be prepared since over 15 years have passed since the previous assessment was prepared.

Comment noted.

5 The applicant shall satisfactorily address the comments made by the Rockland County Highway Department in their letter dated June 13, 2023.

The applicant responded to the Rockland County Highway Department by letter dated July 17, 2023 (copy attached). The applicant will continue to work with the Department to resolve differences.

6 As per their letter dated July 17, 2023, application is to be made to the Rockland County Department of Health for review of the stormwater management system to ensure compliance with the County Mosquito Code.

Agreed.

7 The Village of New Hempstead is one of the reasons this proposal was referred to this department for review. The municipal boundary is along the northern and eastern property lines of the site. New York State General Municipal Law states that the purposes of Sections 239-I, 239-m and 239-n shall be to bring pertinent inter-community and county-wide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations with respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards to predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner which is supportive of the goals and objectives of the general area.

The Village of New Hempstead must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage,

stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Village of New Hempstead must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

Comment noted. The Village of New Hempstead submitted comments in a letter dated August 1, 2023.

8 Section 230-26N(7) of the Village's zoning regulations states "The preparation of all plant health materials shall be conducted in an environmentally safe manner on the premises in accordance with all other relevant laws and regulations." The application, storage, or sale of pesticides requires licenses from the New York State Department of Environmental Conservation (NYSDEC). More information can be found at <https://www.dec.ny.gov/permits/96354.html> and <https://www.dec.ny.gov/regulations/8527.html>. The Village must be assured that all necessary licenses from the NYSDEC have been obtained if any pesticides are to be used, stored, or sold on the site.

The applicant possesses all necessary NYSDEC licenses for storage of pesticides on-site (copies attached). No pesticides are sold or applied on-site.

9 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Erosion and Sediment Control.

Comment noted.

10 There shall be no net increase in the peak rate of discharge from the site at all design points.

The applicant has submitted drainage calculations showing compliance with this standard.

11 A total of 28 standard parking spaces are proposed, with one accessible space included. As required by the Americans with Disabilities Act (ADA), parking areas with 26 - 50 spaces must provide at least two accessible spaces, one of which must be van-accessible. An additional accessible space must be provided to comply with ADA standards.

An additional accessible parking space has been added to the right of the existing proposed space near the southwestern corner of the building.

12 Areas designated for snow removal must be clearly delineated on the site plan and in the field so that the plow drivers will know where to place the snow piles. Providing specific locations on the site for the snow piles will reduce the loss of available parking spaces meant to be used by employees. In addition, this will help to protect the proposed landscaping from damage due to the weight of the snow and salt intrusion.

Snow storage has been shown in three locations: in the western portion of the site, adjacent to the materials storage bins and opposite the building entrance, and at the southeastern corner of the site.

13 The garbage enclosure to the west of the accessible space appears to encroach into the southernmost truck space. The enclosure must be relocated, or the truck spaces redesigned, so that there are no conflicts.

The garbage enclosure has been redesigned to eliminate any conflicts.

14 No SEQRA documentation was provided with this application. When our department reviewed the site plan and special permit in February 2010, a Full Environmental Assessment Form was submitted. Updated SEQRA documents must be submitted.

A short EAF was submitted with the initial application materials. As the action is an Unlisted action under SEQRA, a short EAF is acceptable.

15 The project narrative references several sections of the Village Zoning Code, such as Sections 4.3.7 and 6.9.16. This is a former version of the Code and it is no longer structured in this manner. The Zoning Code is now Chapter 230 of the Village Code. The project narrative must be corrected to reference the current Code.

Subsequent versions of the narrative will refer to new code numbers. The substance of the code sections cited has not changed.

16 No lighting plan was provided. If any new lighting is proposed, a lighting plan shall be submitted that demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

No new lighting is proposed.

17 If any new signage is proposed, it must be shown on the site plan and conform to Section 230-26N(11). If any variances are required for the signage, we request the opportunity to review them, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

Comment noted.

18 We request the opportunity to review any variances that may be needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

Comment noted.

19 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

Comment noted.

20 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Comment noted.

21 The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The board may have already addressed this point or may disregard it without any formal vote under the GML process:

21.1 Section 230-17B of the Village Code, as posted online at ecode360.com, indicates arborist services, landscape services, and/or wholesale nurseries are a permitted special permit use in the R-50, R-20, and R-15 zoning districts, but not the R-35 zoning district. This shall be corrected.

The applicant has no control over the content of online code postings by or on behalf of the Village. This is an internal Village administration matter.

Very truly yours,
EMANUEL LAW P.C.



By: _____
Ira M. Emanuel, Esq.

Cc: Client



BROOKER ENGINEERING
a division of Weston & SampsonSM

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

January 19, 2024

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

Attn: Alicia Shultz, Planning Board Secretary

Re: Wickes Arborists – 11 McNamara Road
Site Plan & Special Permit Review

Dear Chairperson Brown and Planning Board Members,

Our office has reviewed the recent Planning Board submission package for the above-referenced project which includes the following documents:

- Response letter, dated January 3, 2024, prepared by Emanuel Law P.C. regarding RC GML review comments
- Site Plan set entitled "Site Plan for Ira Wickes Arborists, last dated 1/03/24, prepared by CivilTec Engineering & Surveying PC.
- Response letter, dated 1/03/24 from Civil Tec. .

Our office offers the following comments:

Site Plan

1. Special Permit notes are provided in a condensed format. We defer to the Planning Board Attorney if this is an acceptable format. Expanded info does not appear on the latest plan set submission. *This remains to be addressed.*
2. Existing material storage containment areas appear not to be in conformance with the Village code. Four 100 cubic yard containers are depicted on the plans and described in the narrative. Code allows a maximum of 25 CY for stone/gravel per container and 50 CY per container for other materials. The applicant has stated this was allowed per the Stipulation of Settlement.
3. The ADA accessible route shall be shown. The applicant notes concrete pavement is proposed. *The limits shall be shown on the plan. The access door shall be shown on the plan.*
4. Further information is requested for the intended method of parking space delineation. Striping paint may not be suitable for permanent markings on a gravel surface. *The applicant states line striping is not proposed, but will be monitored.*
5. *Proposed concrete curb limits have been shown around the rain garden to channel stormwater flows into the same for pre-treatment through the Flow-Gurad catch basin system.*
6. Discussion is requested for the parking and material storage area to the southwest in regard to sufficient traffic maneuverability. Conflicts may exist for 'heavy duty' and 'very heavy duty'

trucks. *The applicant states the logistics of the internal day to day operation will be managed on site.*

7. Our office defers to the Building Inspector / ZBA if minor driveway modifications triggers requirements of 230-34-C for a blacktop or comparable surface for at least 50 feet from the right-of-way on McNamara Road. *This remains to be addressed.*
8. Various site plan elements appear to be absent from the previously approved site plan, including but not limited to:
 - a. "No left turn for trucks" signage- *remains to be provided.*
 - b. Fire zone signage – *remains to be provided.*
 - c. Proposed fence limits – *shown on plan.*
 - d. Block wall adjustments (or note current heights) – *remains to be provided.*
 - e. Lighting Plan – *has been provided.*

A thorough review shall be performed to confirm all previously approved site plan elements have been incorporated to the new plans.

Grading, Drainage, Utilities Plan

9. Grading detail is limited. Additional spot grades and contours shall be provided to demonstrate:
 - a. Maximum pitch of 2% at ADA spaces is achieved. *This remains to be provided.*
 - b. Positive discharge to catch basins/flo-gard prefilters. *Spot elevations have been provided.*
10. Additional drop curbs appear necessary to accommodate proposed configuration of catch basins/flo-gard prefilters. Outlet of catch basin to be clarified. Detail suggests a piped overflow is needed. Grading/inverts to be confirmed. *Outfall of overflow remains to be addressed.*
11. It is unclear why a catch/basin/flo-gard is not provided for the northern most curb cut near the entrance of McNamara. *This has now been addressed.*
12. The discharge point for the underdrain system and domed overflow riser are absent from the plan. Overflow invert, underdrain invert, and discharge location & invert shall be provided. *Soil testing is required to finalize the design parameters of the rain garden.*

Landscaping & Erosion Control Plan

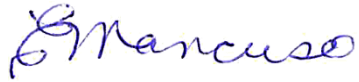
13. Various landscaping plan elements appear to be absent from the previously approved site plan, including but not limited to:
 - a. Raised bed planting schedule – *has been provided.*
 - b. Bamboo Plantings (show existing and proposed limits if necessary) *remains to be clarified.*
 - c. Trees to be relocated – *have been shown.*
 - d. Rain garden planting schedule – *is provided but is not legible. Clarity needed.*
14. *The approximate disturbance area has been noted as 27,297 SF, thus under 1 acre.*

Details

15. *Grass-crete detail/cross section has been provided.*
16. Range of rain garden soil media/stone depths to be removed and replaced with actual design depths. Elevations to be indicated on detail including domed riser, top of bank, mulch, soil

media, stone, and underdrain inverts. *The rain garden remains to be fully designed based upon soil test results.*

Sincerely,



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

Y:\VILLAGES\WH Wesley Hills\WH0013 Wickes\2023\2024-01-19PB.docx

WICKES ABORIST
TRAFFIC IMPACT STUDY
VILLAGE OF NEW HEMPSTEAD, NY

February 12, 2024

Prepared By:
Harry Baker & Associates
190 Old Colony Road
Hyannis, Ma 02601

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6. TRIP DISTRIBUTION
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8. 2025 BUILD 4:00 PM TO 5:00 PM PEAK HOUR TRAFFIC

INTRODUCTION

Wickes Arborist is located on McNamara Road in the Village of Wesley Hills. The site is located in an R-35 zone with a lot size of 2.2 acres. Located near the southerly border of the property is a two-story concrete block building having a gross square footage of 6,321 sq. ft. In this building are offices, workspace, storage, and truck and trailer parking. The parking lot is constructed with gravel and the access is from McNamara Road. There is also a two-family home located in the northeasterly corner with accessory structures.

The current site plan has been revised from the 2010 plan that was submitted and approved by the Village's Planning Board. We have added emergency access to Union Road. The site will now have two access points in compliance with the current zoning. Even with this emergency access point, vehicles will use the McNamara Road driveway.

There are currently 18 employees. Two will stay on site and the remainder take a truck and go into the for their daily work. Most employees arrive between 6:30 to 7:00 am. As you can see from the traffic counts, there are a few that arrive after 7:00 am. Between 7:00 am and 8:00 am, the trucks leave the yard. As shown in the traffic counts, not all the trucks leave by 8:00 am and not all of the trucks go into the field each day. There are days when there are two-person crews due to the nature of that day's work.

Over the next few years, Wickes hopes to add six additional employees. Several may stay on site to oversee material deliveries, but the remainder will team up with a current truck driver to create a two-person team. There will be no additional trucks added to the fleet.

Figure 1 shows the project location. We have based our analysis on the site plan prepared by Civil Tec, dated December 7, 2022. For traffic purposes, the future build-year is 2025.

The purpose of this study is to determine the potential traffic impact of the proposed increase in staff will have on the adjacent roadway network, and where necessary, make recommendations for roadway improvements necessary to serve the existing and future traffic volumes.

EXISTING ROADWAY NETWORK

The proposed project is located on McNamara Road. A description of the existing local roadway system is provided below.

- Union Road (CR80) is a two-lane roadway that runs in a north-south direction under the control of Rockland County. It

Untitled Map

Write a description for your map.

Legend

Item 2.

Brant Point Wildlife Sand

Bungalow Bar

Dubos Point Wildlife Sanctuary

Feature 1

Feature 2

Jamaica Bay Wildlife Refuge

Marina 59

Rockaway Brewing Company

Stop & Shop

Tacoway Beach (SUMMER ONLY)



PROJECT LOCATION

PROJECT LOCATION
FIGURE 1

begins at its intersection with Maple Avenue in Spring Valley and continues north to the intersection of Summit/Park Road/New Hempstead Road/Hempstead Road at its northern terminus. The posted speed limit is 30-mph. Near the project site, Union Road has one travel lane in each direction. The land-use composition is comprised of single-family homes. There are signalized intersections along Union Road. At the project site, McNamara Road (CR67) intersects approaching from the west forming a T-intersection.

- McNamara Road (CR67) is a two-lane roadway that runs in an east-west direction under the control of Rockland County. The posted speed limit is 30 mph. It begins at the intersection of Union Road and continues west and then turns north to its terminus at Pomona Road. Development in the vicinity is comprised of single-family homes.

EXISTING TRAFFIC CONDITIONS – WEEKDAY

Manual Traffic Counts -

In order to properly assess the impacts of the proposed project, manual turning movement counts were taken during a typical weekday. The manual counts were conducted on Tuesday, December May 5, 2023, at the following intersections:

- Union Road/McNamara Road – unsignalized
- McNamara Road/Wickes Arborist Driveway – unsignalized

The traffic counts were conducted in 15-minute intervals. The counts were classified by cars, trucks, buses, and school buses. Full size school buses were considered trucks for this study.

The time periods analyzed are as follows:

- 7:00 to 8:00 am and 4:00-5:00 pm.

The traffic volumes are shown in **Figures 2 and 3** and show the peak our traffic. Appendix C shows the traffic counts for the manual counts.

The current staff has 18 employees. Most arrive before 7 am to get their trucks ready and leave between 7 to 8 am. The trucks return between 4 and 5 pm. On a typical day, there are 16 staff members in the field and 2 in the office. Deliveries of materials such as mulch, stone, and wood chips are made throughout the day. Deliveries are based on project needs. Therefore, there could be days when there

are no deliveries. The company does work on Saturday and Sundays, as necessary. Vehicles typically leave by 9 am and return when the project is completed. These projects are typically related to the removal of debris. There are also deliveries made of wood chips.

Capacity Analysis

The Synchro 11 software (standard Highway Capacity Manual) was used to calculate the Level of Service for each intersection. The traffic analysis is performed by calculating the capacity of the facility (e.g., intersection approach roadway) to process traffic. In general, the capacity of a facility is defined as the maximum number of vehicles or pedestrians that can reasonably be expected to traverse a point or section of roadway during a given time period under prevailing roadway, traffic, and control conditions. Therefore, capacity analyses are a set of procedures used to estimate the traffic carrying capabilities of facilities over a range of defined operational conditions. They provide tools for the analysis and improvement of existing facilities and for the planning and design of future facilities.

Unsignalized Intersections

The operation of signalized intersections in the Study Area was analyzed by applying the Percentile Delay Methodology included in the Synchro 11 traffic signal software (latest version approved by NYSDOT).

LOS can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Delay quantifies the increase in travel time due to traffic signal control. It is also a surrogate measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

LOS A describes operation with a control delay of 10 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operation with a control delay between 10 and 20 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. More vehicles will stop than with LOS A.

LOS C describes operation with a control delay between 20 and 35 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is moderate. Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.

LOS D describes operation with a control delay between 35 and 55 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is high and either progression is ineffective, or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

LOS E describes operation with a control delay between 55 and 80 seconds per vehicle or less and volume-to capacity ratio no greater than 1.0. This level is typically assigned when the volume-to capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.

LOS F describes operation with a control delay is greater than 80 seconds per vehicle or less and volume-to capacity ratio greater than 1.0. This level is typically assigned when the volume-to capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

A lane group can incur a delay less than 80 seconds per vehicle when the volume-to capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 50 seconds per vehicle represents failure from a delay perspective.)

The LOS criteria for both TWSC and AWSC unsignalized intersections are summarized in **Table 1**.

Control Delay Per Vehicle	Level of Service (LOS)	
	v/c ratio $\leq$ 1.0	v/c ratio $\geq$ 1.0
≤ 10.0 Seconds	A	F
>10.0 and 15.0 seconds	B	F
>15.0 and 25.0 seconds	C	F
>25.0 and 35.0 seconds	D	F
>35.0 and 50.0 seconds	E	F
>50.0 seconds	F	F
Source: Transportation Research Board 2016 <i>Highway Capacity Manual</i>		

Note: (1) For TWSC intersections, the LOS criteria apply to each lane on a given approach and to each approach on the minor street (for TWSC intersections.) LOS is not calculated for major-street approaches or for the intersection as a whole.

Note that the LOS criteria for unsignalized intersections are somewhat different from the criteria used in signalized intersections. At TWSC intersections, drivers on the stop-controlled approaches are required to select gaps in the major-street flow in order to execute crossing or turning maneuvers. In the presence of a queue, each driver on the controlled approach must also use some time to move into the front-of-queue position and prepare to evaluate gaps in the major-street flow. AWSC intersections require drivers on all approaches to stop before proceeding into the intersection.

The results of the existing capacity analyses are shown in **Tables 2** for the existing conditions.

At the Union Road/McNamara Road intersection, the McNamara Road eastbound approach is operating at LOS “D” in the morning peak hour. The remaining approaches and intersections are operating at LOS “C” or better.

2025 NO-BUILD CONDITIONS

The no-build conditions represent the traffic volumes that would be on the street network prior to the completion of the development. We used a background growth rate of 1.02% based on the NYMTC projections for Rockland County.

The traffic volumes are shown in **Figures 3 and 4** show the peak hour traffic

The results the weekday capacity analyses are shown in **Tables 3** for the 2025 no-build conditions.

At the Union Road/McNamara Road intersection, the McNamara Road eastbound approach is projected to change from LOS “C” to “D” in the evening peak hour.

The remaining approaches will remain at the LOS for the existing conditions.,

2025 BUILD CONDITIONS

There are currently 18 employees. Two will stay on site and the remainder take a truck and go into the for their daily work. Most employees arrive between 6:30 to 7:00 am. As you can see from the traffic counts, there are a few that arrive after 7:00 am. Between 7:00 am and 8:00 am, the trucks leave the yard. As shown in

TABLE 2
CAPACITY ANALYSIS SUMMARY
2023 EXISTING CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	7:00-8:00 V/C			4:00-5:00 V/C		
	LOS	Ratio	Delay	LOS	Ratio	Delay
Union Road/McNamara Road						
Union Road						
Northbound Lt + Th	A	0.09	9.3	A	0.08	9.1
McNamara Road						
Eastbound Lt + Rt	D	0.58	31.2	C	0.48	24.7
McNamara Road/Wickes Driveway						
McNamara Road						
Westbound Lt + th	A	0.00	7.6	A	0.00	0.0
Wickes Driveway						
Northbound Lt + Rt	B	0.01	10.6	A	0.01	10.0

the traffic counts, not all the trucks leave by 8:00 am and not all of the trucks go into the field each day. There are days when there are two-person crews due to the nature of that day's work.

Over the next few years, Wickes hopes to add six additional employees. Several may stay on site to oversee material deliveries, but the remainder will team up with a current truck driver to create a two-person team. There will be no additional trucks added to the fleet. For this analysis, we have assumed that six new cars will enter between 7:00 am and 8:00 am and leave between 4:00 pm and 5:00 pm. There will be no change in the truck operations.

Figure 6 shows the distribution for the six vehicle trips and **Figures 7 and 8** show the peak hour traffic volumes for the 2025 Build condition.

There will be no change in the LOS for any of the movements from the No-Build to the Build conditions.

CALCULATION OF SIGHT DISTANCE

The intersection sight distance is based on the AASHTO Design Manual "A Policy for Geometric Design of Highways and Streets." Chapter 9 discusses the sight triangle requirements for a stop-controlled intersection and how to calculate the sight distance.

The sight triangle area must be clear of obstructions so a driver sitting in the driveway can see oncoming traffic and vice versa. Plantings in the sight triangle should not be more than two feet high. It is preferable that there be no plantings in the sight triangle.

The intersection sight distance is calculated based on the formula on Page 9-37. For a left turn from stop, Table 9-5 provides the Time Gap in seconds for the Design Speed of Major Road. For a passenger car, the Time Gap is 7.5 seconds. For a single unit truck, 9.5 seconds and for a combination truck 11.5 seconds. We measured the sight distance in the field and the results are as follows:

For the existing driveway on McNamara Road, if approaching from the east to make a right-turn into the driveway, the sight distance is 313 feet. Looking to the right making a left-turn out of the driveway, the sight distance is 222 feet to the stop bar on McNamara Road at its intersection with Union Road. For 30 mph, the required sight distance is 335 feet. The stopping sight distance is 200 feet. We are short by 22 feet for the intersection sight distance but do meet the stopping sight distance. Since we meet the stopping sight distance, the location of the driveway is acceptable.

TABLE 3
CAPACITY ANALYSIS SUMMARY
2025 NO-BUILD CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	7:00-8:00 V/C			4:00-5:00 V/C		
	LOS	Ratio	Delay	LOS	Ratio	Delay
Union Road/McNamara Road						
Union Road						
Northbound Lt + Th	A	0.09	9.3	A	0.08	9.1
McNamara Road						
Eastbound Lt + Rt	D	0.60	33.4	D	0.50	25.9
McNamara Road/Wickes Driveway						
McNamara Road						
Westbound Lt + th	A	0.00	7.6	A	0.00	0.0
Wickes Driveway						
Northbound Lt + Rt	B	0.01	10.7	A	0.01	10.0

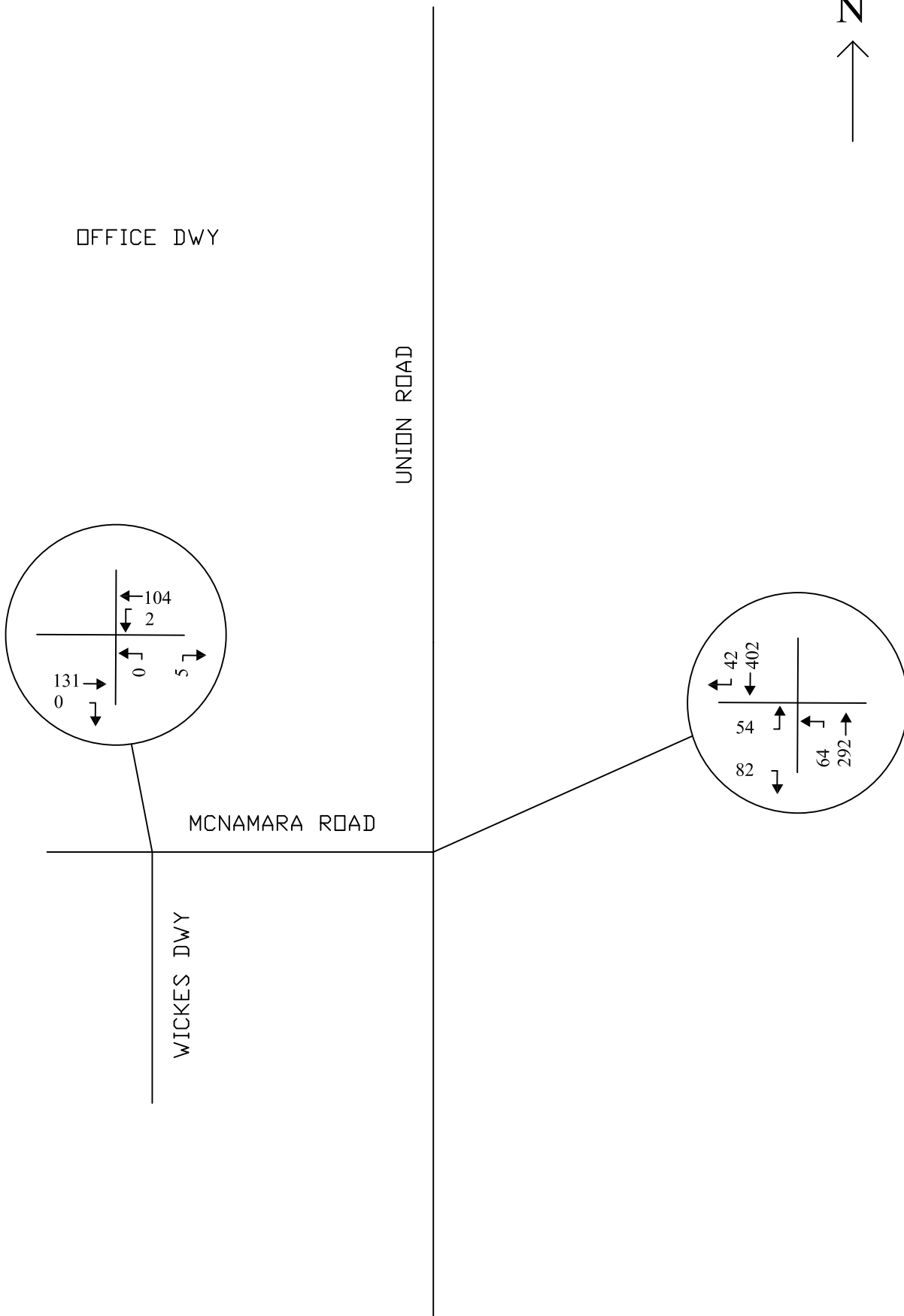
TABLE 4
CAPACITY ANALYSIS SUMMARY
2025 BUILD CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	7:00-8:00 V/C			4:00-5:00 V/C		
	LOS	Ratio	Delay	LOS	Ratio	Delay
Union Road/McNamara Road						
Union Road						
Northbound Lt + Th	A	0.10	9.4	A	0.08	9.1
McNamara Road						
Eastbound Lt + Rt	D	0.61	34.1	D	0.52	26.7
McNamara Road/Wickes Driveway						
McNamara Road						
Westbound Lt + th	A	0.00	7.6	A	0.00	0.0
Wickes Driveway						
Northbound Lt + Rt	B	0.01	10.7	A	0.02	9.9

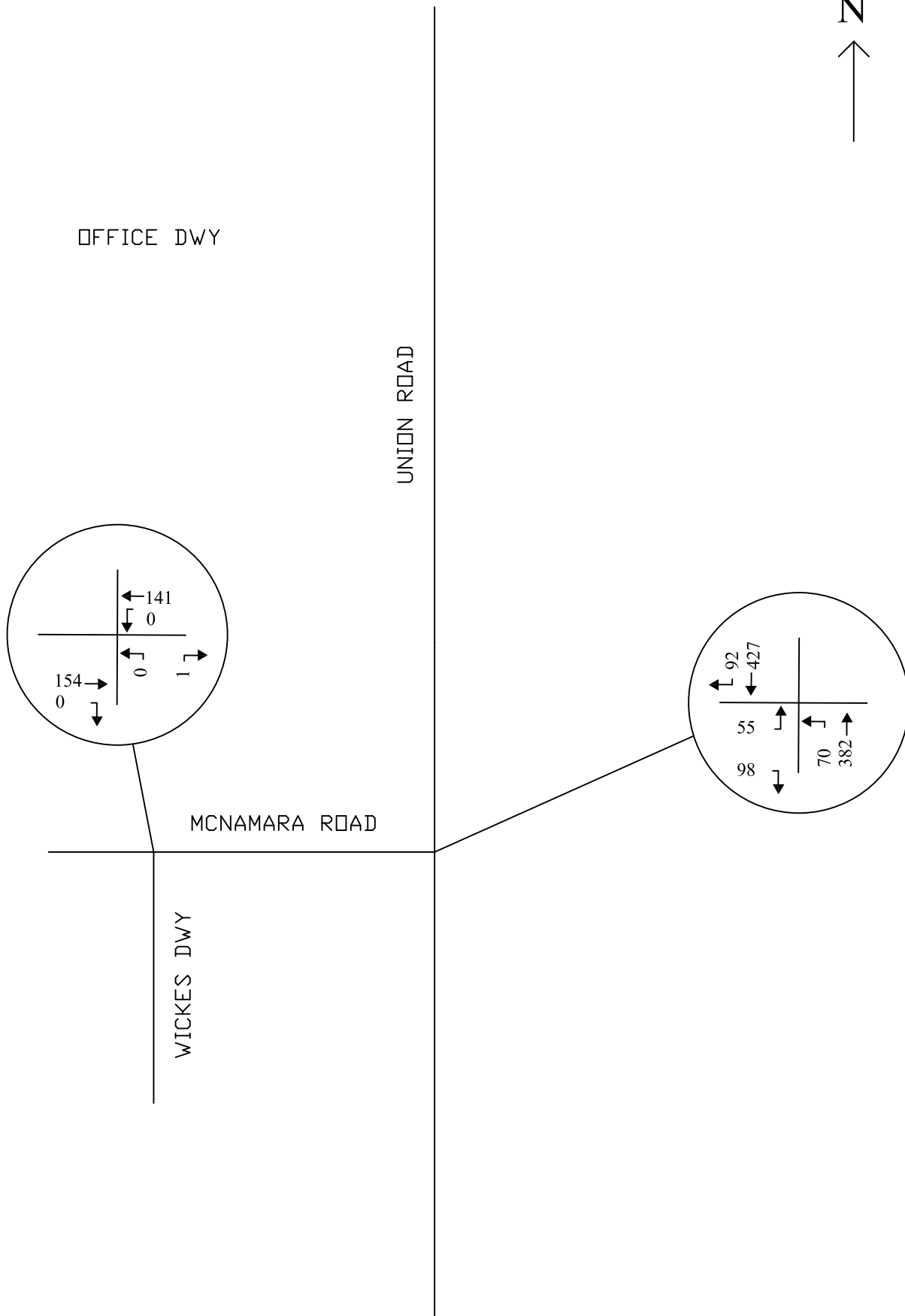
CONCLUSIONS

1. The existing Wickes Arborist business plans to add six new employees over the next several years.
2. The LOS for the existing driveway is “A” or “B” and the McNamara Road eastbound approach is projected to operate at LOS “D” when these employees are added.

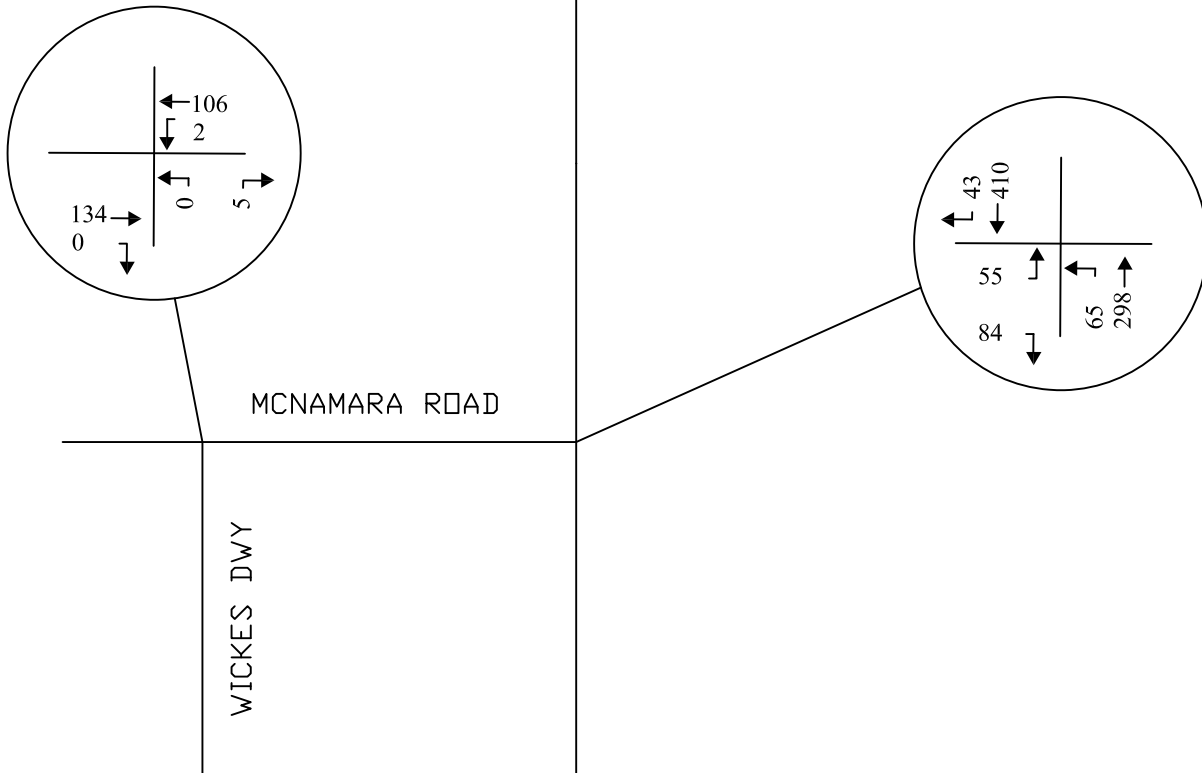
APPENDIX A TRAFFIC VOLUME FIGURES



2023 EXISTING AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 2



2023 EXISTING PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 3



2025 NO-BUILD AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 4

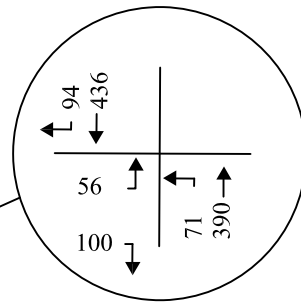
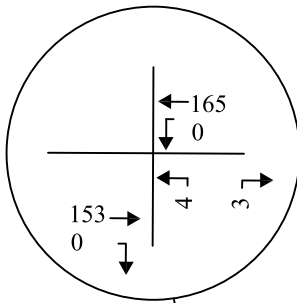


OFFICE DWY

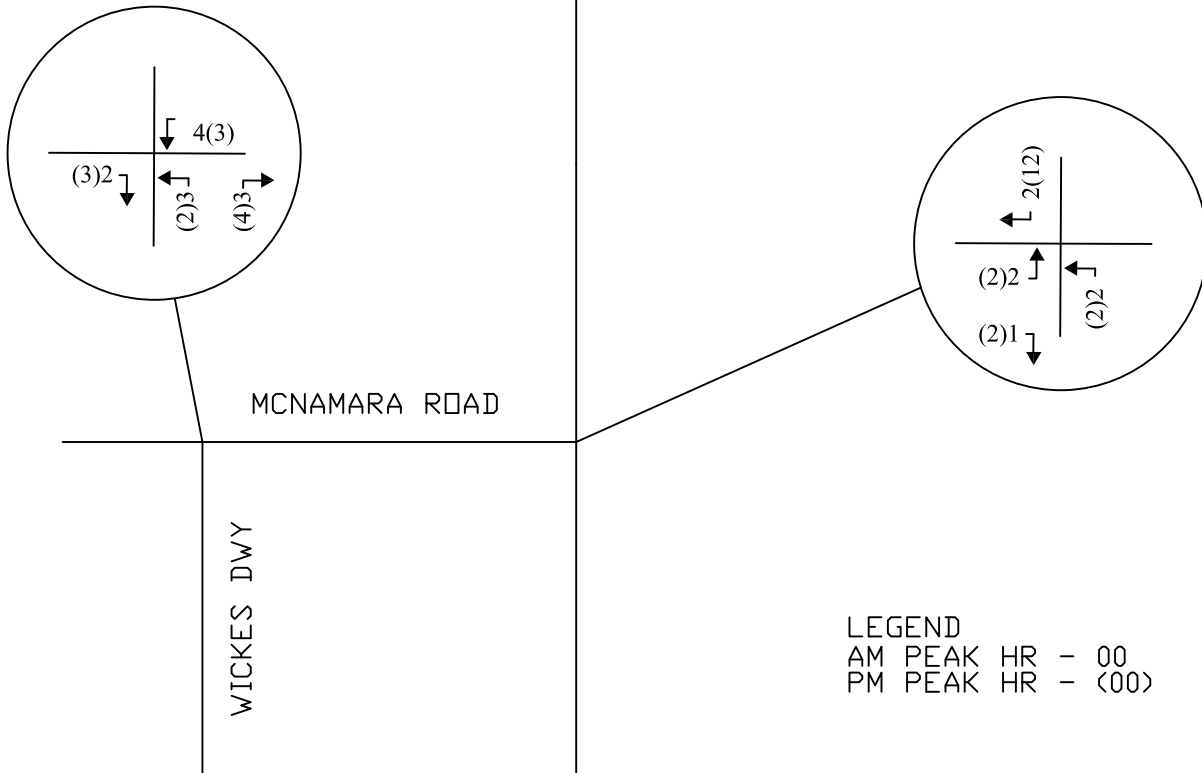
UNION ROAD

MCNAMARA ROAD

WICKES DWY



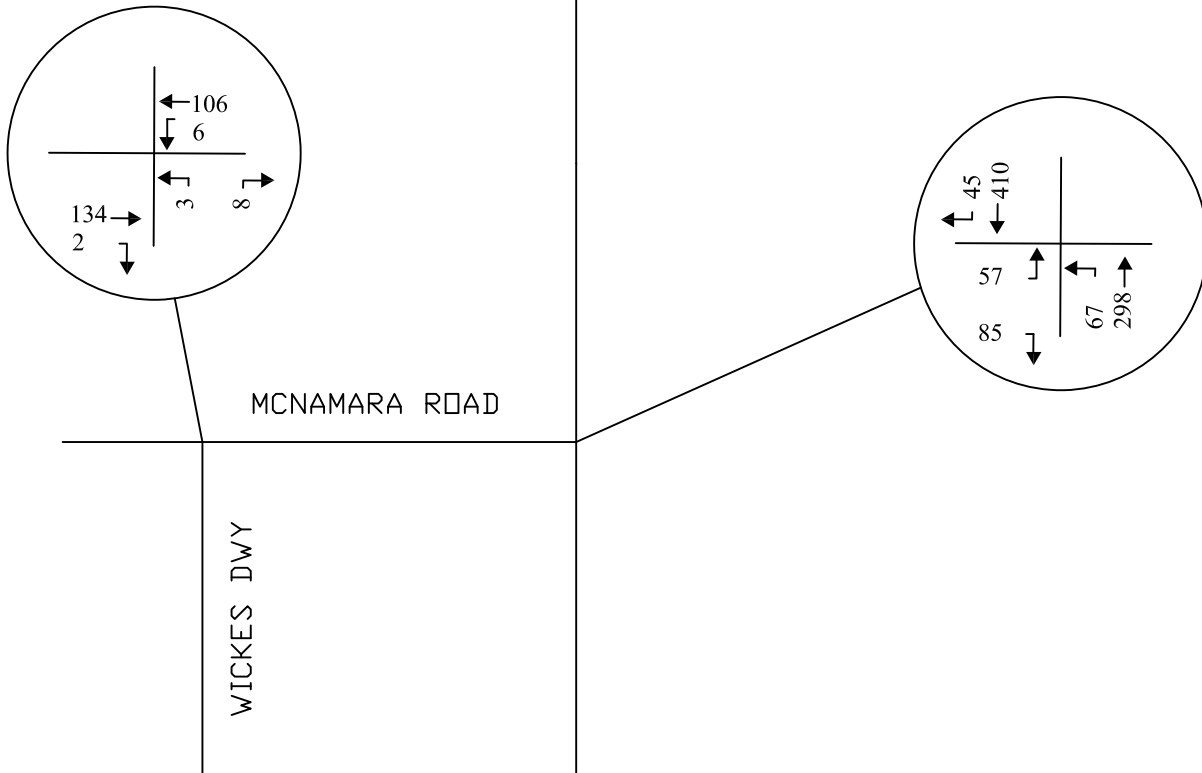
2025 NO-BUILD PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 5



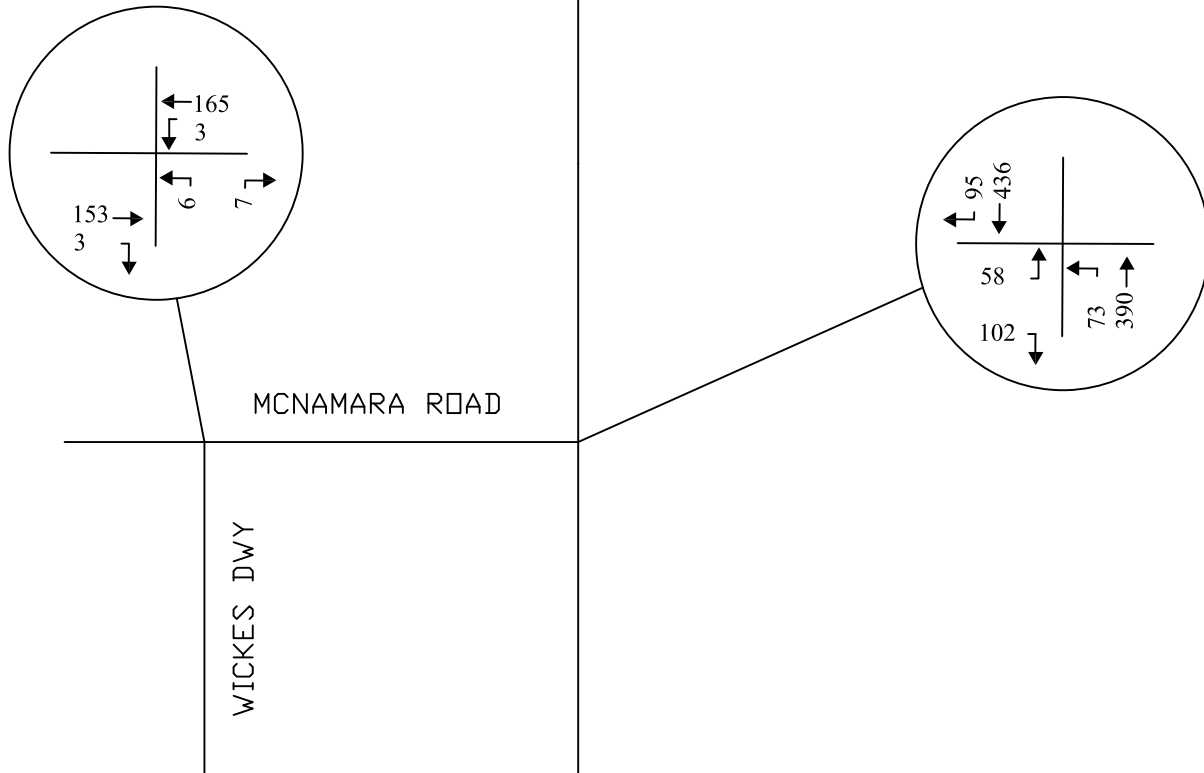
LEGEND
AM PEAK HR - 00
PM PEAK HR - (00)

TRIP DISTRIBUTION

FIGURE 6



2025 NO-BUILD AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 4



2025 BUILD PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 8

APPENDIX B CAPACITY ANALYSIS SUMMARIES

CAPACITY ANALYSIS SUMMARY EXISTING CONDITIONS

Intersection						
Int Delay, s/veh	5.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	54	83	64	292	402	42
Future Vol, veh/h	54	83	64	292	402	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	11	16	17	14	12	17
Mvmt Flow	71	109	84	384	529	55
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1109	557	584	0	-	0
Stage 1	557	-	-	-	-	-
Stage 2	552	-	-	-	-	-
Critical Hdwy	6.51	6.36	4.27	-	-	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.444	2.353	-	-	-
Pot Cap-1 Maneuver	223	504	921	-	-	-
Stage 1	556	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	197	504	921	-	-	-
Mov Cap-2 Maneuver	197	-	-	-	-	-
Stage 1	492	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	31.2	1.7		0		
HCM LOS	D					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	921	-	312	-	-	
HCM Lane V/C Ratio	0.091	-	0.578	-	-	
HCM Control Delay (s)	9.3	0	31.2	-	-	
HCM Lane LOS	A	A	D	-	-	
HCM 95th %tile Q(veh)	0.3	-	3.4	-	-	

Intersection

Int Delay, s/veh 0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	131	0	2	104	0	5
Future Vol, veh/h	131	0	2	104	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	11	0	0	17	0	100
Mvmt Flow	198	0	3	158	0	8

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	198
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	-	4.1
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	-	2.2
Pot Cap-1 Maneuver	-	-	1387
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	-	1387
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	646	-	-	1387	-
HCM Lane V/C Ratio	0.012	-	-	0.002	-
HCM Control Delay (s)	10.6	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection

Int Delay, s/veh 3.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
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Lane Configurations						
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Traffic Vol, veh/h	55	98	70	382	427	92
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Future Vol, veh/h	55	98	70	382	427	92
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Conflicting Peds, #/hr	0	0	0	0	0	0
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Sign Control	Stop	Stop	Free	Free	Free	Free
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RT Channelized	-	None	-	None	-	None
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Storage Length	0	-	-	-	-	-
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Veh in Median Storage, #	0	-	-	0	0	-
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Grade, %	0	-	-	0	0	-
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Peak Hour Factor	93	93	93	93	93	93
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Heavy Vehicles, %	13	14	13	14	9	9
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Mvmt Flow	59	105	75	411	459	99
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Major/Minor	Minor2	Major1	Major2
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Conflicting Flow All	1070	509	558
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Stage 1	509	-	-
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Stage 2	561	-	-
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Critical Hdwy	6.53	6.34	4.23
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Critical Hdwy Stg 1	5.53	-	-
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Critical Hdwy Stg 2	5.53	-	-
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Follow-up Hdwy	3.617	3.426	2.317
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Pot Cap-1 Maneuver	233	541	960
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Stage 1	582	-	-
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Stage 2	550	-	-
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Platoon blocked, %			
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Mov Cap-1 Maneuver	209	541	960
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Mov Cap-2 Maneuver	209	-	-
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Stage 1	523	-	-
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Stage 2	550	-	-
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Approach	EB	NB	SB
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HCM Control Delay, s	24.7	1.4	0
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HCM LOS	C		
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Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
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Capacity (veh/h)	960	-	344	-	-
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HCM Lane V/C Ratio	0.078	-	0.478	-	-
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HCM Control Delay (s)	9.1	0	24.7	-	-
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HCM Lane LOS	A	A	C	-	-
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HCM 95th %tile Q(veh)	0.3	-	2.5	-	-
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Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	150	0	0	162	4	3
Future Vol, veh/h	150	0	0	162	4	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	13	0	0	10	0	0
Mvmt Flow	167	0	0	180	4	3

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	167	0	347	167
Stage 1	-	-	-	-	167	-
Stage 2	-	-	-	-	180	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1423	-	654	882
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	856	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1423	-	654	882
Mov Cap-2 Maneuver	-	-	-	-	654	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	856	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	735	-	-	1423	-
HCM Lane V/C Ratio	0.011	-	-	-	-
HCM Control Delay (s)	10	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

CAPACITY ANALYSIS SUMMARY 2025 NO-BUILD CONDITIONS

Intersection						
Int Delay, s/veh	5.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	55	84	65	298	410	43
Future Vol, veh/h	55	84	65	298	410	43
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	11	16	17	14	12	17
Mvmt Flow	72	111	86	392	539	57

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1132	568	596	0	-	0
Stage 1	568	-	-	-	-	-
Stage 2	564	-	-	-	-	-
Critical Hdwy	6.51	6.36	4.27	-	-	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.444	2.353	-	-	-
Pot Cap-1 Maneuver	216	497	911	-	-	-
Stage 1	550	-	-	-	-	-
Stage 2	552	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	190	497	911	-	-	-
Mov Cap-2 Maneuver	190	-	-	-	-	-
Stage 1	483	-	-	-	-	-
Stage 2	552	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	33.4	1.7	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	911	-	303	-	-
HCM Lane V/C Ratio	0.094	-	0.604	-	-
HCM Control Delay (s)	9.4	0	33.4	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.3	-	3.7	-	-

Intersection

Int Delay, s/veh 0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	134	0	2	106	0	5
Future Vol, veh/h	134	0	2	106	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	11	0	0	17	0	100
Mvmt Flow	203	0	3	161	0	8

Major/Minor	Major1	Major2	Minor1
Conflicting Flow All	0	0	203
Stage 1	-	-	-
Stage 2	-	-	-
Critical Hdwy	-	4.1	-
Critical Hdwy Stg 1	-	-	-
Critical Hdwy Stg 2	-	-	-
Follow-up Hdwy	-	2.2	-
Pot Cap-1 Maneuver	-	1381	-
Stage 1	-	-	-
Stage 2	-	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	-	1381	-
Mov Cap-2 Maneuver	-	-	-
Stage 1	-	-	-
Stage 2	-	-	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.1	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	641	-	-	1381	-
HCM Lane V/C Ratio	0.012	-	-	0.002	-
HCM Control Delay (s)	10.7	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection						
Int Delay, s/veh	4.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	56	100	71	390	436	94
Future Vol, veh/h	56	100	71	390	436	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	13	14	13	14	9	9
Mvmt Flow	60	108	76	419	469	101

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1091	520	570	0	-	0
Stage 1	520	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Critical Hdwy	6.53	6.34	4.23	-	-	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.426	2.317	-	-	-
Pot Cap-1 Maneuver	226	533	950	-	-	-
Stage 1	575	-	-	-	-	-
Stage 2	544	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	202	533	950	-	-	-
Mov Cap-2 Maneuver	202	-	-	-	-	-
Stage 1	515	-	-	-	-	-
Stage 2	544	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	25.9	1.4	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	950	-	336	-	-
HCM Lane V/C Ratio	0.08	-	0.499	-	-
HCM Control Delay (s)	9.1	0	25.9	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.3	-	2.7	-	-

Intersection						
Int Delay, s/veh	0.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	153	0	0	165	4	3
Future Vol, veh/h	153	0	0	165	4	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	13	0	0	10	0	0
Mvmt Flow	170	0	0	183	4	3

Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	170	0	353	170
Stage 1	-	-	-	-	170	-
Stage 2	-	-	-	-	183	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1420	-	649	879
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	853	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1420	-	649	879
Mov Cap-2 Maneuver	-	-	-	-	649	-
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	853	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	10
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	731	-	-	1420	-
HCM Lane V/C Ratio	0.011	-	-	-	-
HCM Control Delay (s)	10	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-

CAPACITY ANALYSIS SUMMARY 2025 BUILD CONDITIONS

Intersection						
Int Delay, s/veh	5.6					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	55	84	67	298	410	45
Future Vol, veh/h	55	84	67	298	410	45
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	76	76	76	76	76	76
Heavy Vehicles, %	11	16	17	14	12	17
Mvmt Flow	72	111	88	392	539	59

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1137	569	598	0	-	0
Stage 1	569	-	-	-	-	-
Stage 2	568	-	-	-	-	-
Critical Hdwy	6.51	6.36	4.27	-	-	-
Critical Hdwy Stg 1	5.51	-	-	-	-	-
Critical Hdwy Stg 2	5.51	-	-	-	-	-
Follow-up Hdwy	3.599	3.444	2.353	-	-	-
Pot Cap-1 Maneuver	214	496	909	-	-	-
Stage 1	549	-	-	-	-	-
Stage 2	550	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	187	496	909	-	-	-
Mov Cap-2 Maneuver	187	-	-	-	-	-
Stage 1	481	-	-	-	-	-
Stage 2	550	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	34.1	1.7	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	909	-	300	-	-
HCM Lane V/C Ratio	0.097	-	0.61	-	-
HCM Control Delay (s)	9.4	0	34.1	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.3	-	3.7	-	-

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	134	2	4	106	0	5
Future Vol, veh/h	134	2	4	106	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	11	0	0	17	0	100
Mvmt Flow	203	3	6	161	0	8

Major/Minor	Major1	Major2	Minor1		
Conflicting Flow All	0	0	206	0	378
Stage 1	-	-	-	-	205
Stage 2	-	-	-	-	173
Critical Hdwy	-	-	4.1	-	6.4
Critical Hdwy Stg 1	-	-	-	-	5.4
Critical Hdwy Stg 2	-	-	-	-	5.4
Follow-up Hdwy	-	-	2.2	-	3.5
Pot Cap-1 Maneuver	-	-	1377	-	628
Stage 1	-	-	-	-	834
Stage 2	-	-	-	-	862
Platoon blocked, %	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1377	-	625
Mov Cap-2 Maneuver	-	-	-	-	625
Stage 1	-	-	-	-	834
Stage 2	-	-	-	-	858

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	10.7
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	640	-	-	1377	-
HCM Lane V/C Ratio	0.012	-	-	0.004	-
HCM Control Delay (s)	10.7	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Intersection						
Int Delay, s/veh	4.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	58	102	71	390	436	94
Future Vol, veh/h	58	102	71	390	436	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	13	14	13	14	9	9
Mvmt Flow	62	110	76	419	469	101
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1091	520	570	0	-	0
Stage 1	520	-	-	-	-	-
Stage 2	571	-	-	-	-	-
Critical Hdwy	6.53	6.34	4.23	-	-	-
Critical Hdwy Stg 1	5.53	-	-	-	-	-
Critical Hdwy Stg 2	5.53	-	-	-	-	-
Follow-up Hdwy	3.617	3.426	2.317	-	-	-
Pot Cap-1 Maneuver	226	533	950	-	-	-
Stage 1	575	-	-	-	-	-
Stage 2	544	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	202	533	950	-	-	-
Mov Cap-2 Maneuver	202	-	-	-	-	-
Stage 1	515	-	-	-	-	-
Stage 2	544	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	26.7	1.4		0		
HCM LOS	D					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	950	-	334	-	-	
HCM Lane V/C Ratio	0.08	-	0.515	-	-	
HCM Control Delay (s)	9.1	0	26.7	-	-	
HCM Lane LOS	A	A	D	-	-	
HCM 95th %tile Q(veh)	0.3	-	2.8	-	-	

Intersection						
Int Delay, s/veh	0.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	153	0	0	165	6	7
Future Vol, veh/h	153	0	0	165	6	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	13	0	0	10	0	0
Mvmt Flow	170	0	0	183	7	8
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	170	0	353	170
Stage 1	-	-	-	-	170	-
Stage 2	-	-	-	-	183	-
Critical Hdwy	-	-	4.1	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	3.3
Pot Cap-1 Maneuver	-	-	1420	-	649	879
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	853	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1420	-	649	879
Mov Cap-2 Maneuver	-	-	-	-	649	-
Stage 1	-	-	-	-	865	-
Stage 2	-	-	-	-	853	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		9.9	
HCM LOS					A	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	755	-	-	1420	-	
HCM Lane V/C Ratio	0.019	-	-	-	-	
HCM Control Delay (s)	9.9	-	-	0	-	
HCM Lane LOS	A	-	-	A	-	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

APPENDIX C TRAFFIC COUNTS

COUNT TYPE: Turning Movement
NODE ID:
LOCATION 1: Wickes Driveway
LOCATION 2: McNamara Rd
BOROUGH CODE:
COLLECT DATE:
START DATE: 12/05/2023
START TIME: 07:00:00
END DATE: 12/05/2023
END TIME: 19:00:00
PERIOD: 2
INTERVAL (Min): 15
COMMENT:

Item 2.

From	To	DIR Vehicle Class	WB L	WB T	WB U	NB L	NB R	NB U	EB T	EB R	EB U			
07:00:00	07:15:00	Auto	0	12	0	0	0	0	21	0	0	33		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	5	0	0	0	0	1	0	0	6	39	
07:15:00	07:30:00	Auto	1	11	0	0	0	0	26	0	0	38		
		Trucks	0	0	0	0	5	0	0	0	0	5		
		Bus	0	2	0	0	0	0	2	0	0	4	47	
07:30:00	07:45:00	Auto	0	21	0	0	0	0	33	0	0	54		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	5	0	0	0	0	4	0	0	9	64	
07:45:00	08:00:00	Auto	1	42	0	0	0	0	37	0	0	80		
		Trucks	0	1	0	0	0	0	1	0	0	2		
		Bus	0	5	0	0	0	0	5	0	0	10	92	242 0.66
08:00:00	08:15:00	Auto	0	50	0	0	0	0	27	0	0	77		
		Trucks	0	0	0	0	1	0	1	0	0	2		
		Bus	0	5	0	0	0	0	4	0	0	9	88	291
08:15:00	08:30:00	Auto	0	39	0	1	0	0	34	0	0	74		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	6	0	0	0	0	8	0	0	14	88	332
08:30:00	08:45:00	Auto	0	44	0	0	0	0	34	0	0	78		
		Trucks	0	2	0	0	0	0	1	0	0	3		
		Bus	0	3	0	0	0	0	2	0	0	5	86	354
08:45:00	09:00:00	Auto	0	42	0	0	1	0	57	0	0	100		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	2	0	0	0	0	3	0	0	5	105	367 0.87
16:00:00	16:15:00	Auto	0	35	0	4	2	0	41	0	0	82		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	4	0	0	0	0	2	0	0	6	89	
16:15:00	16:30:00	Auto	0	45	0	0	0	0	24	0	0	69		
		Trucks	0	2	0	0	0	0	0	0	0	2		
		Bus	0	5	0	0	0	0	4	0	0	9	80	
16:30:00	16:45:00	Auto	0	29	0	0	1	0	32	0	0	62		
		Trucks	0	1	0	0	0	0	3	0	0	4		
		Bus	0	1	0	0	0	0	5	0	0	6	72	
16:45:00	17:00:00	Auto	0	36	0	0	0	0	33	0	0	69		
		Trucks	0	1	0	0	0	0	3	0	0	4		
		Bus	0	3	0	0	0	0	2	0	0	5	78	319 0.90
17:00:00	17:15:00	Auto	0	48	0	0	0	0	52	0	0	100		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	1	0	0	0	0	6	0	0	7	108	338 0.78
17:15:00	17:30:00	Auto	0	41	0	0	0	0	24	0	0	65		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	1	0	0	0	0	4	0	0	5	70	328
17:30:00	17:45:00	Auto	0	39	0	0	0	0	36	0	0	75		
		Trucks	0	0	0	0	0	0	0	0	0	0		
		Bus	0	3	0	0	0	0	2	0	0	5	80	336
17:45:00	18:00:00	Auto	0	34	0	0	0	0	34	0	0	68		
		Trucks	0	0	0	0	0	0	1	0	0	1		
		Bus	0	2	0	0	0	0	3	0	0	5	74	332
8:00-9:00		Auto	0	175					152	0			Totals	329
		Trucks	0	2					2	0				5
		Bus	0	16					17	0				33
		Totals	0	193					171	0				367
		% HV	#####	9%					11%	#####				10%
		PHF	0.87	0.87					0.87	0.87				0.87
4:15-5:15		Auto	0	158					141	0			Totals	300
		Trucks	0	4					7	0				11
		Bus	0	10					17	0				27
		Totals	0	154					141	0				296
		% HV	#####	9%					17%	#####				13%
		PHF	0.78	0.78					0.78	0.78				0.78
7:00-8:00		Auto	2	86					117	0			Totals	205
		Trucks	0	1					2	0				8
		Bus	0	17					12	0				29
		Totals	2	104					131	0				242
		% HV	0%	17%					11%	#####				15%
		PHF	0.66	0.66					0.66	0.66				0.66
4:00-5:00		Auto	0	145					130	0			Totals	282
		Trucks	0	4					7	0				11
		Bus	0	13					13	0				26
		Totals	0	162					150	0				319
		% HV	#####	10%					13%	#####				12%
		PHF	0.90	0.90					0.90	0.90				0.90

COUNT TYPE: Turning Movement
 NODE ID:
 LOCATION 1: Union Rd
 LOCATION 2: McNamara Rd
 BOROUGH CODE:
 COLLECT DATE:
 START DATE: 12/05/2023
 START TIME: 07:00:00
 END DATE: 12/05/2023
 END TIME: 19:00:00
 PERIOD: 2
 INTERVAL (Min): 15
 COMMENT:

Item 2.

From	To	Vehicle Class	DIR	SB T	SB R	SB U	NB L	NB T	NB U	EB L	EB R	EB U			
07:00:00	07:15:00	Auto		55	4	0	8	43	0	12	10	0	132		
		Trucks		2	0	0	0	2	0	0	0	0	4		
		Bus		8	1	0	4	9	0	0	1	0	23	159	
07:15:00	07:30:00	Auto		77	7	0	5	54	0	16	9	0	168		
		Trucks		6	0	0	0	2	0	4	1	0	13		
		Bus		8	1	0	1	8	0	1	1	0	20	201	
07:30:00	07:45:00	Auto		113	9	0	12	67	0	11	22	0	234		
		Trucks		6	0	0	0	4	0	0	1	0	11		
		Bus		7	1	0	4	6	0	1	3	0	22	267	
07:45:00	08:00:00	Auto		108	15	0	28	88	0	9	28	0	276		
		Trucks		2	1	0	0	4	0	0	1	0	8		
		Bus		10	3	0	2	5	0	0	5	0	25	309	936 0.76
08:00:00	08:15:00	Auto		90	21	0	29	81	0	12	15	0	248		
		Trucks		3	0	0	0	4	0	0	2	0	9		
		Bus		11	1	0	4	3	0	0	4	0	23	280	1057
08:15:00	08:30:00	Auto		80	16	0	23	75	0	13	21	0	228		
		Trucks		2	0	0	0	2	0	0	0	0	4		
		Bus		8	2	0	4	5	0	2	4	0	25	257	1113
08:30:00	08:45:00	Auto		93	15	0	29	76	0	17	19	0	249		
		Trucks		4	2	0	0	2	0	1	0	0	9		
		Bus		9	1	0	2	5	0	1	1	0	19	277	1123
08:45:00	09:00:00	Auto		108	15	0	27	80	0	19	39	0	288		
		Trucks		3	0	0	0	3	0	0	0	0	6		
		Bus		4	0	0	2	13	0	2	1	0	22	316	1130 0.89
16:00:00	16:15:00	Auto		100	23	0	12	97	0	17	26	0	275		
		Trucks		4	0	0	0	4	0	0	1	0	9		
		Bus		10	2	0	2	9	0	0	2	0	25	309	
16:15:00	16:30:00	Auto		97	29	0	16	93	0	9	15	0	259		
		Trucks		1	2	0	0	2	0	0	0	0	5		
		Bus		11	2	0	3	12	0	1	4	0	33	297	
16:30:00	16:45:00	Auto		89	13	0	16	64	0	11	21	0	214		
		Trucks		3	0	0	1	3	0	2	1	0	10		
		Bus		6	0	0	1	6	0	2	3	0	18	242	
16:45:00	17:00:00	Auto		104	19	0	17	76	0	11	22	0	249		
		Trucks		1	0	0	1	5	0	2	1	0	10		
		Bus		1	2	0	1	11	0	0	2	0	17	276	1124
17:00:00	17:15:00	Auto		91	20	0	28	87	0	11	41	0	278		
		Trucks		1	0	0	0	2	0	0	1	0	4		
		Bus		6	1	0	0	4	0	1	5	0	17	299	1114 0.93
17:15:00	17:30:00	Auto		99	20	0	21	80	0	6	18	0	244		
		Trucks		2	0	0	0	1	0	0	0	0	3		
		Bus		3	0	0	1	8	0	1	3	0	16	263	1080
17:30:00	17:45:00	Auto		73	21	0	18	57	0	12	24	0	205		
		Trucks		0	0	0	0	0	0	0	0	0	0		
		Bus		5	0	0	3	4	0	2	0	0	14	219	1057
17:45:00	18:00:00	Auto		97	13	0	21	79	0	12	22	0	244		
		Trucks		1	0	0	0	1	0	0	1	0	3		
		Bus		3	0	0	2	3	0	2	1	0	11	258	1039 0.87
8:00-9:00		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		371	67		108	312		61	94		1013		
		Trucks		12	2		0	11		1	2		28		
		Bus		32	4		12	26		5	10		89		
		Totals		415	73		120	349		67	106		1130		
		% HV		11%	8%		10%	11%		9%	11%		10%		
		PHF		0.89	0.89		0.89	0.89		0.89	0.89		0.89		
4:15-5:15		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		381	81		77	320		42	99		1000		
		Trucks		6	2		2	12		4	3		29		
		Bus		24	5		5	33		4	14		85		
		Totals		411	88		84	365		50	116		1114		
		% HV		7%	8%		8%	12%		16%	15%		10%		
		PHF		0.93	0.93		0.93	0.93		0.93	0.93		0.93		
7:00-8:00		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		353	35		53	252		48	69		810		
		Trucks		16	1		0	12		4	3		36		
		Bus		33	6		11	28		2	10		90		
		Totals		402	42		64	292		54	82		936		
		% HV		12%	17%		17%	14%		11%	16%		13%		
		PHF		0.76	0.76		0.76	0.76		0.76	0.76		0.76		
4:00-5:00		SBST	SBRT				NBLT	NBST		EBLT	EBRT		Totals		
		Auto		390	84		61	330		48	84		997		
		Trucks		9	2		2	14		4	3		34		
		Bus		28	6		7	38		3	11		93		
		Totals		427	92		70	382		55	98		1124		
		% HV		9%	9%		13%	14%		13%	14%		11%		
		PHF		0.93	0.93		0.93	0.93		0.93	0.93		0.93		



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PLANNING BOARD VILLAGE OF WESLEY HILLS

ROCKLAND TREE EXPERT CO., INC.
 d/b/a IRA WICKES/ARBORIST

EAF PART III - SUPPLEMENT

At the Planning Board's meeting of January 24, 2024, the Board, as lead agency, recognized that a negative declaration was previously granted to this project and that the proposed changes to the project as a result of the Appellate Division's order were minor. The Board recognized that most of the environmental review previously performed was still valid. It asked for updates on two items: (1) a repeated test of well water quality to support the original testing for chemicals and petroleum products; and (2) an updated traffic impact study ("TIS") to determine if the predicted traffic from the original TIS was still in range and to assess current conditions.

- (1) Ground Water Analysis - Attached are reports from SimpleLab, an EPA-registered laboratory, providing test results of samples taken from the well head located at the subject property on May 13, 2024. The first report simply states the levels of materials found in the water. The second report evaluates the sample. On the second report, called a "Tap Score Report", no health concerns were detected.
- (2) Traffic Impact Study - An updated Traffic Impact Study ("TIS") was prepared by Harry Baker and Associates, dated February 12, 2024, and previously submitted to the Board. The TIS discussed existing conditions and calculated the impact of the proposed project based on a 2025 Build Year. The TIS noted that the applicant expected to add up to six additional employees and included that data in its conclusions. The TIS concluded that the site driveway will operate at Levels of Service ("LOS") A or B and that the McNamara Road eastbound approach to Union Road will operate at LOS D under both the 2025 Build and No-Build conditions. In other words, the proposed project will have no adverse impact on traffic.

Dated: June 20, 2024
 New City, New York

EMANUEL LAW P.C.

by: 
 Ira M. Emanuel

VILLAGE OF WESLEY HILLS PLANNING BOARD

ROCKLAND TREE EXPERT CO., INC.
d/b/a IRA WICKES/ARBORISTS
SPECIAL PERMIT AND SITE PLAN

FULL ENVIRONMENTAL ASSESSMENT FORM
PART 3

Exhibit 11

Traffic Impact Information:
review of RC Highway
Department data and traffic
study conducted for Yeshiva
Darchei Noam

**Traffic Summary
Attachment TS-1
Rockland County Highway Department Data**

The following stations are monitored by the County of Rockland for traffic in the project area:

Sta.	Road	Route	Location
403	New Hempstead	80	just west of Route 45
418	Grandview	80	just east of Route 306
492	McNamara	67	between East Willow Tree and New Hempstead

However, the Rockland County Highway Department website does not have any recent (less than 10 years old) data for these roads.

Upon inquiry it was determined that data were collected in 2005 on McNamara Road, Station 492, on August 24 and 25th. The location is just west/north of the project site. These data were collected using a “Nu-Metrics Traffic Analyzer”. Details are as follows:

Item	Northbound (away from New.Hemp.Rd.)	Southbound (towards New.Hemp.Rd.)
Total 48-hr volume	3,067	3,020
AADT (per direction)	1,534	1,510
Peak 15 min (5pm)	42	
Peak 15 min (7:45am)		44
Headway during peak	20.9 secs	20.0 secs
Percent cars	97.0	97.2
Percent trucks/buses	0.7	0.7
Percent small trucks	2.1	1.8

So, the peak morning hour would be 176 vehicles (4 times 44). [This converts to 3 a minute which matches with the headway count).

Using these data, the impact of Ira Wickes/arborists on the traffic is as follows:

General	These measurements were taken while the facility was in operation, which is the same as currently proposed. Therefore, there is no impact on these measurements and no potential increase in impact.
---------	--

AM Peak	The AM peak hour, if extrapolated, would be from 7:30 to 8:30 am. The EAF calls for a peak trip generation of 30 per hour, which would occur prior to and at the start of the peak AM hour. Assuming half of Wickes trucks leave during the peak hours, less than 9% of the measured traffic belongs to Wickes. During school periods, this percentage will be less.
PM Peak	Generally, during summer operations, truck returns to the site are scattered and are later than the PM Peak hour. Obviously, the opposite occurs during the shorter and colder days. In addition, trucks can return from either direction so their component of the measured traffic is a lower percentage.
Conclusion	Traffic generation from this site was included in the Rockland County Traffic Study, and is less than 2% of the measured vehicle counts. Therefore, there is no potential increase in impact.

Traffic Summary
Attachment TS-2
Traffic Impact and Access Analysis for Darchei Noam School

TRAFFIC IMPACT & ACCESS ANALYSIS

Darchei Noam School
New Hempstead Road
New Hempstead, New York

Prepared for:
Yeshiva Darchei Noam

Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
Rye, New York • Fairfield, Connecticut

January 2003

EXISTING CONDITIONS

This section of the report describes field surveys, existing peak hour traffic hour volumes for weekday School-related peak periods and Sunday mornings to coincide with peak arrival and departure times for Sunday morning classes. This section also provides a discussion of accident history along New Hempstead Road, capacity analysis procedures and results.

Roadways

As previously noted, the subject property is located along the southerly side of New Hempstead Road (designated County Route 80) in the Village of New Hempstead, New York. This roadway is a two-way, two-lane, east-west roadway in the immediate vicinity of the subject property. This road begins to the west as a continuation of Union Road in the immediate vicinity of Grandview Avenue, which continues as County Route 80 to the west. It continues to the east intersecting Summit Park Drive (County Route 51)/Hempstead Road and North Main Street, designated New York Route 45. This road continues to the east and intersects at a full-movement interchange at the Palisades Interstate Parkway. The road has a posted speed limit of 30 miles per hour and most intersections are controlled with STOP signs on the side street local approaches, except for the intersection of Summit Park Drive/Hempstead Road, which is controlled with a two-phase traffic signal and the intersection with North Main Street, which is controlled by a multi-phase traffic signal.

North Main Street is a north-south, two-lane, two-way, State-maintained roadway located to the east of the subject property. This road has a posted speed limit of 45 miles per hour. Summit Park Drive is also a north-south, County-maintained roadway located to the east of the subject property.

Hempstead Road is a continuation of Summit Park Drive; however, a Village-maintained roadway. it is a narrow, two-lane road with a posted speed limit of 30 miles per hour and a sidewalk provided along the westerly side.

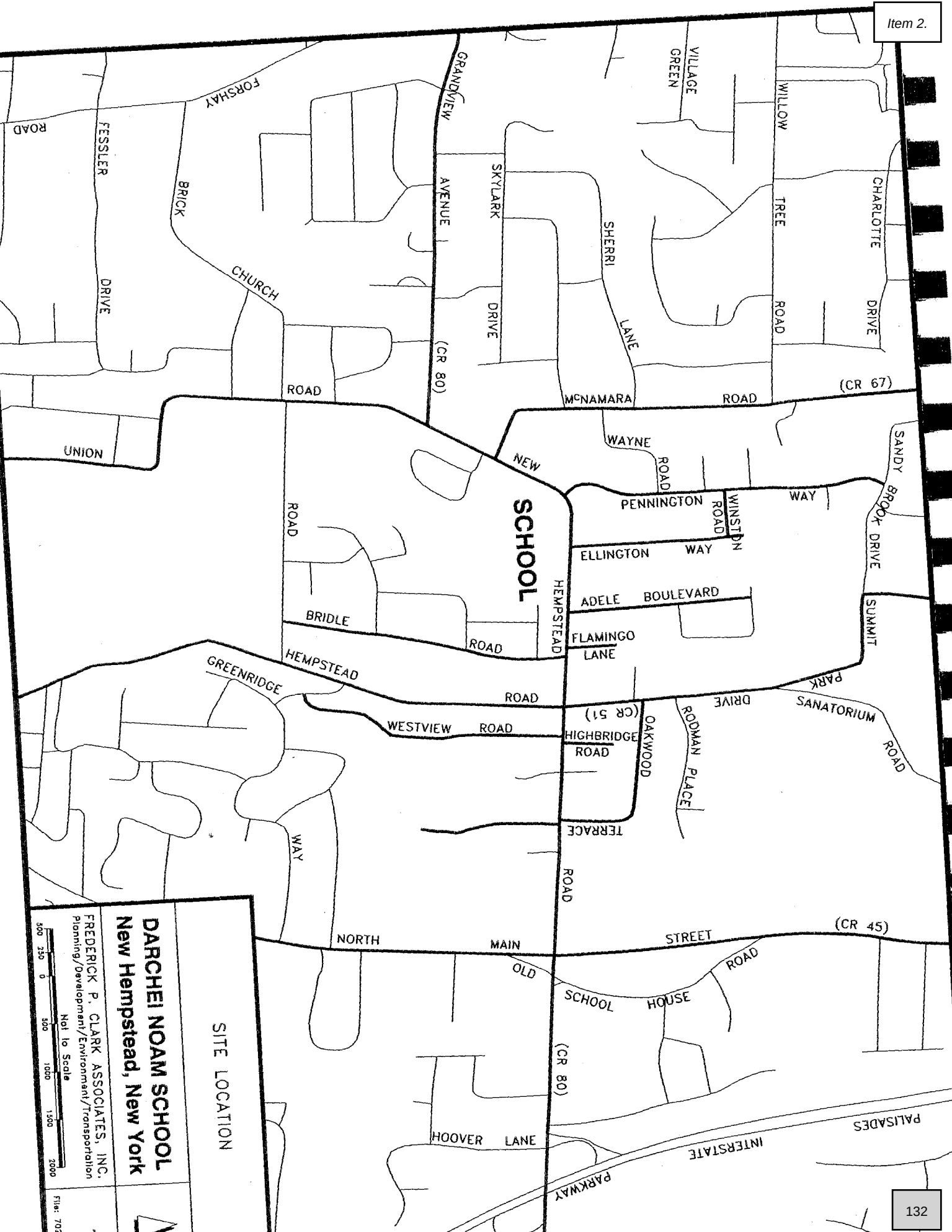
McNamara Road is generally a north-south, County-maintained roadway, which is designated County Route 67, beginning at New Hempstead Road and located west of the subject property. This two-lane road provides access to surrounding areas north of the property. It begins at New Hempstead Road at a STOP sign-controlled intersection.

Grandview Avenue (designated County Route 80) is an east-west, two-lane, two-way roadway beginning at the Union Road/New Hempstead Road intersection. As noted above, this road is a continuation of County Route 80 on New Hempstead Road. It has a posted speed limit of 30 miles per hour.

Pennington Way is a local, north-south, two-lane, two-way local roadway beginning at New Hempstead Road and immediately west of the subject property. This road is controlled with a STOP sign at New Hempstead Road. This road also provides a sidewalk along the westerly side. It is important to note that most roads in the Study Area do not include sidewalks.

Ellington Way is a local Village-maintained roadway beginning at New Hempstead Road directly opposite the proposed access drive to the School. It is a road that serves a residential development and intersects Winston Road, which intersects Pennington Way. Ellington Way is a wide roadway controlled with a STOP sign at the New Hempstead Road intersection.

Other roads, which intersect New Hempstead Road, include Adele Boulevard, Flamingo Lane and Bridle Road. Other roadways identified by residents along New Hempstead Road and east of the Summit Park Drive/Hempstead Road intersection include the intersections of Westview Road, Highbridge Road and Oak Wood Terrace. However, it is important to note that there are other local roadways east of the Oak Wood Terrace intersection, which intersect New Hempstead Road. Figure 1 shows the site location in relation to regional and local roadways. Figure 2 shows a summary of roadway inventory and photographs are included in the Appendix of area roadways. To develop baseline traffic conditions on area roadways and nearby intersections, manual traffic volume surveys were conducted by Frederick P. Clark Associates, Inc. at the following intersections along New Hempstead Road:



DARCHEI NOAM SCHOOL
New Hempstead, New York

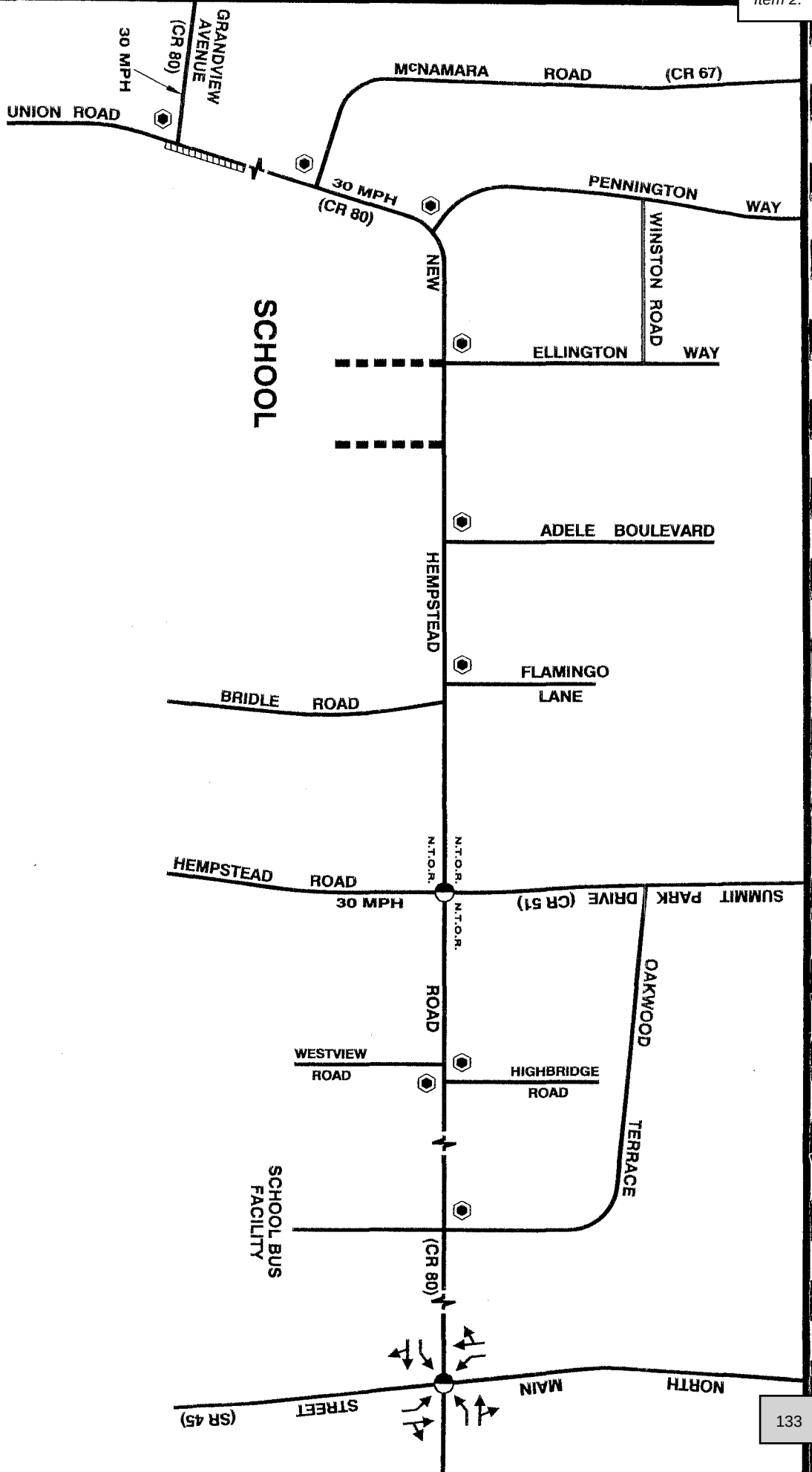
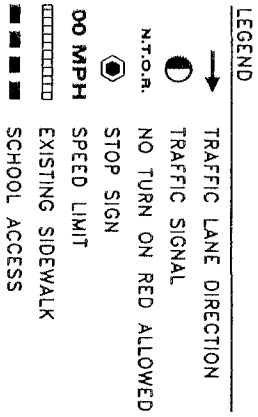
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

1

SITE LOCATION

500 750 0 500 1000 1500 2000
Not to Scale

File: 702-00019



SCHOOL

INVENTORY/TRAFFIC CONTROL

DARCHEI NOAM SCHOOL
New Hempstead, New York



FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Not to Scale

2

- North Main Street (Route 45);
- Oakwood Terrace/School Bus facility;
- Highbridge Road;
- Westview Road;
- Summit Park Drive/Hempstead Road;
- Bridle Road;
- Flamingo Lane;
- Adele Boulevard;
- Ellington Way;
- McNamara Road; and,
- Grandview Avenue.

These field surveys were conducted during typical weekdays and at major intersections on Sunday mornings to coincide with the anticipated hours of activity for the proposed School. Therefore, the weekday surveys were conducted from 7:00 to 9:00 A.M. and from 2:00 to 7:00 P.M. The Sunday morning surveys were conducted from 8:30 to 10:00 A.M. and from 11:00 A.M. to 1:30 P.M. These field surveys were conducted in 15-minute increments to identify peaking characteristics and peak hour conditions. Also, to coincide with the anticipated peaking characteristics of the School-related traffic, peak hour volumes were identified for these intersections for both the morning, weekday afternoon, Sunday morning and Sunday midday conditions.

For the purposes of identifying peak hour conditions for the weekday morning, traffic volumes for 8:00 to 9:00 A.M. were identified to coincide with the anticipated peaking characteristics for drop-off activities for the School. For the weekday afternoon, the 3:15 to 4:15 P.M. time period was selected to coincide with the majority of students anticipated to be dismissed. However, in both time periods, it is important to note a certain level of students will either be dropped off or dismissed outside the identified peak hour for the School. It is anticipated that extra-curricular School activities will be

spread out over a period of time to reduce the impact on area roadways. Again, this is discussed in a later section.

Based on the results of the field surveys identifying peak hour conditions, two-way volumes for New Hempstead Road and other area roadways were identified. It was found that New Hempstead Road carries the highest two-way volume adjacent to the subject property during the weekday morning time period with 926 vehicles. For comparison purposes, Route 45 has a two-way volume, north of the New Hempstead Road intersection of 892 vehicles during this same time period. Other roadways, such as Ellington Way, has a peak two-way volume of 38 vehicles during the weekday afternoon peak hour. Table 1 shows a more detailed breakdown of recorded two-way volumes for each of the four peak hours identified for the purposes of conducting this traffic analysis. Figures 3 through 6 show peak hour volumes by turning movements at each of the 12 intersections included in this traffic analysis.

Accident History

Accident history was obtained from the New York State Department of Transportation (NYSDOT) for a three-year period beginning May 1, 1998 through April 30, 2001. The Study Area included New Hempstead Road from Union Road to Route 45. During the 36-month period there were 65 reported accidents with 45 accidents occurring at intersections. It was found that approximately 33 percent involved rear-end collisions, 27 percent involved right-angle accidents and 15 percent included left turning vehicles. There were no accidents reported at the Ellington Way intersection. As many as 9 accidents occurred at the Summit Park Road/Hempstead Road intersection in one year. Table 2 lists each accident and Table 3 summarizes accidents by intersection.

Capacity Analysis Procedures – Signalized and Unsignalized Intersections

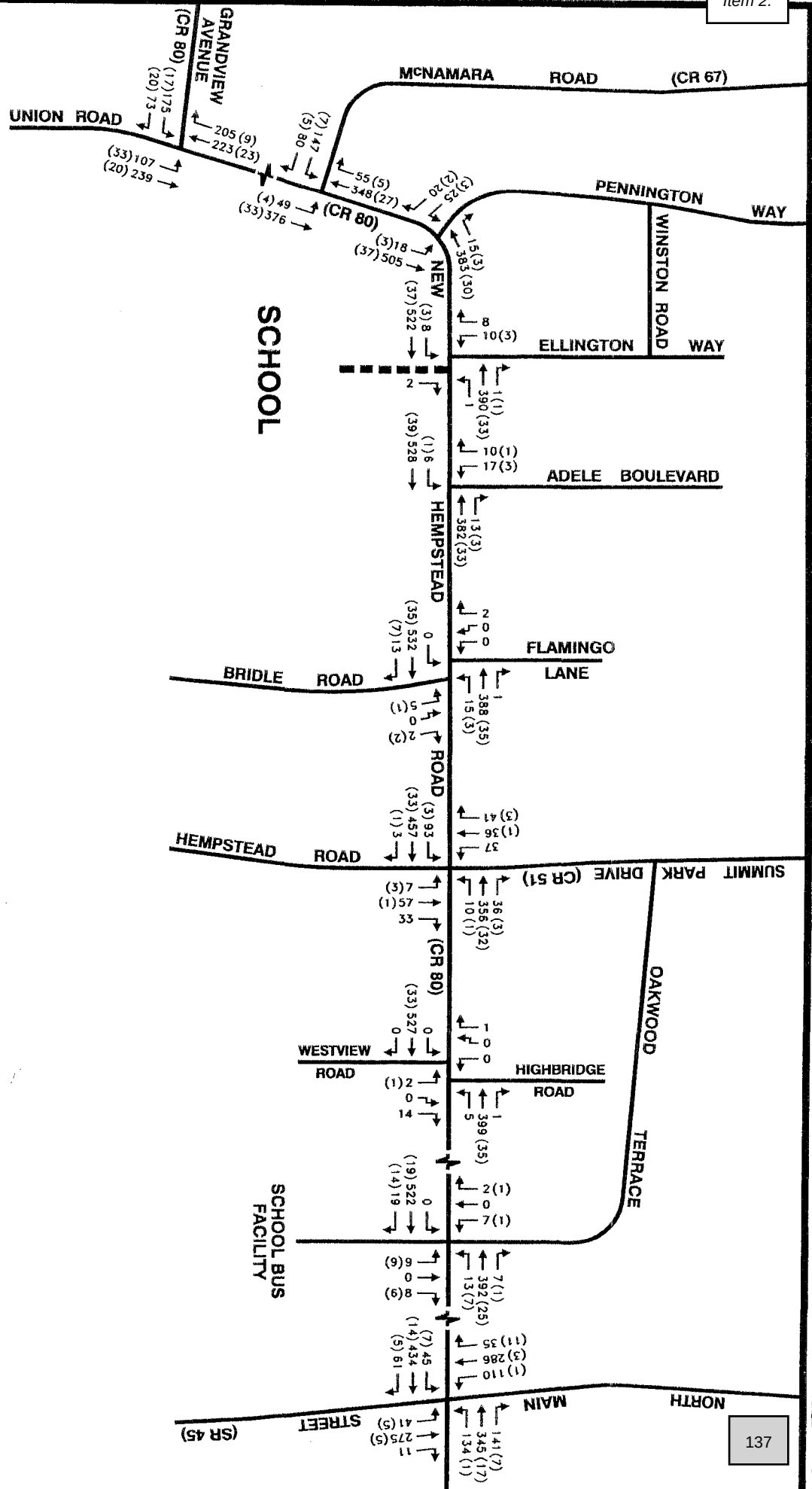
Procedures have been established by the Transportation Research Board through which roadway segments and intersections can be tested to determine their ability to accommodate traffic volumes. These procedures are described in this section.

Table 1
2002 EXISTING TWO-WAY VOLUMES – PEAK HOURS
Darchei Noam School
New Hempstead, New York

ROADWAY SEGMENT	VEHICLES			
	Weekday Morning	Weekday Afternoon	Sunday Morning	Sunday Midday
New Hempstead Road (C.R. 80) east of Route 45	1,175	1,168	456	813
New Hempstead Road (C.R. 80) at site	926	896	323	623
Grandview Avenue (C.R. 80) west of Union Road	560	467	199	345
Route 45, north of New Hempstead Road	892	1,062	350	662
Summit Park Drive (C.R. 51), north of New Hempstead Road	300	390	58	101
Ellington Way, north of New Hempstead Road	27	38	17	25
McNamara Road, north of New Hempstead Road	331	210	102	191
Union Road, south of C.R. 80	642	467	199	345

Frederick P. Clark Associates, Inc.

j:\docs2\700\yes2-016.db.doc:ev



Note: Field surveys conducted on Wednesday, September 18, Tuesday October 29, Wednesday October 30, and Monday November 4, 2002.

LEGEND

- 00 ALL VEHICLES
- (00) SCHOOL BUSES
- SCHOOL ACCESS

DARCHEI NOAM SCHOOL
New Hempstead, New York

2002 EXISTING TRAFFIC VOLUMES
WEEKDAY MORNING SCHOOL PEAK HOUR
(8:00 - 9:00 AM)

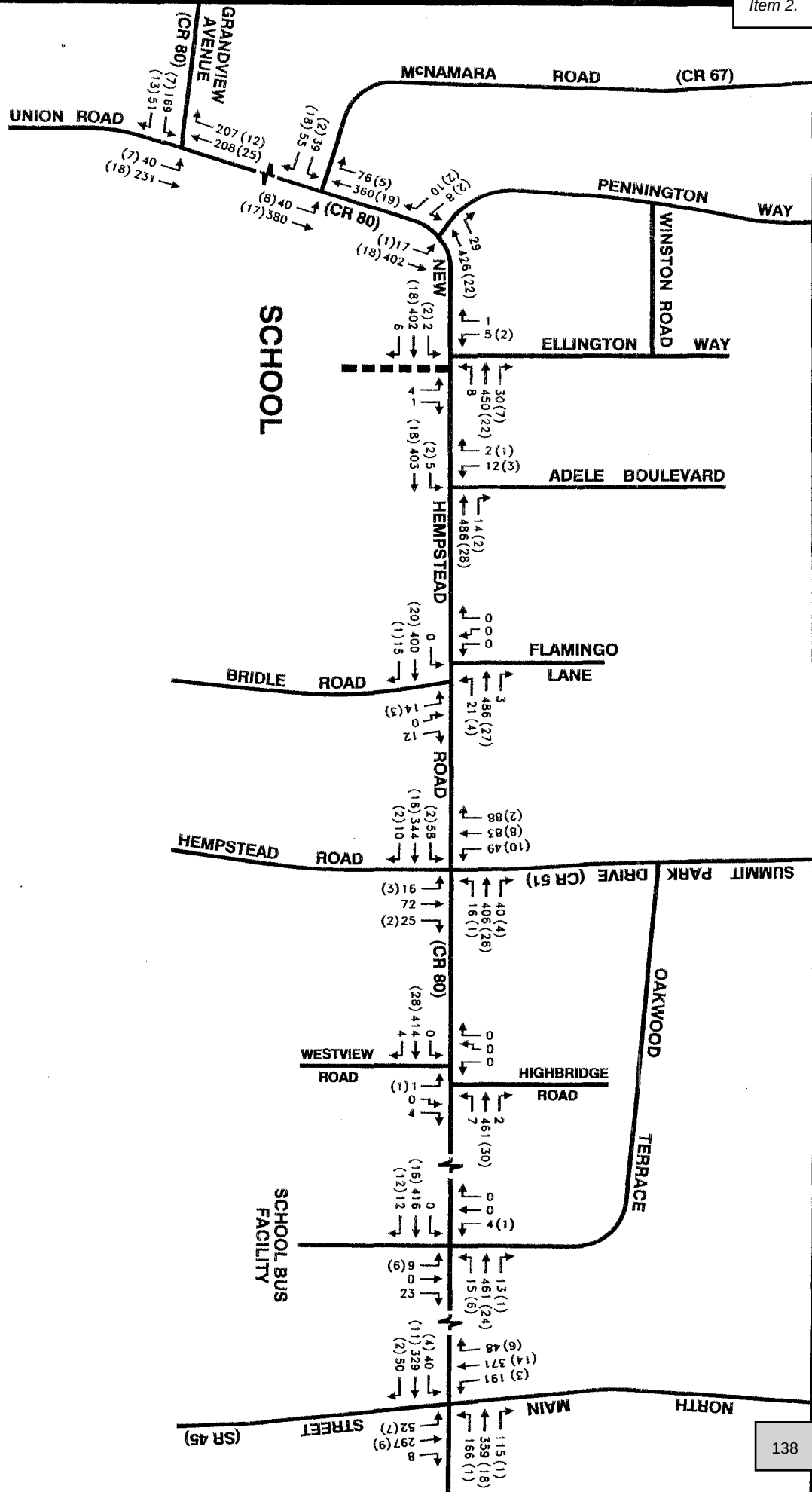
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

Not to Scale

File: 702-000fig3



3



Note: Field surveys conducted on Wednesday, September 18, Tuesday October 29, Wednesday October 30, and Monday November 4, 2002.

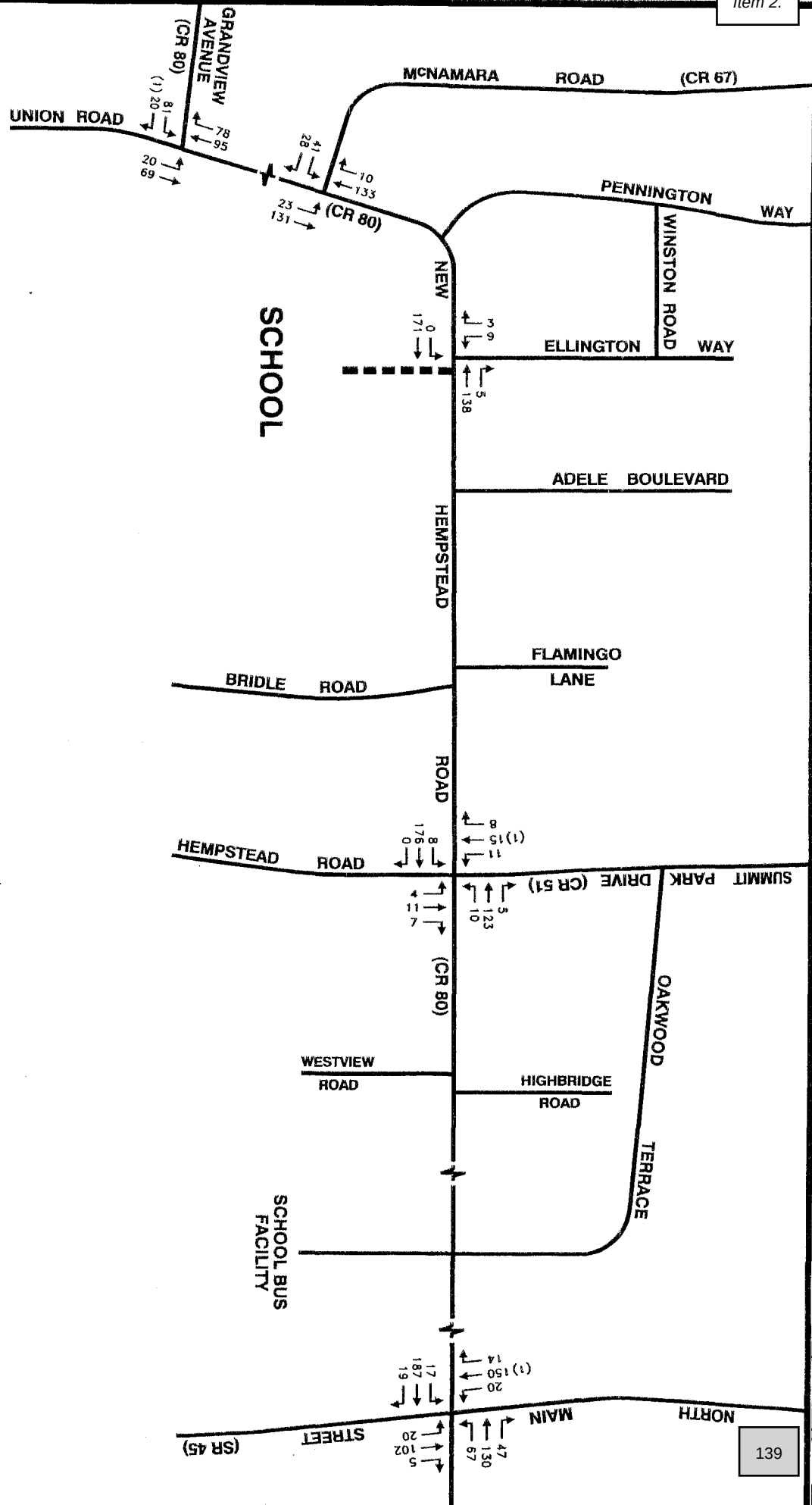
LEGEND

- | | |
|------|---------------|
| 00 | ALL VEHICLES |
| (00) | SCHOOL BUSES |
| 0000 | SCHOOL ACCESS |

2002 EXISTING TRAFFIC VOLUMES
WEEKDAY AFTERNOON SCHOOL PEAK HOUR
(3:15 - 4:15 PM)

DARCHEI NOAM SCHOOL
New Hempstead, New York

FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Not to Scale
File: 702-000fig4



Note: Field surveys conducted on Sunday, November 3, 2002.

LEGEND
 00 ALL VEHICLES
 (00) SCHOOL BUSES
 SCHOOL ACCESS

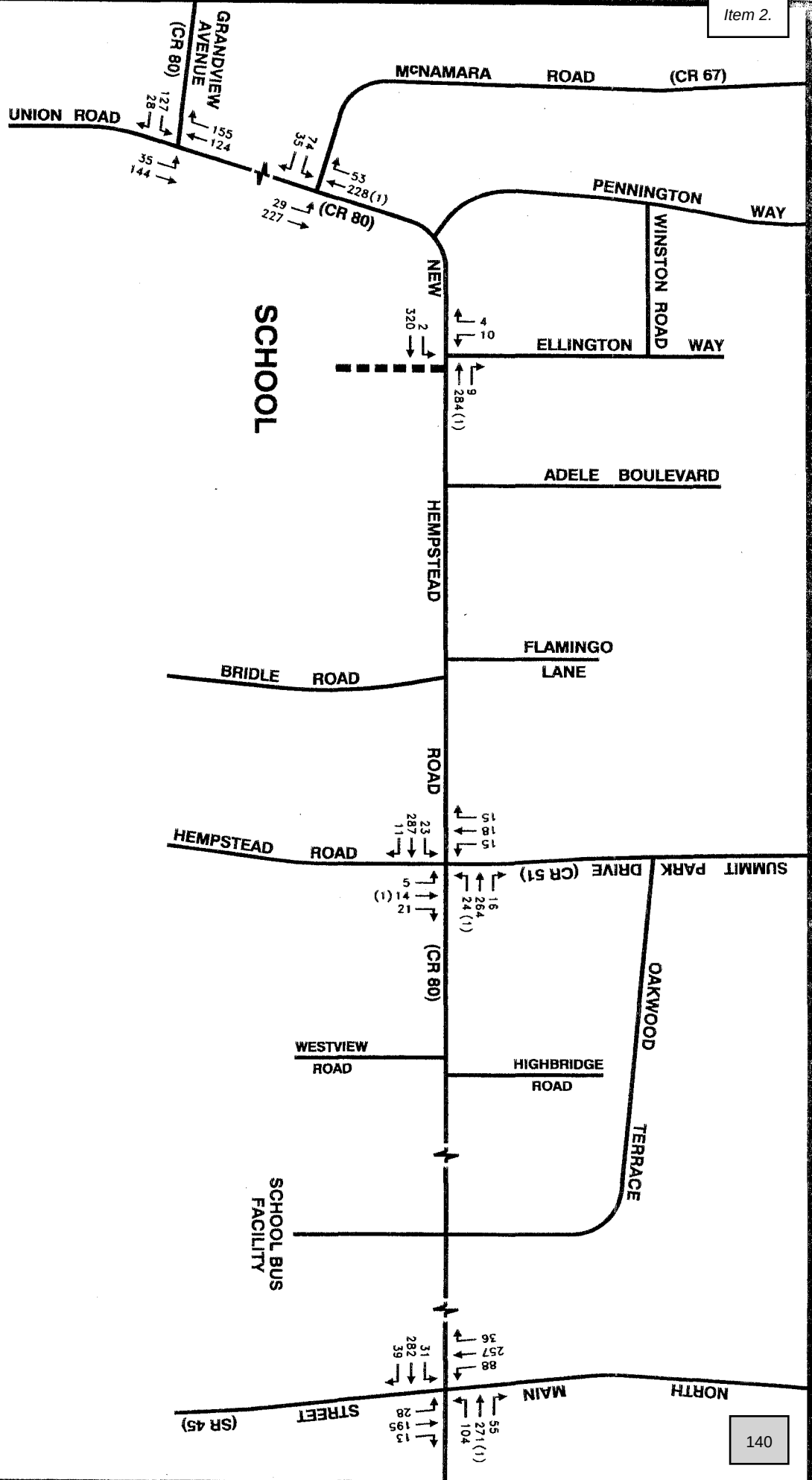
2002 EXISTING TRAFFIC VOLUMES
 SUNDAY MORNING ARRIVAL PERIOD
 (8:30 - 9:30 AM)

DARCHEI NOAM SCHOOL
 New Hempstead, New York



FREDERICK P. CLARK ASSOCIATES, INC.
 Planning/Development/Environment/Transportation
 Not to Scale

File: 702-0001195



SCHOOL

SCHOOL BUS FACILITY

Note: Field surveys conducted on Sunday, November 3, 2002.

- LEGEND
- 00 ALL VEHICLES
 - (00) SCHOOL BUSES
 - SCHOOL ACCESS

2002 EXISTING TRAFFIC VOLUMES
SUNDAY MIDDAY DISMISSAL HOUR
(12:30 - 1:30 PM)

DARCHEI NOAM SCHOOL
New Hempstead, New York



FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
Not to Scale

File: 702-000196

Table 2
 ACCIDENT SUMMARY – COUNTY ROUTE 80
 Darchei Noam School
 New Hempstead, New York

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 between Sansberry Lane and Union Road	Monday 12/20/99	0	1	Snow/ice	Cloudy	7:00 AM	Fixed object	Pavement slippery
Route 80 between Sansberry Lane and Union Road	Thursday 12/24/98	0	3	Snow/ice	Snow	6:00 AM	Rear-end	Pavement slippery
Route 80 at Union Road	Wednesday 5/20/98	0	2	Dry	Cloudy	1:00 PM	Rear-end	Unsafe speed
Route 80 at Union Road	Friday 8/21/98	1	2	Dry	Clear	5:00 PM	Left turn	Failed to grant right-of-way
Route 80 at Union Road	Thursday 12/3/98	0	2	Dry	Cloudy	2:00 PM	Right angle	Driver inattention
Route 80 at Union Road	Wednesday 1/13/99	0	2	Wet	Cloudy	9:00 AM	Left turn (same direction)	Unknown
Route 80 at Union Road	Thursday 6/17/99	2	2	Wet	Cloudy	11:00 PM	Rear-end	Unsafe speed
Route 80 at Union Road	Tuesday 3/21/00	1	2	Dry	Cloudy	2:00 PM	Right angle	Failed to grant right-of-way
Route 80 at Union Road	Wednesday 6/14/00	1	2	Dry	Cloudy	1:00 PM	Left turn (same direction)	Failed to grant right-of-way
Route 80 at Union Road	Sunday 9/3/00	1	2	Dry	Cloudy	7:00 AM	Right angle	Failed to grant right-of-way
Route 80 at Union Road	Monday 9/25/00	0	2	Dry	Clear	11:00 AM	Right angle	Failed to grant right-of-way
Route 80 at Union Road	Monday 3/12/01	1	2	Dry	Clear	8:00 AM	Right turn	Unknown
Between Union Road and Fairway Oval	Thursday 11/26/98	1	2	Wet	Cloudy	7:00 PM	Right angle	Failed to grant right-of-way
Route 80 at Fairway Oval	Wednesday 1/31/01	1	2	Dry	Clear	4:00 PM	Right angle	Failed to grant right-of-way
Route 80 at McNamara Road	Tuesday 9/8/98	0	2	We	Cloudy	4:00 PM	Right angle	Failed to grant right-of-way
Route 80 at McNamara Road	Thursday 2/18/99	0	2	Wet	Cloudy	4:00 PM	Right angle	Failed to grant right-of-way
Route 80 at McNamara Road	Sunday 4/4/99	0	2	Dry	Cloudy	11:00 AM	Left turn	Improper turn
Route 80 at McNamara Road	Monday 4/26/99	0	2	Dry	Clear	5:00 PM	Rear-end	Following too close

Table 2 (cont'd.)

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 at McNamara Road	Wednesday 5/19/99	1	3	Wet	Rain	6:00 PM	Fixed object	--
Route 80 at McNamara Road	Monday 11/22/99	1	2	Wet	Cloudy	9:00 AM	Rear-end	Unsafe speed
Route 80 at McNamara Road	Monday 9/4/00	1	2	Dry	Cloudy	4:00 PM	Right angle	Failed to grant right-of-way
Between McNamara and Pennington Way	Tuesday 11/10/98	1	1	Wet	Rain	11:00 AM	Fixed object	Tire failure/pavement slippery
Between McNamara and Pennington Way	Thursday 12/14/00	0	3	Snow/Ice	Snow	8:00 AM	Unknown	Unknown
Between McNamara and Pennington Way	Thursday 1/25/01	0	2	Dry	Clear	11:00 AM	Right turn	Unknown
Between McNamara and Pennington Way	Tuesday 3/6/01	0	1	Snow/Ice	Snow	Unknown	Fixed object	Slippery pavement
Between McNamara and Pennington Way	Friday 3/9/01	0	2	Snow/Ice	Snow	8:00 AM	Rear-end	Following too close
Route 80 at Pennington Way	Friday 11/27/98	1	2	Dry	Clear	11:00 AM	Rear-end	Following too close
Route 80 at Pennington Way	Tuesday 3/16/99	1	1	Dry	Clear	8:00 AM	Fixed object	Unknown
Route 80 at Pennington Way	Wednesday 11/1/00	1	3	Dry	Clear	3:00 PM	Unknown	Glare
Between Pennington Way and Flamingo Lane	Friday 4/27/01	1	1	Dry	Clear	10:00 AM	Pedestrian/bicyclist	Driver lane use improper
Between Bridle Road and Hempstead Road	Wednesday 9/23/98	1	4	Dry	Clear	6:00 PM	Rear-end	Following too close
Between Bridle Road and Hempstead Road	Wednesday 1/13/99	0	2	Snow/Ice	Freezing rain	5:00 PM	Head-on	Unsafe speed
Between Bridle Road and Hempstead Road	Tuesday 8/3/99	0	2	Dry	Clear	8:00 AM	Rear-end	Glare
Between Bridle Road at Hempstead Road	Saturday 9/16/00	0	2	Dry	Clear	7:00 AM	Right angle	Glare, view obstructed
Route 80 at Hempstead Road	Monday 5/18/98	3	2	Dry	Clear	11:00 AM	Left turn	Failure to grant right-of-way
Route 80 at Hempstead Road	Wednesday 10/20/99	0	2	Wet	Cloudy	3:00 PM	Rear-end	Following too close
Route 80 at Hempstead Road	Tuesday 1/25/00	0	1	Slush	Snow	9:00 AM	Fixed object	Unknown (turning)
Route 80 at Hempstead Road	Friday 10/27/00	0	1	Dry	Cloudy	8:00 AM	Fixed object	Improper turn

Table 2 (cont'd.)

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 at Hempstead Road	Sunday 12/24/00	1	2	Wet	Cloudy	11:00 PM	Right angle	Pavement slippery
Route 80 at Hempstead Road	Wednesday 12/27/00	3	2	Dry	Clear	12:00 PM	Right angle	Traffic control disregarded
Between Hempstead Road and Westview Road	Tuesday 9/21/99	1	2	Wet	Rain	12:00 PM	Rear-end	Pavement slippery, following too close
Between Hempstead Road and Westview Road	Wednesday 11/17/99	0	1	Unknown	Unknown	3:00 PM	Fixed object	Avoiding object in road
Route 80 at Westview Road	Sunday 3/25/01	0	2	Dry	Clear	2:00 PM	Overtaking	Following too close
Between Westview and Highridge Road	Sunday 3/4/01	0	1	Snow/ice	Snow	4:00 PM	Fixed object	Pavement slippery
Route 80 at Highridge Road	Tuesday 10/26/99	3	3	Dry	Clear	7:00 PM	Rear-end	Following too close
Route 80 at Highridge Drive	Monday 11/20/00	0	1	Wet	Rain	6:00 PM	--	Avoiding object in road
Route 80 at Apple Gate	Tuesday 12/8/98	0	2	Wet	Rain	4:00 PM	Rear-end	Pavement slippery, following too close
Between Apple Gate and Route 45	Thursday 6/22/00	2	3	Dry	Clear	6:00 PM	Rear-end	Following too close
Between Apple Gate and Route 45	Thursday 6/22/00	2	3	Dry	Clear	6:00 PM	Rear-end	Following too close
Between Apple Gate and Route 45	Sunday 11/12/00	1	1	Dry	Clear	4:00 AM	--	Avoiding object in road
Route 80 at Route 45	Saturday 8/29/98	0	2	Dry	Clear	7:00 PM	Rear-end	Driver inattention
Route 80 at Route 45	Thursday 5/20/99	1	2	Dry	Clear	10:00 AM	Overtaking	Failure to yield right-of-way
Route 80 at Route 45	Tuesday 7/13/99	2	2	Dry	Clear	4:00 PM	Rear-end	Following too close
Route 80 at Route 45	Monday 9/27/99	2	2	Dry	Cloudy	11:00 AM	Rear-end	Following too close
Route 80 at Route 45	Saturday 12/4/99	0	2	Dry	Clear	3:00 PM	Rear-end	Driver inattention
Route 80 at Route 45	Wednesday 12/8/99	1	2	Dry	Clear	7:00 PM	Left turn	Traffic control disregarded
Route 80 at Route 45	Sunday 1/30/00	3	2	Snow/ice	Snow	8:00 PM	Rear-end	Unsafe speed
Route 80 at Route 45	Wednesday 3/29/00	1	3	Dry	Cloudy	12:00 PM	Rear-end	Driver inattention

Table 2 (cont'd.)

LOCATION	DAY/DATE	INJURIES	VEHICLES INVOLVED	ROAD CONDITIONS	WEATHER	TIME	TYPE OF ACCIDENT	PROBABLE CAUSE
Route 80 at Route 45	Monday 4/24/00	1	2	Dry	Clear	2:00 PM	Right angle	View obstructed, limited
Route 80 at Route 45	Sunday 5/7/00	1	2	Dry	Clear	4:00 PM	Right angle	Failure to yield right-of-way
Route 80 at Route 45	Wednesday 5/17/0-0	2	2	Dry	Clear	11:00 AM	Rear-end	Following too close
Route 80 at Route 45	Wednesday 9/20/00	0	2	Dry	Clear	2:00 PM	Right angle	Failure to yield right-of-way
Route 80 at Route 45	Wednesday 9/20/00	0	2	Dry	Clear	4:00 PM	Rear-end	Driver inattention
Route 80 at Route 45	Thursday 12/28/00	1	2	Dry	Clear	1:00 PM	Left turn (against)	Failure to yield right-of-way
Route 80 at Route 45	Monday 4/16/01	0	2	Dry	Cloudy	10:00 AM	Right turn (with)	Passenger distraction

Source: New York State Department of Transportation, time period from May 1, 1998 through April 30, 2001

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Table 3
CHARACTERISTICS OF ACCIDENTS AT INTERSECTIONS - MAY 1, 1998 - APRIL 30, 2001
Darchet Noam School
New Hempstead, New York

INTERSECTION	REAR END	RIGHT ANGLE	LEFT TURN	RIGHT TURN	OVER- TAKING	FIXED OBJECT	ANIMAL	UNKNOWN	TOTAL
May 1, 1998 - April 30, 1999									
New Hempstead Road/ Grandview Avenue/Union Road	1	1	2						4
New Hempstead Road at McNamara Road	1	2	1						4
New Hempstead Road at Pennington Way	1					1			2
New Hempstead Road at Summit Park Drive/ Hempstead Road			1						1
New Hempstead Road at Westview Road/Highridge Road									0
New Hempstead Road at Route 45	1								1
YEARLY TOTAL	4	3	4	0	0	1	0	0	12
May 1, 1999 - April 30, 2000									
New Hempstead Road/Grandview Avenue/Union Road	1	1							2
New Hempstead Road at McNamara Road	1					1			2
New Hempstead Road at Pennington Way									0
New Hempstead Road at Summit Park Drive/Hempstead Road	1					1			2
New Hempstead Road at Westview Road/Highridge Road	1								1
New Hempstead Road at Route 45	5	1	1		1				8
YEARLY TOTAL	9	2	1	0	1	2	0	0	15
May 1, 2000 - April 30, 2001									
New Hempstead Road/Grandview Avenue/Union Road		2	1	1					4
New Hempstead Road at McNamara Road		1						1	1
New Hempstead Road at Pennington Way									1
New Hempstead Road at Summit Park Drive/Hempstead Road		2				1			3
New Hempstead Road at Westview Road/Highridge Road					1	1	1		3
New Hempstead Road at Route 45	2	2	1	1					6
YEARLY TOTAL	2	7	2	2	1	2	1	1	18
Three-Year Totals									
New Hempstead Road/Grandview Avenue/Union Road	2	4	3	1	0	0	0	0	10
New Hempstead Road at McNamara Road	2	3	1	0	0	1	0	0	7
New Hempstead Road at Pennington Way	1	0	0	0	0	1	0	1	3
New Hempstead Road at Summit Park Drive/Hempstead Road	2	4	1	0	0	2	0	0	9
New Hempstead Road at Westview Road/Highridge Road	1	0	0	0	1	2	1	0	5
New Hempstead Road at Route 45	8	3	2	1	1	0	0	0	15
GRAND TOTAL	15	12	7	2	2	5	1	1	45

Source: New York State Department of Transportation

Includes accidents within 50 feet of listed intersections

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Two methods of analysis are needed to evaluate intersections. These methods are based on procedures found in the Highway Capacity Manual (Special Report No. 209, Fourth Edition, 2000 update) and are described below.

Signalized Intersections - Capacity at signalized intersections is defined for each lane group. Lane group capacity is the maximum hourly rate at which vehicles may pass through the intersection under prevailing traffic, roadway, and signalization conditions. The flow rate is generally measured or projected for a 15-minute peak period, and capacity is stated in vehicles per hour.

Traffic conditions include volumes on each approach, the distribution of vehicles by movement (left, through, right), the vehicle type distribution within each movement, the location and use of bus stops within the intersection area, pedestrian crossing flows, and parking movements within the intersection area.

Roadway conditions include the basic geometry of the intersection, including the number and width of lanes, grades, and lane-use allocations (including parking lanes). Signalization conditions include a full definition of the signal phasing, timing, type of control, and signal progression on each approach.

Level of Service for a signalized intersection is defined in terms of the average control delay per vehicle for each lane group and approach and for the intersection as a whole during a peak 15-minute period during a peak 1-hour period. Six Levels of Service from A to F have been established as measures of vehicle delay. These levels and their related delay terms are as follows:

LEVEL OF SERVICE	CONTROL DELAY (SECONDS PER VEHICLE)
A	≤ 10.0
B	10.1 to 20.0
C	20.1 to 35.0
D	35.1 to 55.0
E	55.1 to 80.0
F	more than 80.0

More specific definitions of the six levels are best given by the Highway Capacity Manual:

Level of Service A - describes operations with very low delay, i.e., less than or equal to 10.0 seconds per vehicle. This occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delays.

Level of Service B - describes operations with delays in the range of 10.1 to 20.0 seconds per vehicle. This generally occurs with good progression and/or cycle lengths. More vehicles stop than for Level of Service A, causing higher levels of average delay.

Level of Service C - describes operations with delay in the range of 20.1 to 35.0 seconds per vehicle. These higher delays may result from fair progression and/or short cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.

Level of Service D - describes operations with delay in the range of 35.1 to 55.0 seconds per vehicle. At Level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths or high

volume to capacity (V/C) ratios. Many vehicles stop and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

Level of Service E - describes operations with delay in the range of 55.1 to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences.

Level of Service F - describes operations with delay in excess of 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e. when arrival flow rates exceed the capacity of the intersection. It may also occur at high V/C ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Unsignalized Intersections – Highway Capacity Manual 2000, Chapter 17, analyzes the capacity and level of service of two-way STOP-controlled (TWSC) and all-way STOP-controlled (AWSC) intersections. Level of service (LOS) for a TWSC intersection is determined by the computed or measured control delay and is defined for each minor movement. Control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue to the time the vehicle departs from the STOP line. Control delay includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Control delay per vehicle for AWSC is computed for each lane and each approach. The approach delay is the weighted average of the delay on each lane and the intersection delay is the weighted average of the delay on each approach.

LEVEL OF SERVICE	CONTROL DELAY (SECONDS PER VEHICLE)
A	≤ 10.0
B	10.1 to 15.0
C	15.1 to 25.0
D	25.1 to 35.0
E	35.1 to 50.0
F	more than 50.0

Capacity Analysis Results

Results of the analysis of the two signalized intersections along New Hempstead Road, which were included in the traffic analysis, show both operate at acceptable levels of service during each of the peak hours included for purposes of evaluating impact from the proposed School. The New Hempstead Road/Route 45 intersection operates at overall Level of Service "C" or better during the weekday time periods and an overall Level of Service "B" during both the morning time periods. The New Hempstead Road/Summit Park Drive/Hempstead Road intersection operates at an overall Level of Service "B" or better during each of the four peak hours analyzed.

The unsignalized intersections along New Hempstead Road, which were included in the analysis, focus on the intersections with the highest volumes recorded on the side street approaches, results show that each operates at Levels of Service "D" or better during the peak hours analyzed, except for the eastbound Grandview Avenue approach to New Hempstead Road. This approach operates at Level of Service "F" during the morning peak hour; however, Level of Service "C" or better during each of the other three time periods. Table 4 shows the results of the analysis for existing conditions.

Table 4
 EXISTING CONDITIONS – LEVEL OF SERVICE SUMMARY – PEAK SCHOOL HOURS
 Darchei Noam School
 New Hempstead, New York

INTERSECTION	APPROACH/ MOVEMENT		EXISTING CONDITIONS			
			Weekday Morning	Weekday Afternoon	Sunday Morning	Sunday Midday
New Hempstead Road (CR 80) at New York State Route 45 (Signalized)	EB	L	B/17.0	B/16.2	B/14.7	B/15.1
		TR	D/35.9	C/21.7	B/16.8	B/18.8
	WB	L	B/17.5	B/13.8	A/8.0	B/10.7
		TR	B/10.8	B/10.3	A/7.9	A/8.8
	NB	L	B/18.4	C/26.0	B/15.7	B/16.5
		TR	C/21.5	C/22.3	B/16.9	B/19.0
	SB	L	C/23.3	D/47.9	B/15.7	B/18.6
		TR	C/23.8	C/31.9	B/18.1	C/21.7
	Overall		C/22.6	C/23.1	B/14.2	B/16.4
New Hempstead Road (CR 80) at Summit park Drive (CR 51)/Hempstead Road (Signalized)	EB	LTR	B/12.9	A/9.1	A/7.0	A/7.8
	WB	LTR	A/8.5	A/9.1	A/6.7	A/7.7
	NB	LTR	B/16.7	B/7.1	B/15.7	A/15.9
	SB	LTR	B/17.3	C/21.5	B/15.9	A/16.1
	Overall		B/12.1	B/12.1	A/8.2	A/8.7
New Hempstead Road (CR 80) at Ellington Way/Site Entrance Drive (Unsignalized)	EB	L	A/8.8	B/10.3	A/7.5	A/8.0
	WB	L	A/8.6	A/8.3	A/7.6	A/8.0
	NB	LTR	B/11.9	C/19.5	N/A	--
	SB	LTR	C/19.1	C/22.5	B/10.4	B/14.3
New Hempstead Road (CR 80) at Pennington Way (Unsignalized)	NB	L	A/8.4	A/8.6	N/A	N/A
	EB	LR	C/16.7	C/16.0		
New Hempstead Road (CR 80) at McNamara Road (CR 67) (Unsignalized)	NB	L	A/8.5	A/8.8	A/7.6	A/8.0
	EB	LR	D/34.7	C/17.3	B/10.4	B/14.5
New Hempstead Road (CR 80)/Grandview Avenue (CR 80)/Union Road (Unsignalized)	NB	L	A/9.5	A/8.6	A/7.6	A/7.9
	EB	LR	F/76.0	C/21.4	B/10.7	B/13.6

Level of Service/Average Vehicle Delay.

EB =Eastbound

NB = Northbound

L = Left turn

R = Right turn

WB =Westbound

SB = Southbound

T = Through

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CLIENT INFORMATION

Client: Jim Wickes
Requested On: Apr 29, 2024
Phone:
Email: jim@irawickes.com

hello@gosimplelab.com

EPA LAB ID: CT00008
Louisa Viens
Dayville, CT

TESTING PERFORMED

Testing Requested: Advanced Home Water Test
Matrix: Drinking Water
Testing / Report ID: YST82D

SAMPLE INFORMATION

Collection Date: May 13, 2024
Collected By: Jim Wickes
Received Date: May 15, 2024
Reported On: May 21, 2024
Sample Location: well head
Sample Address: 11 MCNAMARA RD, Spring Valley, NY
10977, United States

TESTING NOTES

There were no problems with analytical events associated with this report unless noted. Quality control data is within laboratory defined or method specified acceptance limits except where noted. If you have any questions regarding these test results, please contact hello@gosimplelab.com

SUMMARY ANALYSIS

ANALYTE	UNIT	RESULT	METHOD	EVALUATION
pH	pH	7.7	SM 4500-H+B	OK
Total Dissolved Solids	mg/L	571	SM 2510 B	
Turbidity	NTU	0.23	SM 2130 B	
Conductivity	umhos/cm	980	SM 2510 B	
Hardness (Ca,Mg)	mg/L	314.95		
Hardness (Total)	mg/L	315.22		
Grains per gallon	Grains	18.44		
Alkalinity (as CaCO3)	mg/L	240	SM 2320 B	
Langelier Saturation Index		0.54		
Sodium Adsorption Ratio		1.42		
Total THMs	µg/L	0		

TEST RESULTS

ANALYTE	UNIT	RESULT	MDL	METHOD	EVALUATION
1,1,1,2 Tetrachloroethane	µg/L	NOT DETECTED	0.21	EPA 524.2	
1,1,1 Trichloroethane	µg/L	NOT DETECTED	0.08	EPA 524.2	
1,1,2,2 Tetrachloroethane	µg/L	NOT DETECTED	0.1	EPA 524.2	

1,1,2 Trichloroethane	µg/L	NOT DETECTED	0.15	EPA 524.2	Item 2.
1,1 Dichloroethane	µg/L	NOT DETECTED	0.11	EPA 524.2	
1,1 Dichloroethylene	µg/L	NOT DETECTED	0.15	EPA 524.2	
1,1 Dichloropropene	µg/L	NOT DETECTED	0.17	EPA 524.2	
1,2,3 Trichlorobenzene	µg/L	NOT DETECTED	0.28	EPA 524.2	
1,2,3 Trichloropropane	µg/L	NOT DETECTED	0.21	EPA 524.2	
1,2,4 Trichlorobenzene	µg/L	NOT DETECTED	0.24	EPA 524.2	
1,2,4 Trimethylbenzene	µg/L	NOT DETECTED	0.11	EPA 524.2	
1,2 Dichlorobenzene	µg/L	NOT DETECTED	0.13	EPA 524.2	
1,2 Dichloroethane	µg/L	NOT DETECTED	0.08	EPA 524.2	
1,2 Dichloropropane	µg/L	NOT DETECTED	0.13	EPA 524.2	
1,3,5 Trimethylbenzene	µg/L	NOT DETECTED	0.1	EPA 524.2	
1,3 Dichlorobenzene	µg/L	NOT DETECTED	0.12	EPA 524.2	
1,3 Dichloropropane	µg/L	NOT DETECTED	0.14	EPA 524.2	
1,4 Dichlorobenzene	µg/L	NOT DETECTED	0.1	EPA 524.2	
2,2 Dichloropropane	µg/L	NOT DETECTED	0.21	EPA 524.2	
Aluminum	mg/L	NOT DETECTED	0.00618	EPA 200.7	
Antimony	mg/L	NOT DETECTED	3.0E-5	EPA 200.8	
Arsenic	mg/L	NOT DETECTED	7.0E-5	EPA 200.8	
Barium	mg/L	0.232	0.0001	EPA 200.8	< HGL
Benzene	µg/L	NOT DETECTED	0.13	EPA 524.2	
Beryllium	mg/L	NOT DETECTED	5.0E-5	EPA 200.8	
Boron	mg/L	0.0309	0.00312	EPA 200.7	< HGL
Bromobenzene	µg/L	NOT DETECTED	0.18	EPA 524.2	
Bromochloromethane	µg/L	NOT DETECTED	0.11	EPA 524.2	
Bromodichloromethane	µg/L	NOT DETECTED	0.09	EPA 524.2	
Bromoform	µg/L	NOT DETECTED	0.11	EPA 524.2	
Bromomethane	µg/L	NOT DETECTED	0.24	EPA 524.2	
Cadmium	mg/L	NOT DETECTED	7.0E-5	EPA 200.8	
Calcium	mg/L	78.8	0.0351	EPA 200.7	
Carbon Tetrachloride	µg/L	NOT DETECTED	0.16	EPA 524.2	
Chloride	mg/L	130	1.37	EPA 300.0	
Chlorobenzene	µg/L	NOT DETECTED	0.08	EPA 524.2	
Chloroethane	µg/L	NOT DETECTED	0.18	EPA 524.2	
Chloroform	µg/L	NOT DETECTED	0.44	EPA 524.2	
Chloromethane	µg/L	NOT DETECTED	0.13	EPA 524.2	
Chlorotoluene 2	µg/L	NOT DETECTED	0.08	EPA 524.2	
Chlorotoluene 4	µg/L	NOT DETECTED	0.12	EPA 524.2	
Chromium (Total)	mg/L	NOT DETECTED	2.0E-5	EPA 200.8	
cis 1,2 Dichloroethylene	µg/L	NOT DETECTED	0.2	EPA 524.2	

cis 1,3 Dichloropropene	µg/L	NOT DETECTED	0.13	EPA 524.2	Item 2.
Cobalt	mg/L	NOT DETECTED	1.0E-5	EPA 200.8	
Copper	mg/L	NOT DETECTED	4.0E-5	EPA 200.8	
Dibromochloromethane	µg/L	NOT DETECTED	0.14	EPA 524.2	
Dibromochloropropane	µg/L	NOT DETECTED	0.39	EPA 524.2	
Dibromomethane	µg/L	NOT DETECTED	0.18	EPA 524.2	
Dichlorodifluoromethane	µg/L	NOT DETECTED	0.12	EPA 524.2	
Dichloromethane	µg/L	NOT DETECTED	0.31	EPA 524.2	
E. coli	P/A	NOT DETECTED		SM 9223B	
Ethylbenzene	µg/L	NOT DETECTED	0.08	EPA 524.2	
Ethylene dibromide	µg/L	NOT DETECTED	0.1	EPA 524.2	
Fluoride	mg/L	NOT DETECTED	0.005	EPA 300.0	
Hexachlorobutadiene	µg/L	NOT DETECTED	0.2	EPA 524.2	
Iron	mg/L	NOT DETECTED	0.00428	EPA 200.7	
Isopropylbenzene	µg/L	NOT DETECTED	0.11	EPA 524.2	
Lead	mg/L	NOT DETECTED	5.0E-5	EPA 200.8	
Lithium	mg/L	NOT DETECTED	0.00555	EPA 200.7	
Magnesium	mg/L	28.7	0.00896	EPA 200.7	
Manganese	mg/L	0.0157	0.0001	EPA 200.8	< HGL
Mercury	mg/L	NOT DETECTED	0.0001	EPA 200.8	
Methyl Tertiary Butyl Ether	µg/L	NOT DETECTED	0.24	EPA 524.2	
Molybdenum	mg/L	NOT DETECTED	4.0E-5	EPA 200.8	
m,p Xylene	µg/L	NOT DETECTED	0.13	EPA 524.2	
Naphthalene	µg/L	NOT DETECTED	0.1	EPA 524.2	
n Butylbenzene	µg/L	NOT DETECTED	0.17	EPA 524.2	
Nickel	mg/L	NOT DETECTED	0.0001	EPA 200.8	
Nitrate (as N)	mg/L	3.06	0.005	EPA 300.0	< HGL
Nitrite (as N)	mg/L	NOT DETECTED	0.002	EPA 300.0	
n Propylbenzene	µg/L	NOT DETECTED	0.1	EPA 524.2	
o Xylene	µg/L	NOT DETECTED	0.11	EPA 524.2	
Phosphorus	mg/L	NOT DETECTED	0.0755	EPA 200.7	
p Isopropyltoluene	µg/L	NOT DETECTED	0.11	EPA 524.2	
Potassium	mg/L	1.18	0.0437	EPA 200.7	
sec Butylbenzene	µg/L	NOT DETECTED	0.06	EPA 524.2	
Selenium	mg/L	NOT DETECTED	0.0004	EPA 200.8	
Silica	mg/L	8.28	0.0177	EPA 200.7	
Silver	mg/L	NOT DETECTED	3.0E-5	EPA 200.8	
Sodium	mg/L	57.8	0.188	EPA 200.7	
Strontium	mg/L	0.0591	0.00011	EPA 200.7	< HGL
Styrene	µg/L	NOT DETECTED	0.14	EPA 524.2	

Sulfate	mg/L	15.2	0.671	EPA 300.0	< HGL	Item 2.
tert Butylbenzene	µg/L	NOT DETECTED	0.16	EPA 524.2		
Tetrachloroethylene	µg/L	NOT DETECTED	0.13	EPA 524.2		
Thallium	mg/L	NOT DETECTED	6.0E-5	EPA 200.8		
Tin	mg/L	NOT DETECTED	4.0E-5	EPA 200.8		
Titanium	mg/L	NOT DETECTED	0.00019	EPA 200.7		
Toluene	µg/L	NOT DETECTED	0.12	EPA 524.2		
Total Coliform	P/A	NOT DETECTED		SM 9223B		
trans 1,3 Dichloropropene	µg/L	NOT DETECTED	0.11	EPA 524.2		
Trichloroethylene	µg/L	NOT DETECTED	0.17	EPA 524.2		
Trichlorofluoromethane	µg/L	NOT DETECTED	0.1	EPA 524.2		
Uranium	mg/L	NOT DETECTED	3.0E-5	EPA 200.8		
Vanadium	mg/L	NOT DETECTED	3.0E-5	EPA 200.8		
Vinyl Chloride	µg/L	NOT DETECTED	0.07	EPA 524.2		
Zinc	mg/L	NOT DETECTED	0.00495	EPA 200.7		

How To Read Your SimpleLab PDF Report

Your results are being evaluated with the Health Guidance Level.

This is a health protective, non-enforceable drinking water benchmark. HGL is based on the most protective human health benchmark used among public health agencies for a contaminant. Drinking water at or near the HGL over the course of your lifetime is thought to be safe.

MDL: Method Detection Limit. MDL is the lowest concentration of an analyte which testing instrumentation and the analysis team is configured to measure.

How To Read Your SimpleLab PDF Report

Item 2.

Your results are being evaluated with the Simple Lab Recommendation.

This is a health protective, non-enforceable drinking water benchmark. SLR is based on the most protective human health benchmark used among public health agencies for a contaminant. Drinking water at or near the SLR over the course of your lifetime is thought to be safe.

MOL: Method Detection Limit. MDL is the lowest concentration of an analyte which testing instrumentation and the analysis team configured to measure.



Did you know?

This Tap Score report is easier to understand when viewed online. Access in-depth information about every detection, including health risks and treatment solutions.

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Sample Info

Sharing

tap score
EVALUATION

84

OUT
OF 99

Health: 95
No concerns
detected

Aesthetics: 45
3 concerns detected

Plumbing: 60
2 concerns detected

FILTRATION
& TREATMENT

Certificate of Analysis: YST82D
Drinking Water | Labs

May 13, 2024
09:25 AM

well head
11 MCNAMARA RD

Not treated
Private Well

All Results

Properties

Health

Aesthetics 3

Plumbing 2

Treatment

Comparisons

Search

Change Evaluation

Glossary

Parameter		Result	Evaluation: HGL ▼	Method, MDL and RL		Analysis Date	Details
	Nitrate (as N) Inorganics	3.06 PPM	HGL: 10 PPM	EPA 300.0 MDL 0.005 PPM	RL 0.5 PPM	15 May 2024	View
	Barium Metals	0.232 PPM	HGL: 2 PPM	EPA 200.8 MDL 0.0001 PPM	RL 0.0051 PPM	15 May 2024	View
	Boron Inorganics	0.0309 PPM	HGL: 0.5 PPM	EPA 200.7 MDL 0.00312 PPM	RL 0.0051 PPM	15 May 2024	View
	Manganese Metals	0.0157 PPM	HGL: 0.1 PPM	EPA 200.8 MDL 0.0001 PPM	RL 0.001 PPM	15 May 2024	View
	Strontium Metals	0.0591 PPM	HGL: 3 PPM	EPA 200.7 MDL 0.000112 PPM	RL 0.0102 PPM	15 May 2024	View
		15.2		EPA 300.0			

	Sulfate		PPM	HGL: 500 PPM	MDL 0.671 PPM	RL 1 PPM	15 May 2024	View	Item 2.
	Alkalinity (as CaCO3)		240	No HGL exists	SM 2320 B		15 May 2024	View	
	Bicarbonate	▼	291.23	No HGL exists	Bicarbonate		15 May 2024	View	
	Calcium		78.8	No HGL exists	EPA 200.7		15 May 2024	View	
	Minerals		PPM		MDL 0.0351 PPM	RL 0.05 PPM			
	Carbonate	▼	0.673	No HGL exists	Carbonate		15 May 2024	View	
	Minerals		PPM						
	Chloride		130	No HGL exists	EPA 300.0		15 May 2024	View	
	Inorganics		PPM		MDL 1.37 PPM	RL 5 PPM			
	Conductivity		980	No HGL exists	SM 2510 B		15 May 2024	View	
	Properties		umhos/cm		MDL 1 umhos/cm	RL 1 umhos/cm			
	CSMR	▼	8.55	No HGL exists	CSMR		15 May 2024	View	
	Properties								
	Grains per gallon	▼	18.44	No HGL exists	GPG		15 May 2024	View	
	Properties		Grains						
	Hardness (Ca,Mg)	▼	314.95	No HGL exists	Hardness (Ca,Mg)		15 May 2024	View	
	Properties		PPM						
	Hardness (Total)	▼	315.22 (Total)	No HGL exists	Hardness (Total)		15 May 2024	View	
	Properties		PPM						
	Langelier Saturation Index		0.54	No HGL exists	Langelier Saturation Index		15 May 2024	View	
	Properties								
	Magnesium		28.7	No HGL exists	EPA 200.7		15 May 2024	View	
	Minerals		PPM		MDL 0.00896 PPM	RL 0.051 PPM			
	pH		7.7	No HGL exists	SM 4500-H+B		15 May 2024	View	
	Properties								
	Potassium		1.18	No HGL exists	EPA 200.7		15 May 2024	View	
	Minerals		PPM		MDL 0.0437 PPM	RL 0.204 PPM			
	Silica		8.28	No HGL exists	EPA 200.7		15 May 2024	View	
	Inorganics		PPM		MDL 0.0177 PPM	RL 2.18 PPM			
			57.8	No HGL exists	EPA 200.7		15 May 2024	View	157

	Sodium	PPM		MDL 0.188 PPM	RL 1.02 PPM		
	Sodium Adsorption Ratio  Properties	1.42	No HGL exists	SAR		15 May 2024	View
	Total Dissolved Solids Properties	571 PPM	No HGL exists	SM 2510 B MDL 1.92 PPM	RL 1.92 PPM	15 May 2024	View
	Turbidity Properties	0.23 NTU	No HGL exists	SM 2130 B MDL 0.039 NTU	RL 0.1 NTU	15 May 2024	View
	1,1 Dichloroethane VOCs	Not Detected		EPA 524.2 MDL 0.11 PPB	RL 0.5 PPB	15 May 2024	View
	1,1 Dichloroethylene VOCs	Not Detected		EPA 524.2 MDL 0.15 PPB	RL 0.5 PPB	15 May 2024	View
	1,1 Dichloropropene VOCs	Not Detected		EPA 524.2 MDL 0.17 PPB	RL 0.5 PPB	15 May 2024	View
	1,1,1 Trichloroethane VOCs	Not Detected		EPA 524.2 MDL 0.08 PPB	RL 0.5 PPB	15 May 2024	View
	1,1,1,2 Tetrachloroethane VOCs	Not Detected		EPA 524.2 MDL 0.21 PPB	RL 0.5 PPB	15 May 2024	View
	1,1,2 Trichloroethane VOCs	Not Detected		EPA 524.2 MDL 0.15 PPB	RL 0.5 PPB	15 May 2024	View
	1,1,2,2 Tetrachloroethane VOCs	Not Detected		EPA 524.2 MDL 0.1 PPB	RL 0.5 PPB	15 May 2024	View
	1,2 Dichlorobenzene VOCs	Not Detected		EPA 524.2 MDL 0.13 PPB	RL 0.5 PPB	15 May 2024	View
	1,2 Dichloroethane VOCs	Not Detected		EPA 524.2 MDL 0.08 PPB	RL 0.5 PPB	15 May 2024	View
	1,2 Dichloropropane VOCs	Not Detected		EPA 524.2 MDL 0.13 PPB	RL 0.5 PPB	15 May 2024	View
	1,2,3 Trichlorobenzene VOCs	Not Detected		EPA 524.2 MDL 0.28 PPB	RL 0.5 PPB	15 May 2024	View
	1,2,3 Trichloropropane VOCs	Not Detected		EPA 524.2 MDL 0.21 PPB	RL 0.5 PPB	15 May 2024	View
		Not Detected		EPA 524.2		15 May 2024	View

Item 2.

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	1,2,4 Trichlorobenzene	Not Detected	MDL 0.24 PPB	RL 0.5 PPB	15 May 2024	View	Item 2.
	1,2,4 Trimethylbenzene VOCs		EPA 524.2 MDL 0.11 PPB	RL 0.5 PPB			
	1,3 Dichlorobenzene VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB	RL 0.5 PPB	15 May 2024	View	
	1,3 Dichloropropane VOCs	Not Detected	EPA 524.2 MDL 0.14 PPB	RL 0.5 PPB	15 May 2024	View	
	1,3,5 Trimethylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB	RL 0.5 PPB	15 May 2024	View	
	1,4 Dichlorobenzene VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB	RL 0.5 PPB	15 May 2024	View	
	2,2 Dichloropropane VOCs	Not Detected	EPA 524.2 MDL 0.21 PPB	RL 0.5 PPB	15 May 2024	View	
	Aluminum Metals	Not Detected	EPA 200.7 MDL 0.00618 PPM	RL 0.051 PPM	15 May 2024	View	
	Antimony Metals	Not Detected	EPA 200.8 MDL 0.00003 PPM	RL 0.001 PPM	15 May 2024	View	
	Arsenic Metals	Not Detected	EPA 200.8 MDL 0.00007 PPM	RL 0.001 PPM	15 May 2024	View	
	Benzene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.13 PPB	RL 0.5 PPB	15 May 2024	View	
	Beryllium Metals	Not Detected	EPA 200.8 MDL 0.00005 PPM	RL 0.001 PPM	15 May 2024	View	
	Bromobenzene VOCs	Not Detected	EPA 524.2 MDL 0.18 PPB	RL 0.5 PPB	15 May 2024	View	
	Bromochloromethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.11 PPB	RL 0.5 PPB	15 May 2024	View	
	Bromodichloromethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.09 PPB	RL 0.5 PPB	15 May 2024	View	
	Bromoform Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.11 PPB	RL 0.5 PPB	15 May 2024	View	
	Not Detected		EPA 524.2 MDL 0.24 PPB	RL 0.5 PPB	15 May 2024	View	159

 Bromomethane Cadmium Metals	Not Detected	EPA 200.8 MDL 0.00007 PPM RL 0.001 PPM	15 May 2024	View	Item 2.
 Carbon Tetrachloride VOCs	Not Detected	EPA 524.2 MDL 0.16 PPB RL 0.5 PPB	15 May 2024	View	
 Chlorobenzene VOCs	Not Detected	EPA 524.2 MDL 0.08 PPB RL 0.5 PPB	15 May 2024	View	
 Chloroethane VOCs	Not Detected	EPA 524.2 MDL 0.18 PPB RL 0.5 PPB	15 May 2024	View	
 Chloroform Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.44 PPB RL 0.5 PPB	15 May 2024	View	
 Chloromethane VOCs	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View	
 Chlorotoluene 2 VOCs	Not Detected	EPA 524.2 MDL 0.08 PPB RL 0.5 PPB	15 May 2024	View	
 Chlorotoluene 4 VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View	
 Chromium (Total) Metals	Not Detected	EPA 200.8 MDL 0.00002 PPM RL 0.001 PPM	15 May 2024	View	
 cis 1,2 Dichloroethylene VOCs	Not Detected	EPA 524.2 MDL 0.2 PPB RL 0.5 PPB	15 May 2024	View	
 cis 1,3 Dichloropropene VOCs	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View	
 Cobalt Metals	Not Detected	EPA 200.8 MDL 0.00001 PPM RL 0.001 PPM	15 May 2024	View	
 Copper Metals	Not Detected	EPA 200.8 MDL 0.00004 PPM RL 0.001 PPM	15 May 2024	View	
 Dibromochloromethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.14 PPB RL 0.5 PPB	15 May 2024	View	
 Dibromochloropropane VOCs	Not Detected	EPA 524.2 MDL 0.39 PPB RL 0.5 PPB	15 May 2024	View	
 Dibromomethane Disinfection Byproducts	Not Detected	EPA 524.2 MDL 0.18 PPB RL 0.5 PPB	15 May 2024	View	160

	Dichlorodifluoromethane VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View	Item 2.
	Dichloromethane VOCs	Not Detected	EPA 524.2 MDL 0.31 PPB RL 0.5 PPB	15 May 2024	View	
	E. coli Bacteria	Not Detected	SM 9223B	15 May 2024	View	
	Ethylbenzene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.08 PPB RL 0.5 PPB	15 May 2024	View	
	Ethylene dibromide VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View	
	Fluoride Inorganics	Not Detected	EPA 300.0 MDL 0.005 PPM RL 0.1 PPM	15 May 2024	View	
	Hexachlorobutadiene VOCs	Not Detected	EPA 524.2 MDL 0.2 PPB RL 0.5 PPB	15 May 2024	View	
	Iron Metals	Not Detected	EPA 200.7 MDL 0.00428 PPM RL 0.05 PPM	15 May 2024	View	
	Isopropylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View	
	Lead Metals	Not Detected	EPA 200.8 MDL 0.00005 PPM RL 0.0004 PPM	15 May 2024	View	
	Lithium Metals	Not Detected	EPA 200.7 MDL 0.00555 PPM RL 0.051 PPM	15 May 2024	View	
	m,p Xylene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View	
	Mercury Metals	Not Detected	EPA 200.8 MDL 0.0001 PPM RL 0.0002 PPM	15 May 2024	View	
	Methyl Tertiary Butyl Ether Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.24 PPB RL 0.5 PPB	15 May 2024	View	
	Molybdenum Metals	Not Detected	EPA 200.8 MDL 0.00004 PPM RL 0.001 PPM	15 May 2024	View	
	Naphthalene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View	161

	n Butylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.17 PPB RL 0.5 PPB	15 May 2024	View Item 2.
	Nickel Metals	Not Detected	EPA 200.8 MDL 0.0001 PPM RL 0.001 PPM	15 May 2024	View
	Nitrite (as N) Inorganics	Not Detected	EPA 300.0 MDL 0.002 PPM RL 0.1 PPM	15 May 2024	View
	n Propylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View
	o Xylene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View
	Phosphorus Inorganics	Not Detected	EPA 200.7 MDL 0.0755 PPM RL 1.02 PPM	15 May 2024	View
	p Isopropyltoluene VOCs	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View
	sec Butylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.06 PPB RL 0.5 PPB	15 May 2024	View
	Selenium Metals	Not Detected	EPA 200.8 MDL 0.0004 PPM RL 0.0051 PPM	15 May 2024	View
	Silver Metals	Not Detected	EPA 200.8 MDL 0.00003 PPM RL 0.001 PPM	15 May 2024	View
	Styrene VOCs	Not Detected	EPA 524.2 MDL 0.14 PPB RL 0.5 PPB	15 May 2024	View
	tert Butylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.16 PPB RL 0.5 PPB	15 May 2024	View
	Tetrachloroethylene VOCs	Not Detected	EPA 524.2 MDL 0.13 PPB RL 0.5 PPB	15 May 2024	View
	Thallium Metals	Not Detected	EPA 200.8 MDL 0.00006 PPM RL 0.0004 PPM	15 May 2024	View
	Tin Metals	Not Detected	EPA 200.8 MDL 0.00004 PPM RL 0.0041 PPM	15 May 2024	View
	Titanium Metals	Not Detected	EPA 200.7 MDL 0.000194 PPM RL 0.00204 PPM	15 May 2024	View 162

	Toluene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View Item 2.
	Total Coliform Bacteria	Not Detected	SM 9223B	15 May 2024	View
	trans 1,3 Dichloropropene VOCs	Not Detected	EPA 524.2 MDL 0.11 PPB RL 0.5 PPB	15 May 2024	View
	Trichloroethylene VOCs	Not Detected	EPA 524.2 MDL 0.17 PPB RL 0.5 PPB	15 May 2024	View
	Trichlorofluoromethane VOCs	Not Detected	EPA 524.2 MDL 0.1 PPB RL 0.5 PPB	15 May 2024	View
	Uranium Metals	Not Detected	EPA 200.8 MDL 0.0000306 PPM RL 0.001 PPM	15 May 2024	View
	Vanadium Metals	Not Detected	EPA 200.8 MDL 0.00003 PPM RL 0.001 PPM	15 May 2024	View
	Vinyl Chloride VOCs	Not Detected	EPA 524.2 MDL 0.07 PPB RL 0.5 PPB	15 May 2024	View
	Zinc Metals	Not Detected	EPA 200.7 MDL 0.00495 PPM RL 0.0051 PPM	15 May 2024	View
	Total THMs Disinfection Byproducts	Not Detected	Total THMs	15 May 2024	View

Add self-test

End of results. [Questions?](#)

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June 10, 2024

Chair Lon Lieberman
Village of Wesley Hills Planning Board
Village Hall
432 Route 306
Wesley Hills, NY 10952

Traffic Review
Wickes Arborist
11 McNamara Rd, Spring Valley, NY 10977
Colliers Engineering & Design Project No. 24005883A

Dear Mr. Lieberman & Planning Board Members,

Colliers Engineering & Design has conducted a review of the Wickes Arborists application for Amended Site Plan Approval to add an emergency access connection to the site from Union Road opposite Fairway Oval. Our review of the Project included a review of the following documents:

- Site Plan for Ira Wickes Arborists prepared by Civil Text Engineering & Surveying PC latest revision January 3, 2024.
- Wickes Arborists Traffic Impact Study (TIS) prepared by Harry Baker Associates dated February 12, 2024.

The following outlines the various areas reviewed. Our comments, which include additional items to be clarified or addressed in the analysis are identified in bold at the end.

Project Description

Wickes Arborists is an existing tree, lawn and landscape services company that has been in operation for several decades. The facility is located at the southwest corner of the intersection of Union Road (CR 80) and McNamara Road (CR 67) in the Village of Wesley Hills. The site is located within the R-35 zone and is improved by an approximate 6,321 sq. ft. building used for office & workspace, storage & truck/trailer parking related to the Wickes Arborists operation. There is also an existing two-family home located in the north easter corner of the property.

Site plan approval was previously issued by the Village of Wesley Hills Planning Board in 2010, and the current proposal to add an emergency access driveway is being pursued in compliance with the current zoning code. Under the proposed site plan amendment, access to the facility will remain via the existing driveway connection to McNamara Road (CR 67), with the emergency access connection to Union Road (CR 80) gated at all times and only available for use by emergency vehicles.

As identified in the TIS, there are currently 18 employees. Two employees remain on site daily while the remainder arrive and depart in trucks and go into the field for their daily work. Most employees

arrive between 6:30 to 7:00 am with some arriving after 7:00 am. Between 7:00 am and 8:00 am, the majority of trucks leave the yard for work destinations, although not all trucks go into the field each day depending on the type and nature of work required. Over the next few years, Wickes Arborists intends to add up to six additional employees. Several may stay on site to oversee material deliveries, but the remainder will team up with current truck drivers to create two-person teams. There will be no additional trucks added to the fleet.

General

Overall, the TIS was prepared in accordance with the industry standard procedures and methodology in evaluating and assessing development proposals as related to access and potential traffic impacts. The specific components of the study which we reviewed included each of the following:

Existing Traffic Conditions

The TIS collected traffic volume data at the intersections of Union Road (CR 80)/McNamara Road (CR 67) and McNamara Road (CR 67)/Wickes Arborists Driveways. Based on our review of the site area and the existing and proposed operations of the facility, the extents of data collection and the study area appear appropriate.

The description of the area roadways covers key factors and identifies the roadway system adequately. In establishing the existing traffic volumes, the manual intersection movement turning counts were also reviewed and copies of the data are included in Appendix C of the study.

2025 No-Build Conditions

The study accounted for a background growth rate of 1.02% percent per year based on NYMTC projections for Rockland County. A 2025 design year was utilized to assess the future traffic impacts of the Project at full build out. The growth rate and design year utilized in the analyses are appropriate. Note that no other significant project developments in the area were identified that would add additional traffic to the study area.

2025 Build Conditions

The analysis assumes six new cars will enter between 7:00 AM and 8:00 AM and leave between 4:00 PM and 5:00 PM associated with the six new employees anticipated to be added over the next several years. This is appropriate given the use of the site.

The additional traffic was assigned to the roadway network as identified on Figures No. 6 & 7 of the TIS. These assignments of the additional site generated traffic volumes to the roadway network are appropriate.

Review of Capacity Analysis

The TIS provides capacity analysis results for the intersections of Union Road (CR 80)/McNamara Road (CR 67) and McNamara Road (CR 67)/Wickes Arborists Driveways based on the procedures of the Highway Capacity Manual and the Synchro Version 11 analysis software. The capacity analysis methodology is appropriate. A review of the analysis summaries provided in Appendix B also indicates that the lane geometry, traffic volumes, peak hour factors, truck percentages and other items critical to the capacity analysis were modeled accurately.

The capacity analysis results are summarized in Tables No. 2, 3 and 4 of the TIS. The results indicate that both of the studied intersections will operate at acceptable levels of service with the Project.

Sight Distance

A sight distance analysis is provided in the TIS for the existing driveway connection to McNamara Road (CR 67). The analysis indicates that the minimum required stopping sight distance of 200-ft., which is required for the safe operation of the intersection, is provided for vehicles both entering and exiting the driveway. However, the provided sight distances fall short of the recommended intersection sight distances for the 30 MPH posted speed limit, which are recommended to allow for driver comfort along the roadway. Since the available sight distances exceed the minimum required stopping sight distance in all directions, it can be concluded that the driveway intersection, which is an existing driveway, will continue to operate safely.

Comments

1. The morning peak hour time period selected for analysis was identified as 7:00 AM – 8:00 AM. It is assumed this time period was selected because it coincides with the peak of truck traffic exiting the site. However, it should be noted that the actual AM Peak Hour of the roadway occurs between 8:00 AM – 9:00 AM with approximately 20% more traffic along the roadway during that time period. Regardless, the site does not generate any significant traffic during the 8:00 AM – 9:00 AM, therefore the analysis of the 7:00 AM – 8:00 AM time period is appropriate.
2. It is noted in the TIS that most employees arrive between 6:30 AM and 7:00 AM, but the traffic volume data provided in Appendix C indicates that count data collection started at 7:00AM, missing the peak time of employee arrival. Additional count data for the 6:30 – 7:00 AM time period should be provided, or the time periods of traffic data collection justified.
3. The traffic volume data collection was conducted on Tuesday December 5, 2023. Given the time of year of this data collection, information should be provided by the Applicant indicating whether this is a representative time period for peak operations of the facility. Additional data collection at the site access location may be necessary to identify the actual traffic conditions during a more representative time of the year.

4. Related to both Items 2 & 3 above, a review of the existing traffic volume data has been prepared by our office to assess the actual existing traffic volumes generated by the Wickes Arborists' use. Based on this review the peak hours of traffic generation for the facility observed during the traffic counts occurred between 7:15 AM to 8:15 AM and between 4:00 PM to 5:00 PM. The traffic generation volumes for the facility are summarized in Tables No. 1 below:

Table No. 1 - Existing Traffic Generation Peak Hour Summary

	Enter		Exit		Total
	Passenger Cars	Trucks	Passenger Cars	Trucks	
AM Peak Hour (7:15 AM - 8:15 AM)	2	0	0	6	8
PM Peak Hour (4:00 PM - 5:00 PM)	0	0	7	0	7

A further detailed breakdown of the full two hours of traffic generation data for the facility is provided in Table No. 2 attached. As can be seen from the tables it appears that the data collection missed the peak period of employee arrivals in the morning and the peak period of trucks returning to the site in the afternoon. Also, based on the data, only a total of seven (7) employees were observed leaving the site in the two-hour afternoon period observed. This suggests the possibility that the date of data collection does not represent a period of peak operation for the facility since it is noted in the TIS that the Wickes Arborists currently has 18 total employees. As noted above additional data collection may be necessary to confirm that the data is representative of typical operations of the facility.

5. Information on the number of trucks operated by Wickes Arborists should be provided. Based on the site plan it appears there is the ability to store up to 16 trucks on the site, but from the data collection a total of six (6) trucks were observed departing the site in the morning two-hour period observed. The actual number of trucks operated by the facility should be confirmed.
6. The TIS indicates that the facility does operate on Saturday and Sunday, but no indication is given about the intensity of operations on these days. It is assumed by our office that the weekend operations are on an as needed basis, but further information should be provided as confirmation of this assumption.
7. The TIS indicates that the sight distance analysis conducted for the Site Driveway connection to McNamara Road (CR 67) is based on field measurements. It is not stated when these measurements occurred, but it is assumed that they occurred around the same time as the traffic data collection in December 2023 when there would not have been leaves on the trees. It should be confirmed that the available sight distances, when measured at a point 14.5-ft. back from the McNamara Road (CR 67) travel lane, can be achieved during leaf on conditions. As shown in the image below looking east along McNamara Road (CR 67) towards the driveway location, it appears some pruning of vegetation may be required.



McNamara Road (CR 67) Looking East Towards Site Driveway
(Image Source: Google)

8. A sight distance analysis for the proposed emergency access driveway connection to Union Road (CR 80) should be provided.
9. The Rockland County Highway Department should be contacted relative to the proposed emergency access driveway connection to Union Road (CR 80). A Rockland County Road Work Permit will be required for the construction of this driveway.

Summary/Conclusion

Based on our review of the Project, the addition of six (6) additional employees along with the addition of the gated emergency access driveway will not result in any significant traffic-related impacts in the vicinity of the site. The six (6) additional employees will not result in a significant change in the operations of the long-standing Wickes Arborists use. The above comments should be addressed to clarify the analysis and other items; however, the resulting changes will not significantly change the analysis results and conclusions of the report.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Richard D'Andrea, P.E., PTOE
Department Manager



Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP

Re: IJJ, LLC, dba Ira Wickes, Arborist, 11 McNamara Road
SBL# 42.14-1-22

Date: June 25, 2024

cc: Glenn McCreedy, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Ira Emanuel, Esq., for the Applicant
Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- EAF Part III Supplement, for Rockland Tree Expert Co., Inc., d/b/a Ira Wickes/Arborist, signed by Ira M. Emanuel, Esq., Emanuel Law P.C., dated June 20, 2024.
- FEAF Part III Exhibit 11, Traffic Impact Information: review of RC Highway Department data and traffic study conducted for Yeshiva Darchei Noam, prepared by Frederick P. Clark Associates, Inc., dated January 2003.
- Wickes Arborist Traffic Impact Study, prepared by Harry Baker & Associates, dated February 12, 2024.
- Water Testing Report, #YST82D, for Jim Wickes, collected May 13, 2024, by Simplelab, dated May 21, 2024.
- Certificate of Analysis, for YST82D, Tap Score Report, for Jim Wickes, dated June 19, 2024.
- Planning Board Traffic Engineering Consultant's Report, from Richard D'Andrea PE, Colliers Engineering, to Planning Board, dated June 10, 2024.

Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant's attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

The 2.21-acre (gross) subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already exists on the property. In response to the Court's first objection to the 2010 approvals, a new proposed feature is a grasscrete emergency gated fire access drive off Union Road. In response to the Court's second objection to the 2010 approvals, the applicant will apply for a ZBA variance for the excess impervious surfaces. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

Zoning Comments

1. A ZBA variance will be required for impervious surface ratio as proposed at 0.46. **The ZBA cannot act until the Planning Board concludes its SEQRA review.**

Planning Comments

2. Comments 2 through 5 of our previous memorandum, dated January 11, 2024, have been resolved.

GML/SEQRA Comments

3. GML review of the project by the Rockland County Planning Department was required as the site fronts on two County roads. The project application was also circulated to the Village of New Hempstead for their review and comments per GML 239-nn.

A GML review letter was received, dated July 24, 2023. The applicant's attorney has provided responses to comments in a letter dated January 3, 2024. **The applicant has not requested the Planning Board to override any of the GML comments.**

A comment letter from the Village of New Hempstead was received, dated August 1, 2023, prepared by Village Planner John Lange. The applicant's engineer has provided responses to comments in a letter dated January 3, 2024. **New Hempstead's comments have been addressed with the submission of a revised traffic study and water testing results.**

4. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. As requested by the Planning Board at its meeting held on July 26, 2023, the applicant has provided an EAF Part III, with updated water testing and a new traffic impact study. The new traffic study dated February 12, 2024, was reviewed by a traffic engineering consultant retained by the Wesley Hills Planning Board, **Richard D'Andrea, PE., of Colliers Engineering. His summary conclusion in his review letter dated June 10, 2024, states:**

Based on our review of the Project, the addition of six (6) additional employees along with the addition of the gated emergency access driveway will not result in any significant traffic-related impacts in the vicinity of the site. The six (6) additional employees will not result in a significant change in the operations of the long-standing Wickes Arborists use. The above comments should be addressed to clarify the analysis and other items; however, the resulting changes will not significantly change the analysis results and conclusions of the report.

The Planning Board should ask the applicant's traffic consultant, Mr. Baker, to address Mr. D'Andrea's request for additional information.

5. We will **defer to the Village Engineer's review of the water testing** results.
6. **The Planning Board should discuss whether the traffic information and water testing results, as submitted, will be sufficient to make a decision to amend its previous negative declaration for this project, or whether any additional information will be required.**

Please let me know if you have any questions or comments regarding this review.

Items Submitted on or about July 21, 2023

- Responses to RC Highway Dept., from Rhonda Smith, CivilTec Engineering + Surveying, dated July 13, 2023.
- Letter from Elizabeth Mello, P.E., Rockland County Center for Environmental Health, dated July 17, 2023.
- Site Plan Set (identical to those submitted in May 2023), 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, Details

Items Reviewed for our Previous Memorandum, dated May 22, 2023

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
- Water Quality Assessment, by Environmental Management Ltd., and Geovation Engineering, P.C., dated March 30, 2007.
- Document entitled "Copy of Best Management Plan for preparation and storage of plant health materials, Exhibit 4," with transmittal letter, submitted by James Wickes, dated August 3, 2006 (contains NYSDEC Publication DSHM-PES-05-03 Pesticide Storage Guidelines, with latest revisions August 11, 2005).
- Resolutions 10-16 Negative Declaration, 10-17 Special Permit, and 10-18 Site Plan, of the Planning Board of the Village of Wesley Hills
- Stipulation of Settlement, Justice Court, Village of Wesley Hills, in re: "People of the State of New York v. Ira Wickes Arborist/Ira F. Wickes Jr. and Esther Wickes, signed September 8, 2004.
- Supreme Court of the State of New York, Appellate Division: Second Judicial Department, In the Matter of Neil Marcus, appellant v. Planning Board of the Village of Wesley Hills, et al., Decision and Order, dated November 24, 2021.
- Site Plan Set, 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan

- 2, Existing Condition Plan
- 3, Grading, Drainage & Utilities Plan
- 4, Landscaping & Erosion Control Plan
- 5, Details

Items Reviewed for our Previous Memorandum, dated January 11, 2024

- Responses to GML Review, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, Application for Site Plan/Special Permit, for IJJ LLC, dated January 3, 2024.
- Responses to Brooker and NPV memoranda, Village of New Hempstead/John Lange, Wesley Hills Fire Inspector, RC Sewer District #1, RC Center for Environmental Health, and RC Highway Dept.; from CivilTec Engineering + Surveying, dated January 3, 2024.
- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of January 3, 2024, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, 6, Details
 - 7, Lighting Plan (by Visual, dated October 11, 2023)



July 29, 2024

Village of Wesley Hills Planning Board
432 Route 306
Monsey, NY 10952

Re: Response to Colliers Comments dated June 10, 2024 for the Traffic Report for Wickes Arborists

Dear Planning Board Members:

Our response to Collier's comments is as follows:

1. The morning peak hour time period selected for analysis was identified as 7:00 AM – 8:00 AM. It is assumed this time period was selected because it coincides with the peak of truck traffic exiting the site. However, it should be noted that the actual AM Peak Hour of the roadway occurs between 8:00 AM – 9:00 AM with approximately 20% more traffic along the roadway during that time period. Regardless, the site does not generate any significant traffic during the 8:00 AM – 9:00 AM, therefore the analysis of the 7:00 AM – 8:00 AM time period is appropriate.

ANSWER: We agree with this comment. No further action is required.

2. It is noted in the TIS that most employees arrive between 6:30 AM and 7:00 AM, but the traffic volume data provided in Appendix C indicates that count data collection started at 7:00AM, missing the peak time of employee arrival. Additional count data for the 6:30 – 7:00 AM time period should be provided, or the time periods of traffic data collection justified.

ANSWER: The time periods were chosen because they represent the highest travel times on the roads counted.

If we had started our count at 6:30 am, the results of the capacity analysis would not have differed from using the higher volumes in the 7 am to 8 am hour. This is corroborated by Comment #1 which said the 8 am to 9 am time period had higher volumes but using the 7 am to 8 am was appropriate.

3. The traffic volume data collection was conducted on Tuesday December 5, 2023. Given the time of year of this data collection, information should be provided by the Applicant indicating whether this is a representative time period for peak operations of the facility. Additional data collection at the site access location may be necessary to identify the actual traffic conditions during a more representative time of the year.

ANSWER: Wickes works all year long. Therefore, their trucks go out each day. Their work portfolio is diversified and is not subject to time of year. If we took the counts during the summer, they would typically be lower. We looked on the NYSDOT Traffic Viewer site. The station 858036. The data is from June 23, 2010 to March 25, 2022. We have attached a figure from March 1, 2022 to March 31, 2022. The only counts we could find are noted here. The volumes are similar to our counts in December 2023. Therefore, the traffic volume should be acceptable.

4. Related to both Items 2 & 3 above, a review of the existing traffic volume data has been prepared by our office to assess the actual existing traffic volumes generated by the Wickes Arborists' use. Based on this review the peak hours of traffic generation for the facility observed during the traffic counts occurred between 7:15 AM to 8:15 AM and between 4:00 PM to 5:00 PM. The traffic generation volumes for the facility are summarized in Tables No. 1 below:

Table No. 1 – Existing Traffic Generation Peak Hour Summary

	Enter		Exit		Total
	Passenger Car	Trucks	Passenger Car	Trucks	
AM Peak Hour 7:15 -8:15 am	2	0	0	6	8
PM Peak Hour 4:00 -5:00 pm	0	0	7	0	7

A further detailed breakdown of the full two hours of traffic generation data for the facility is provided in Table No. 2 attached. As can be seen from the tables it appears that the data collection missed the peak period of employee arrivals in the morning and the peak period of trucks returning to the site in the afternoon. Also, based on the data, only a total of seven (7) employees were observed leaving the site in the two-hour afternoon period observed. This suggests the possibility that the date of data collection does not represent a period of peak operation for the facility since it is noted in the TIS that the Wickes Arborists currently has 18 total employees. As noted above additional data collection may be necessary to confirm that the data is representative of typical operations of the facility.

ANSWER: There are employees arriving between 6:30am and 7:00 am which are not shown in this table. The information regarding employees arriving and departing was provided by the owner.

5. Information on the number of trucks operated by Wickes Arborists should be provided. Based on the site plan it appears there is the ability to store up to 16 trucks on the site, but from the data collection a total of six (6) trucks were observed departing the site in the morning two-hour period observed. The actual number of trucks operated by the facility should be confirmed.

ANSWER: As stated earlier, there are trucks that leave prior to 7 am based on the days workload.

6. The TIS indicates that the facility does operate on Saturday and Sunday, but no indication is given about the intensity of operations on these days. It is assumed by our office that the weekend operations are on an as needed basis, but further information should be provided as confirmation of this assumption.

ANSWER: This is correct.

7. The TIS indicates that the sight distance analysis conducted for the Site Driveway connection to McNamara Road (CR 67) is based on field measurements. It is not stated when these measurements occurred, but it is assumed that they occurred around the same time as the traffic data collection in December 2023 when there would not have been leaves on the trees. It should be confirmed that the available sight distances, when measured at a point 14.5-ft. back from the McNamara Road (CR 67) travel lane, can be achieved during leaf on conditions. As shown in the image below looking east along McNamara Road (CR 67) towards the driveway location, it appears some pruning of vegetation may be required.

ANSWER: Yes, the driver was located 14.5 back from the edge of the road. To the bend, there is 325 feet of sight distance. This was taken in June 2024. The owner will clear out the trees and shrubs.

8. A sight distance analysis for the proposed emergency access driveway connection to Union Road (CR 80) should be provided.

ANSWER: We understand that this driveway may now be eliminated. We measured the sight distance just in case. Looking to the left, there is 527 feet. The owner will need to clear out trees and shrubs. Looking to the right, there is 431 feet. The owner will need to clear out trees and shrubs.

9. The Rockland County Highway Department should be contacted relative to the proposed emergency access driveway connection to Union Road (CR 80). A Rockland County Road Work Permit will be required for the construction of this driveway.

ANSWER: The Rockland County Highway Department will be contacted.

Sincerely yours,

Harry Baker

Harry Baker



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

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August 14, 2024

Wesley Hills Planning Board
 432 Route 306
 Wesley Hills, NY 10952

Re: Rockland Tree Expert Co., d/b/a Ira Wickes/Arborist

Dear Members:

As you know, we represent the applicant in the above matter. We were surprised to learn that the Board met on July 24 since the Board's consultants had not yet reviewed the materials submitted on the applicant's behalf. We are advised that the owner of the neighboring property, Neil Marcus, and his son, Jesse Marcus, addressed the Board.

The Marcuses have a long history with the site and continue to air ancient grievances. In many cases, their complaints are either no longer relevant or just plain false. The applicant's engineer, Rhonda Smith, was present at the July 24 meeting and summarized their allegations. Our responses are below.

1. *The original SEQRA review was not done properly. The applicant was permitted to decide what was tested for the studies. Some test results are inefficient.*

Mr. Marcus challenged the original SEQRA review in court. He lost that argument in Supreme Court and the Appellate Division declined to take up this aspect.

The record establishes that the Planning Board received and reviewed extensive reports from experts, including B. Laing Associates, with respect to the issues of air pollution, noise, odor and vibration. Other issues such as the wetland setbacks, parking and bulk use requirements are addressed in Resolution #10-17 which granted the special permit, as they related to Section 4.5 of the Village of Wesley Hills Zoning Law. In contrast, Petitioner [Marcus] offers no expert opinion to support his contention that Wickes failed to comply with these local laws. "Municipalities enjoy considerable discretion' where issues impacting the environment are resolved." Generalized community objections or speculative environmental consequences are insufficient to challenge a Town's environmental review. *Village of Chestnut Ridge v. Town of Ramapo*, 99 A.D.3d 918, 953 N.Y.S.2d 75, 83 (2d D pt. 2012).

Neil Marcus v. The Planning Board of the Village of Wesley Hills, et als, Decision and Order, n.o.r., Supreme Court, Rockland County, Index No. 6325/2010, April 7, 2017, p. 8.

The Marcuses continue to raise the same objections, with the same absolute lack of basis or backup, as they did in 2017.

2. *Site Plan submitted is not sufficient. The required setbacks are not provided. The 100 foot wetland buffer is not provided and a Special Permit Application requires the buffer to be doubled meaning a 200 foot wetland buffer is required. A LEAF should be required not a SEAF.*

The site plan has changed only minimally since the 2017 decision of the Supreme Court. The only change is the addition of an emergency driveway that does not affect the wetlands. All other site plan issues were addressed by the Supreme Court.

The Board's Planning Consultant, Johnathan Lockman, advised the Board that a LEAF is not required under the SEQRA review for a unlisted action.

3. *The Planning Board requested a percolation test to be done last summer and it has still not been done.*

Brooker Engineering determined that a percolation test was not needed because the proposed rain garden will provide an underdrain if needed.

4. *SEQRA was not reviewed by the appellate court so was not part of the decision.*

The Board's SEQRA findings, as noted above, were reviewed by the Supreme Court and found to be appropriate. The Appellate Division declined to disturb that finding.

5. *Traffic study review from Collier Engineers requests more information. We don't have that so should not continue.*

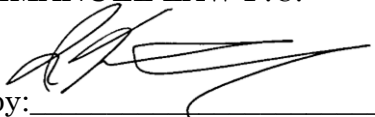
We have asked the applicant's traffic consultant to respond to the requests from Colliers Engineering.

6. *Environmental Tests were requested a year ago and still don't have the Soil testing for contaminants. The water samples were taken by the applicant, no chain of command to assure the samples are legit.*

The applicant has provided the environmental testing that was requested by the Planning Board. The Board did not request soil testing. Mr. Marcus has slandered the applicant by suggesting that it tampered with the water testing. As usual, he has no evidence or backup for his statements. For over 20 years, Mr. Marcus has harassed the

Board and the applicant. He continues to throw mud against the wall to see what sticks.

Very truly yours,
EMANUEL LAW P.C.



by: _____

Ira M. Emanuel

Cc: Client



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

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August 15, 2024

Wesley Hills Planning Board
 432 Route 306
 Wesley Hills, NY 10952

Re: Rockland Tree Expert Co., Inc., d/b/a Ira Wickes/Arborist

Dear Members:

In connection with the above matter, the Board engaged Colliers Engineering to review a traffic study prepared for applicant by Harry Baker Associates (HBA). Enclosed are HBA's responses to Colliers' comments.

At approximately the same time that HBA prepared its responses, the Board of Trustees amended the Village's Zoning Code to provide a definition of the term "Practical Access":

PRACTICAL ACCESS — For all necessary uses and special permit uses for which practical access to a major road is a requirement, the phrase "practical access" means that it must be reasonably possible for actual vehicular access to be designed and constructed along the particular frontage under consideration for that use. It does not require that such access must be constructed or included in an approved site plan if the Planning Board, in the exercise of its discretion, deems it to be in the public interest for the actual vehicular access to be designed along other available frontage.

Local Law No. 1 of 2024, Section 2, adopted July 2, 2024.¹

This amendment overrules that portion of the Second Department's decision in *Marcus v. Planning Board* that required an actual second means of access. The applicant had proposed an emergency access road from Union Road in order to comply with the court's decision. That access road was not favored by the Rockland County Highway Department. The Village of New Hempstead objected to its location. The site has operated for over 50 years without it. This Board had previously determined that no actual second access road was necessary because it was "reasonably possible for actual vehicular access to be designed and constructed along the particular frontage under consideration for that use."

¹ Although this local law is entitled, "A Local Law Amending the Code of the Village of Wesley Hills to Revise the Zoning Law in Relation to Faculty Housing at Schools," the cited provision creates a definition and applies, by its terms, to all uses permitted by the Zoning Code.

Since the Zoning Code no longer requires an actual second access road, the applicant will remove the proposed emergency access road from its subsequent plans.

Very truly yours,
EMANUEL LAW P.C.


by: _____
Ira M. Emanuel

Cc: Client



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

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August 30, 2024

Wesley Hills Planning Board
 432 Route 306
 Wesley Hills, NY 10952

Re: Rockland Tree Expert Co., Inc, d/b/a Ira Wickes/Arborist
 Marcus Letter dated August 13, 2024

Dear Members:

We have reviewed the letter from Neal Marcus dated August 13, 2024. Mr. Marcus makes claims with respect to wetlands that are without basis or that mis-state the applicable regulations.

Prohibition of commercial activities near wetlands. Mr. Marcus does not cite any basis for this claim because he cannot. There is no such prohibition. The 100' Village and DEC regulated areas to which he refers simply require permits for certain activities within the regulated zones.

The wetlands on the Wickes site are not DEC wetlands. Attached is a printout of the subject area from the DEC Environmental Resource Mapper as of August 16, 2024. The undersigned has added the call-out arrow indicating the subject property. There are no DEC wetlands or streams on the site. The nearest DEC stream is approximately 360 feet away, on the far side of Fairway Oval. Therefore, only a Village permit is needed.

The Wickes site has been operating for over 50 years. Most of its structures are older than 50 years. More recent structures, such as storage bins, were placed in conformance with Village permits previously issued and are included in the current review.

Violations of Village Law. This claim is pure slander. While there may have been violations in the past, there have been no violations of any kind for more than two decades. The exhibits attached to Mr. Marcus' letter are decades old (1982, 1990, 1998, 2000) violation notices and of no current relevance. Further, the mere issuance of a violation notice does not mean that a violation actually occurred – it is merely an accusation.

Runoff Impacts. While continuing to litigate ancient history, Mr. Marcus, who has no professional background in this field, attempts to interpret the reviews made by the Village Engineer. The Village Engineer can speak for himself. The applicant will

provide stormwater mitigation satisfactory to the Village Engineer and the Planning Board.

SEQRA Process. The applicant underwent a stringent environmental review process during its original application process. That review, although challenged by Mr. Marcus, withstood judicial review. The current review updates those areas of potential environmental concern.

Mr. Marcus relies on speculation, innuendo, misstatements, conspiracy-mongering, and other rhetorical means to make his claims. What he does not rely on are any facts or law. There is an old saying among lawyers: When you don't have the facts, argue the law. When you don't have the law, argue the facts. When you don't have either, just argue.

Mr. Marcus is just arguing. Again.

The Planning Board should discard Mr. Marcus' letter as having no probative value.

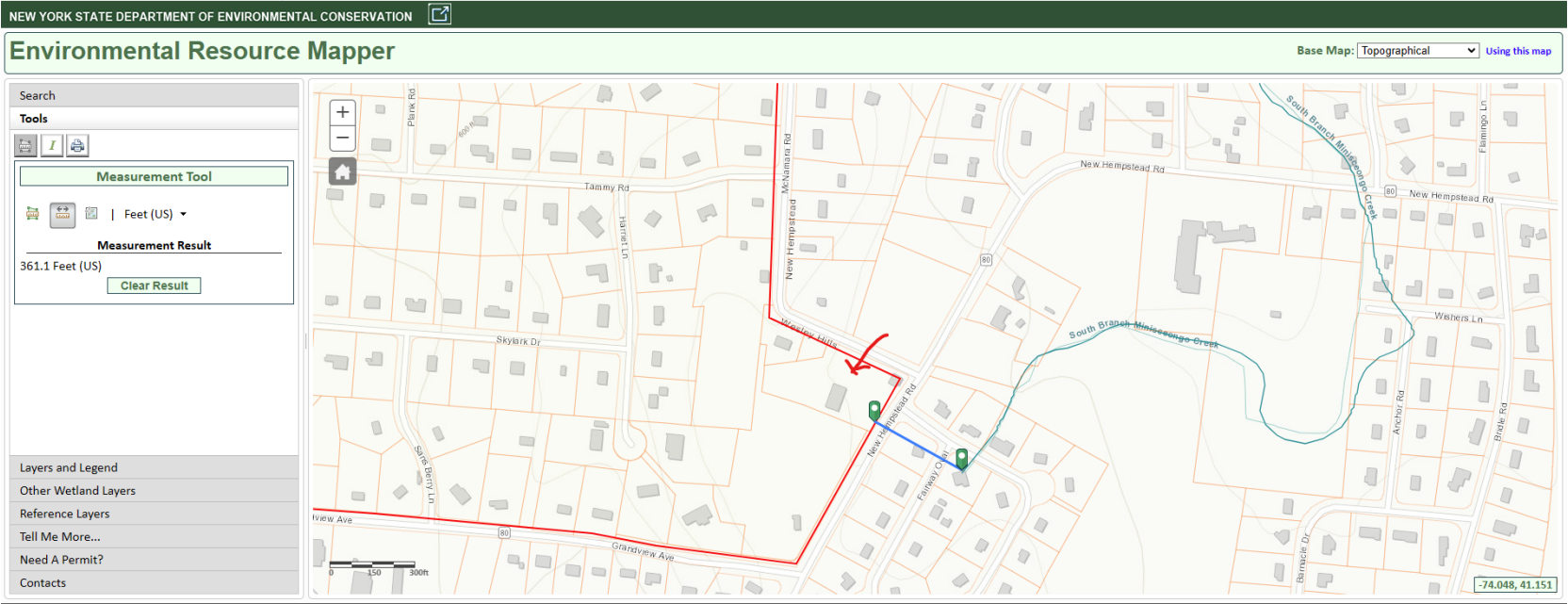
Very truly yours,
EMANUEL LAW P.C.



by: _____
Ira M. Emanuel

Cc: Client

DEC Environmental Resource Mapper – Aug 16, 2024





Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP

Re: IJJ, LLC, dba Ira Wickes, Arborist, 11 McNamara Road
SBL# 42.14-1-22

Date: September 6, 2024

cc: Glenn McCreedy, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Ira Emanuel, Esq., for the Applicant
Rachel Barese, P.E., for the Applicant

Received and reviewed for this memorandum:

- Responses to Marcus written comments of August 13, 2024, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, dated August 30, 2024.
- Responses to Colliers Engineering Review and Local Law 1 of 2024, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, dated August 15, 2024.
- Responses to Marcus Testimony given at the July 24, 2024, meeting, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, dated August 14, 2024.
- Written Comment Submitted to Planning Board, from Neil Marcus, dated August 13, 2024.
- Exhibits to Accompany Written Comments, submitted by Neil Marcus, dated August 13, 2024, as follows:
 - A, Town of Ramapo Site Plan 1972, with pink, blue and orange highlights
 - A1, Recent Site Plan with orange, blue, and pink highlights
 - B, Village of Wesley Hills Planning Board minutes, March 26, 1977.
 - C, NYS DEC Invasive Species Regulations
 - D, Inspection Reports/Tickets
 - Town of Ramapo, Fire Inspection Report, July 6, 1982.
 - Village of Wesley Hills Code Inspection Report, March 30, 1998.
 - Village of Wesley Hills, Appearance Ticket #733, signed by Jay Levy, dated January 10, 2000.
 - NYSDEC Tickets 161602 and 1616034, dated September 20, 2000.
 - NYSDEC Tickets EC 025864 and EC 025865, dated June 28, 1990.
 - E, NYSDEC Letter, Response to Inquiry of Nell Marus submitted March 18, 2005, signed by Scott Ballard, dated April 1, 2005.
 - F, Department of the Army, Letter to Village of Wesley Hills, re: ACOE Jurisdiction, dated June 20, 2005

- G, Screenshots, “protected waterway McNamara Rd Union Rd,” dated March 17, 2005.
 - H, Rockland County Department of Health Inspection Report From, dated August 22, 1997.
- Letter from Harry Baker Associates, to Planning Board, re: Responses to Colliers traffic review comment letter of June 10, 2024, dated July 29, 2024.
- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of August 14, 2024, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, 6, Details
 - 7, Lighting Plan (by Visual, dated October 11, 2023)
- Certified Copy of Local Law 1 of 2024, adopted July 2, 2024.

Project Summary

The subject application is for a site plan approval and special permit for an existing Arborist operation. The Village of Wesley Hills Planning Board approved a site plan and special permit in May of 2010. However, the project was subject to a legal challenge. The SC Appellate division, 2nd Department annulled the approvals on November 24, 2021. The Court annulled the approvals because of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). The applicant’s attorney has provided a comprehensive history of the case in the Narrative Summary, should the Board wish to understand further details.

On July 2, 2024, the Village Board of Trustees adopted Local Law 1 of 2024, which among other things, amended the definition of “PRACTICAL ACCESS,” which makes the first part of the holding of the Court in the Wickes case requiring a second emergency only access moot. Therefore, the revised site plan no longer provides a new second access to Union Road, as was in previous submittals. However, the newest version of the plan still shows impervious surfaces in excess of 25%, and indicates that a ZBA variance will be required, consistent with the Court holding. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Court did not agree.)

The 2.21-acre (gross) subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80). The applicant is proposing to continue to use the existing two-story concrete block commercial building as well as the two-story frame dwelling that already exists on the property.

Zoning Comments

1. A ZBA variance will be required for impervious surface ratio as proposed at 0.46. **The ZBA cannot act until the Planning Board concludes its SEQRA review.**
2. All other zoning issues raised in previous memoranda have been resolved.

GML/SEQRA Comments

3. GML review of the project by the Rockland County Planning Department was required as the site fronts on two County roads. The project application was also circulated to the Village of New Hempstead for their review and comments per GML 239-nn.
 - a. A GML review letter was received, dated July 24, 2023. The applicant's attorney has provided responses to comments in a letter dated January 3, 2024. **The applicant has not requested the Planning Board to override any of the GML comments.**
 - a. A comment letter from the Village of New Hempstead was received, dated August 1, 2023, prepared by Village Planner John Lange. The applicant's engineer has provided responses to comments in a letter dated January 3, 2024. **New Hempstead's comments have been addressed with the submission of a revised traffic study and water testing results.**
4. Before the previous approval of this project, by resolution 10-16, the Planning Board granted a negative declaration of environmental significance for this unlisted action. As requested by the Planning Board, the applicant has provided an EAF Part III, with updated water testing and a new traffic impact study. The new traffic study dated February 12, 2024, was reviewed by a traffic engineering consultant retained by the Wesley Hills Planning Board, **Richard D'Andrea, PE., of Colliers Engineering. His summary conclusion in his review letter dated June 10, 2024, states:**

Based on our review of the Project, the addition of six (6) additional employees along with the addition of the gated emergency access driveway will not result in any significant traffic-related impacts in the vicinity of the site. The six (6) additional employees will not result in a significant change in the operations of the long-standing Wickes Arborists use. The above comments should be addressed to clarify the analysis and other items; however, the resulting changes will not significantly change the analysis results and conclusions of the report.

Mr. Baker submitted a letter dated July 29, 2024, addressing Mr. D'Andrea's June 10th review letter. We believe all the traffic issues have been resolved, particularly with the removal of the proposed emergency driveway to Union Road, which is no longer required due to the adoption of Local Law 1 of 2024, as discussed in the Project Summary above.
5. We will defer to the Village Engineer's review of the water testing results.
6. **We do not find that any of the objections submitted by Mr. Marcus in his written comments of August 13, 2024, and in his testimony at the July 24, 2024, Planning Board meeting, change any of our recommendations for the Planning Board's course of action with respect to the SEQRA process.**
7. **The Planning Board should discuss whether the traffic information and water testing results, as submitted, will be sufficient information to decide to reaffirm and amend its previous negative declaration for this project. If so, we would recommend that the Board authorize the Planner to prepare a re-affirmation and amendment of its prior Negative Declaration (resolution 10-16).**

Please let me know if you have any questions or comments regarding this review.

Items Reviewed for our Previous Memorandum, dated June 25, 2024 (Review 3):

- EAF Part III Supplement, for Rockland Tree Expert Co., Inc., d/b/a Ira Wickes/Arborist, signed by Ira M. Emanuel, Esq., Emanuel Law P.C., dated June 20, 2024.
- FEAF Part III Exhibit 11, Traffic Impact Information: review of RC Highway Department data and traffic study conducted for Yeshiva Darchei Noam, prepared by Frederick P. Clark Associates, Inc., dated January 2003.
- Wickes Arborist Traffic Impact Study, prepared by Harry Baker & Associates, dated February 12, 2024.
- Water Testing Report, #YST82D, for Jim Wickes, collected May 13, 2024, by Simplelab, dated May 21, 2024.
- Certificate of Analysis, for YST82D, Tap Score Report, for Jim Wickes, dated June 19, 2024.
- Planning Board Traffic Engineering Consultant's Report, from Richard D'Andrea PE, Colliers Engineering, to Planning Board, dated June 10, 2024.

Items Reviewed for our Previous Memorandum, dated January 11, 2024 (Review 2):

- Responses to GML Review, Letter from Ira Emanuel, Esq., Emanuel Law P.C., to Planning Board, Application for Site Plan/Special Permit, for IJJ LLC, dated January 3, 2024.
- Responses to Brooker and NPV memoranda, Village of New Hempstead/John Lange, Wesley Hills Fire Inspector, RC Sewer District #1, RC Center for Environmental Health, and RC Highway Dept.; from CivilTec Engineering + Surveying, dated January 3, 2024.
- Site Plan Set, 7 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, with latest revision date of January 3, 2024, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, 6, Details
 - 7, Lighting Plan (by Visual, dated October 11, 2023)

Items Submitted on or about July 21, 2023

- Responses to RC Highway Dept., from Rhonda Smith, CivilTec Engineering + Surveying, dated July 13, 2023.
- Letter from Elizabeth Mello, P.E., Rockland County Center for Environmental Health, dated July 17, 2023.
- Site Plan Set (identical to those submitted in May 2023), 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, Details

Items Reviewed for our Previous Memorandum, dated May 22, 2023 (Review 1):

- Application for Site Plan/Special Permit, for IJJ LLC, dated March 20, 2023.
- Narrative Summary, re: Rockland Tree Expert Co., Inc., by Ira Emanuel, Esq., Emanuel Law P.C., dated March 16, 2023.
- Water Quality Assessment, by Environmental Management Ltd., and Geovation Engineering, P.C., dated March 30, 2007.
- Document entitled “Copy of Best Management Plan for preparation and storage of plant health materials, Exhibit 4,” with transmittal letter, submitted by James Wickes, dated August 3, 2006 (contains NYSDEC Publication DSHM-PES-05-03 Pesticide Storage Guidelines, with latest revisions August 11, 2005).
- Resolutions 10-16 Negative Declaration, 10-17 Special Permit, and 10-18 Site Plan, of the Planning Board of the Village of Wesley Hills
- Stipulation of Settlement, Justice Court, Village of Wesley Hills, in re: “People of the State of New York v. Ira Wickes Arborist/Ira F. Wickes Jr. and Esther Wickes, signed September 8, 2004.
- Supreme Court of the State of New York, Appellate Division: Second Judicial Department, In the Matter of Neil Marcus, appellant v. Planning Board of the Village of Wesley Hills, et al., Decision and Order, dated November 24, 2021.
- Site Plan Set, 5 Sheets, for Ira Wickes Arborists, stamped by Rachel Barese, P.E., Civil Tec Engineering and Surveying PC, dated December 7, 2022, as follows:
 - 1, Site Plan
 - 2, Existing Condition Plan
 - 3, Grading, Drainage & Utilities Plan
 - 4, Landscaping & Erosion Control Plan
 - 5, Details



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

September 10, 2024

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

Attn: Alicia Shultz, Building Department

Re: Wickes Arborists – 11 McNamara Road
Site Plan & Special Permit Review

Dear Chairperson Lieberman and Planning Board Members,

Our office has reviewed the recent Planning Board submission package for the above-referenced project which includes the following documents:

- Site Plan set entitled "Site Plan for Ira Wickes Arborists, last dated 8/14/24, prepared by CivilTec Engineering & Surveying PC.
- 'EAF Part III – Supplement' Narrative, dated June 20, 2024, prepared by Emanuel Law P.C.
- Narrative Letter, dated August 14, 2024, prepared by Emanuel Law P.C., regarding July 24th Planning Board Meeting
- Narrative Letter, dated August 15, 2024, prepared by Emanuel Law P.C., regarding Local Law amendment for 'Practical Access'
- Water Testing Result, dated May 21, 2024, prepared by Simple Lab
- Water Testing Tap Score Evaluation, dated May 13, 2024, prepared by Simple Lab
- 'Response to Colliers Comments dated June 10, 2024 for the Traffic Report for Wickes Arborists', dated July 29, 2024, prepared by Harry Baker & Associates

Documents previously reviewed:

- Response letter, dated January 3, 2024, prepared by Emanuel Law P.C. regarding RC GML review comments
- Site Plan set entitled "Site Plan for Ira Wickes Arborists, last dated 1/03/24, prepared by CivilTec Engineering & Surveying PC.
- Response letter, dated 1/03/24 from Civil Tec.

Our office offers the following comments:

Site Plan

1. A variance is required for the proposed maximum impervious surface ratio of 0.46 (0.25 allowed). This non-conformance is deferred to the Zoning Board of Appeals for further consideration.

2. Special Permit notes are provided in a condensed format. We defer to the Planning Board Attorney if this is an acceptable format. Expanded info does not appear on the latest plan set submission. *This remains to be addressed.*
3. The ADA accessible route shall be shown. The applicant notes concrete pavement is proposed for the parking. *Accessible route to be clarified. The access door shall be shown on the plan.*
4. Our office defers to the Building Inspector / ZBA if minor driveway modifications triggers requirements of 230-34-C for a blacktop or comparable surface for at least 50 feet from the right-of-way on McNamara Road. *This remains to be addressed.*
5. Our office defers to the Fire Inspector regarding sufficient fire apparatus access to site is provided to the site with the removal of the previously proposed grass-crete fire access road. It is noted that the access road was not part of the originally approved plans.
6. Various site plan elements appear to be absent from the previously approved site plan, including but not limited to:
 - a. "No left turn for trucks" signage- *remains to be provided.*
 - b. "Trucks entering / leaving roadway ahead" signage west and east of McNamara Road site entrance
 - c. Proposed fence limits – *to be provided as shown on previously approved plan.*

A thorough review shall be performed to confirm all previously approved site plan elements have been incorporated to the new plans.

Grading, Drainage, Utilities Plan

7. Outlet of catch basin/flo-gaurd to be clarified. Detail suggests a piped overflow is needed. Grading/inverts to be confirmed. *Outfall of overflow remains to be addressed.*
8. The discharge point for the underdrain system and domed overflow riser are absent from the plan. Overflow invert, underdrain invert, and discharge location & invert shall be provided. *Soil testing is required to finalize the design parameters of the rain garden.*

Landscaping & Erosion Control Plan

9. *The approximate disturbance area has been noted as 23,480 SF, thus under 1 acre. The disturbance area has reduced with removal of the fire access road.*

Details

10. Range of rain garden soil media/stone depths to be removed and replaced with actual design depths. Elevations to be indicated on detail including domed riser, top of bank, mulch, soil media, stone, and underdrain inverts. *The rain garden remains to be fully designed based upon soil test results.*

Environmental

11. The submitted water testing results by Simple Lab indicate that the sample location was at a private well/well head located on the property at 11 McNamara Road collected by Mr. Jim Wickes. No written report describing methods of sampling or conclusion of testing is provided. It appears that the primary testing was for metal and volatile contaminants. As per Section 230-26-N.13 (Special Permit Uses - Individual standards and requirements for

arborist services, landscape services, and/or wholesale nurseries), "As part of any approval under this section, the Planning Board shall require the applicant to demonstrate that the proposed activities will not result in a degradation of surface water or groundwater quality by the submission of a water quality assessment prepared by a qualified hydrogeologist...". It was discussed at the January 2024 Planning Board meeting that testing be provided for groundwater and surface water (with an upstream to downstream comparison). The information provided does not appear to meet standards of the Zoning Code and Planning Board requirements.

Traffic

12. Our office defers to the Planning Board's Traffic Consultant, Colliers Engineering, regarding satisfaction of response to comments made for the Traffic Report.
13. The comment response indicates that the Applicant 'will clear out the trees and shrubs' to improve sight distance for the entrance. Sight distance triangle and area to be cleared to be shown on the Site Plan.

Sincerely,



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

Y:\VILLAGES\WH Wesley Hills\WH0013 Wickes\2023\2024-09-10 PB.docx

EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

September 9, 2024

Wesley Hills Planning Board
432 Route 306
Wesley Hills, NY 10952
Att: Alicia Schultz

Re: Rockland Tree Expert Co., Inc., d/b/a Ira Wickes/Arborist

Dear Ms. Schultz:

The public hearing in the above matter was continued to the Planning Board's September 11, 2024, meeting. Part of the continuation was to allow the applicant to obtain water test results in order to bring the original water tests up to date.

On Friday, we were advised by Village Engineer Mancuso that the results submitted do not meet the Village's standards. While we do not necessarily agree with Ms. Mancuso's analysis, the applicant will obtain new tests that comply with her requirements.

In order to allow sufficient time to obtain the new tests, have them reviewed, and respond to any concerns raised in the review, we ask that this matter be adjourned to the December 11, 2024, Planning Board meeting.

Very truly yours,
EMANUEL LAW, PC

By: 
Ira M. Emanuel

Cc: Client
Jonathan Lockman
Eve Mancuso, PE
Bruce Minsky, Esq.

EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956
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www.EmanuelLaw.com
Tel: 845-634-4141

October 29, 2024

Wesley Hills Planning Board
432 Route 306
Wesley Hills, NY 10952

Re: Rockland Tree Expert Co., d/b/a Ira Wickes/Arborist

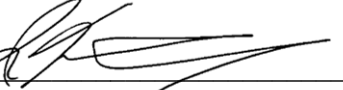
Dear Members:

I wish to clarify the applicant's recent submission in the above matter. As you recall, the applicant was required to return to the Planning Board for renewed review of its site plan because of adverse court decisions. One reason given by the courts related to the need for a second means of "practical access" to the site. The courts interpreted that provision to require actual construction of a second access point.

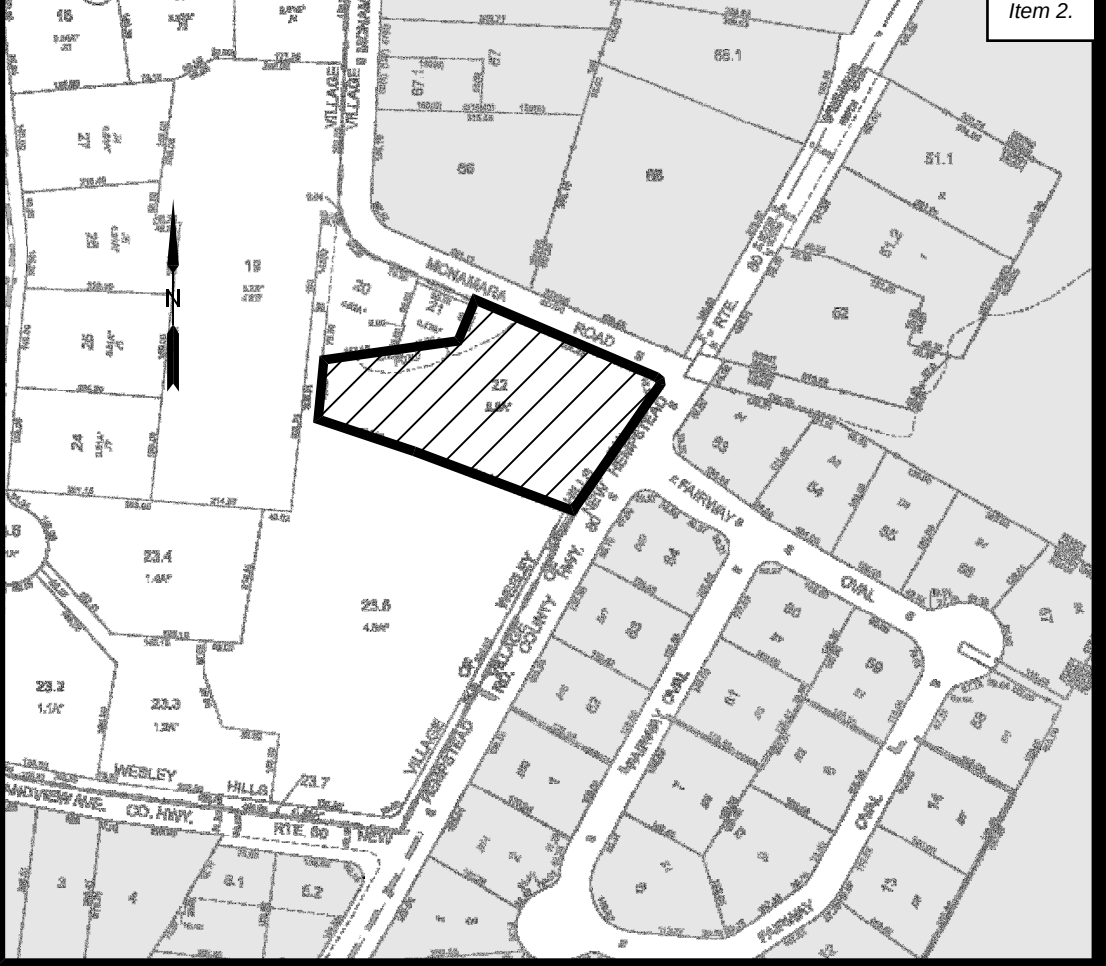
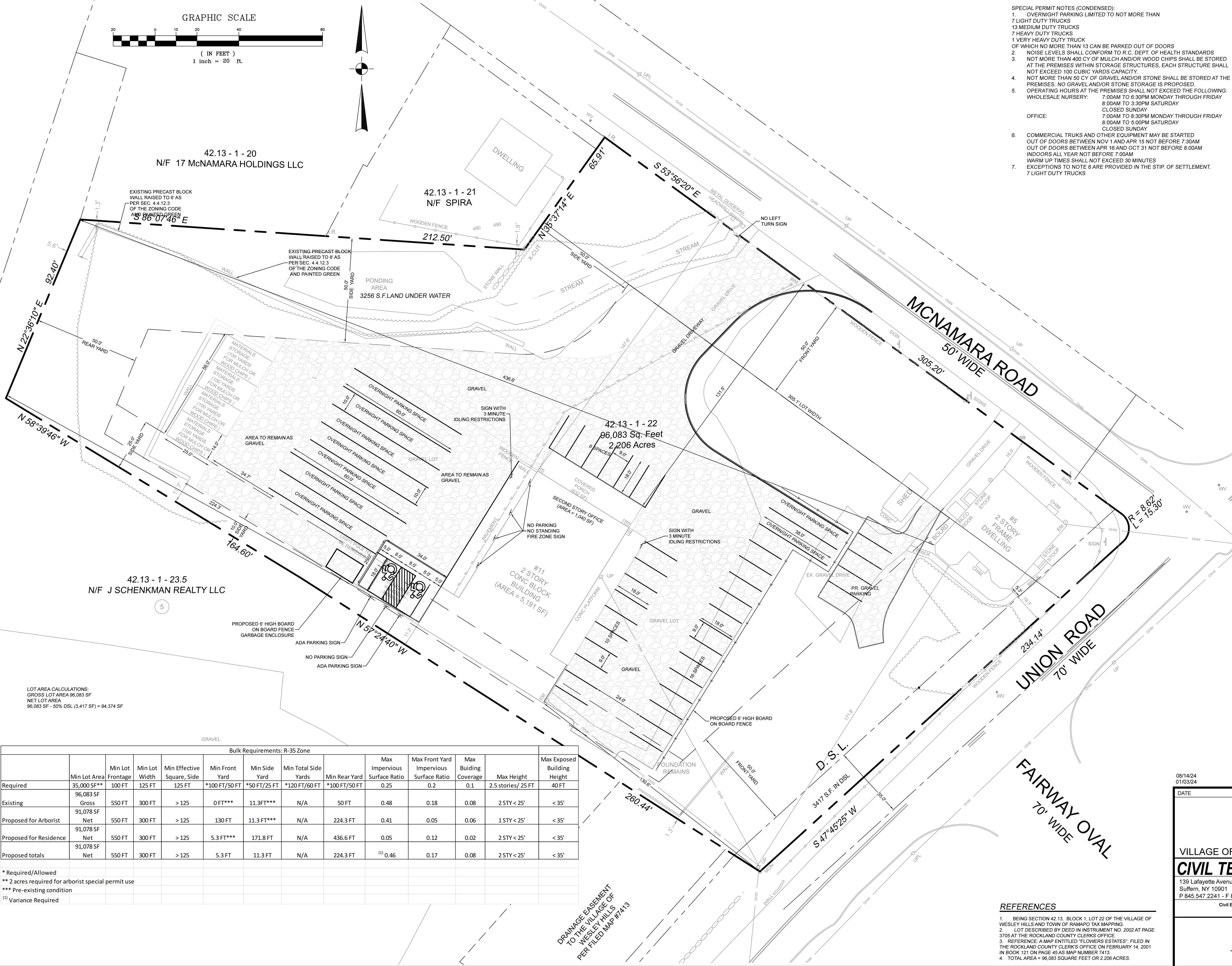
By Local Law 1 of 2024, the Board of Trustees clarified that the second access point only needed to be "reasonably possible for actual vehicular access". The local law expressly states, "It does not require that such access be constructed or included in an approved site plan * * *."

Based on this amendment, the applicant removed the second access from its plan set last revised August 14, 2024. However, the applicant has already shown that the second access could be built on previous plans (December 7, 2022 and January 3, 2024) – thus complying with the requirements of Local Law 1.

Very truly yours,
EMANUEL LAW, PC

By: 
Ira M. Emanuel

Cc: Client



VICINITY MAP
1" = 300'

- SITE PLAN NOTES:
- THIS IS LOT SECTION 42.13 BLOCK 1 LOT 22 AS SHOWN ON THE TOWN OF RAMAPO TAX MAPS.
 - AREA OF TRACT: 2.21 ACRES
 - ZONE: R-35
 - USE: ARBORISTS
 - RECORD OWNER: IJJ, LLC
11 MCNAMARA ROAD
SPRING VALLEY, NY 10977

- APPLICANT: SAME AS ABOVE
- FIRE DISTRICT: MOLESTON FIRE DISTRICT
- SCHOOL DISTRICT: EAST RAMAPO
- WATER DISTRICT: VEOLIA WATER
- SEWER DISTRICT: ROCKLAND COUNTY SEWER DISTRICT NO. 1
- DATUM: NAVD88
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. ELECTRIC SERVICE SHALL BE CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
- NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS CONDITION.
- THE UNDERSIGNED, OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS AS SHOWN THEREON AS CONDITION OF THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

- | APPLICANT | DATE | OWNER | DATE |
|---|------|-------|------|
| 17. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPING ARCHITECT LICENSED TO PRACTICE IN THE STATE OF NEW YORK. SAID CERTIFIED LANDSCAPING DRAWING SHALL INDICATE THE DEGREE OF COMPLETION OF SAID LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED SITE PLAN. | | | |
| 18. PLANS ARE BASED ON FIELD ENGINEERING DATA AND CERTIFIED HERETO: | | | |

LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR DATE:
BOUNDARY AND TOPOGRAPHIC SURVEYS ARE FROM ACTUAL
FIELD MEASUREMENTS UNDER THE DIRECTION OF STEPHEN
DOLSON, PLS COMPLETED ON MAY 2022.
19. ALL ENCROACHMENTS SHALL BE RELOCATED.

- SPECIAL PERMIT NOTES (CONDENSED):
- OVERNIGHT PARKING LIMITED TO NOT MORE THAN 7 LIGHT DUTY TRUCKS
13 MEDIUM DUTY TRUCKS
7 HEAVY DUTY TRUCKS
1 VERY HEAVY DUTY TRUCK
OF WHICH NO MORE THAN 13 CAN BE PARKED OUT OF DOORS
 - NOISE LEVELS SHALL CONFORM TO R.C. DEPT. OF HEALTH STANDARDS
NOT MORE THAN 400 CY OF MULCH AND/OR WOOD CHIPS SHALL BE STORED AT THE PREMISES WITHIN STORAGE STRUCTURES. EACH STRUCTURE SHALL NOT EXCEED 100 CUBIC YARDS CAPACITY.
 - NOT MORE THAN 50 CY OF GRAVEL AND/OR STONE SHALL BE STORED AT THE PREMISES. NO GRAVEL AND/OR STONE STORAGE IS PROPOSED.
 - OPERATING HOURS AT THE PREMISES SHALL NOT EXCEED THE FOLLOWING:
WHOLESALE NURSERY: 7:00AM TO 6:30PM MONDAY THROUGH FRIDAY
8:00AM TO 3:30PM SATURDAY
CLOSED SUNDAY
7:00AM TO 8:30PM MONDAY THROUGH FRIDAY
8:00AM TO 5:00PM SATURDAY
CLOSED SUNDAY
 - COMMERCIAL TRUKS AND OTHER EQUIPMENT MAY BE STARTED OUT OF DOORS BETWEEN NOV 1 AND APR 15 NOT BEFORE 7:30AM OUT OF DOORS BETWEEN APR 16 AND OCT 31 NOT BEFORE 8:00AM INDOORS ALL YEAR NOT BEFORE 7:00AM
WARM UP TIMES SHALL NOT EXCEED 30 MINUTES
EXCEPTIONS TO NOTE 6 ARE PROVIDED IN THE STIP. OF SETTLEMENT.
7 LIGHT DUTY TRUCKS

REFERENCES

- BEING SECTION 42.13, BLOCK 1, LOT 22 OF THE VILLAGE OF WESLEY HILLS AND TOWN OF RAMAPO TAX MAPPING.
- LOT DESCRIBED BY DEED IN INSTRUMENT NO. 2002 AT PAGE 3705 AT THE ROCKLAND COUNTY CLERKS OFFICE.
- REFERENCE A MAP ENTITLED "FLOWERS ESTATES" FILED IN THE ROCKLAND COUNTY CLERKS OFFICE ON FEBRUARY 14, 2001 IN BOOK 121 ON PAGE 45 AS MAP NUMBER 7413.
- TOTAL AREA = 96,083 SQUARE FEET OR 2.206 ACRES.

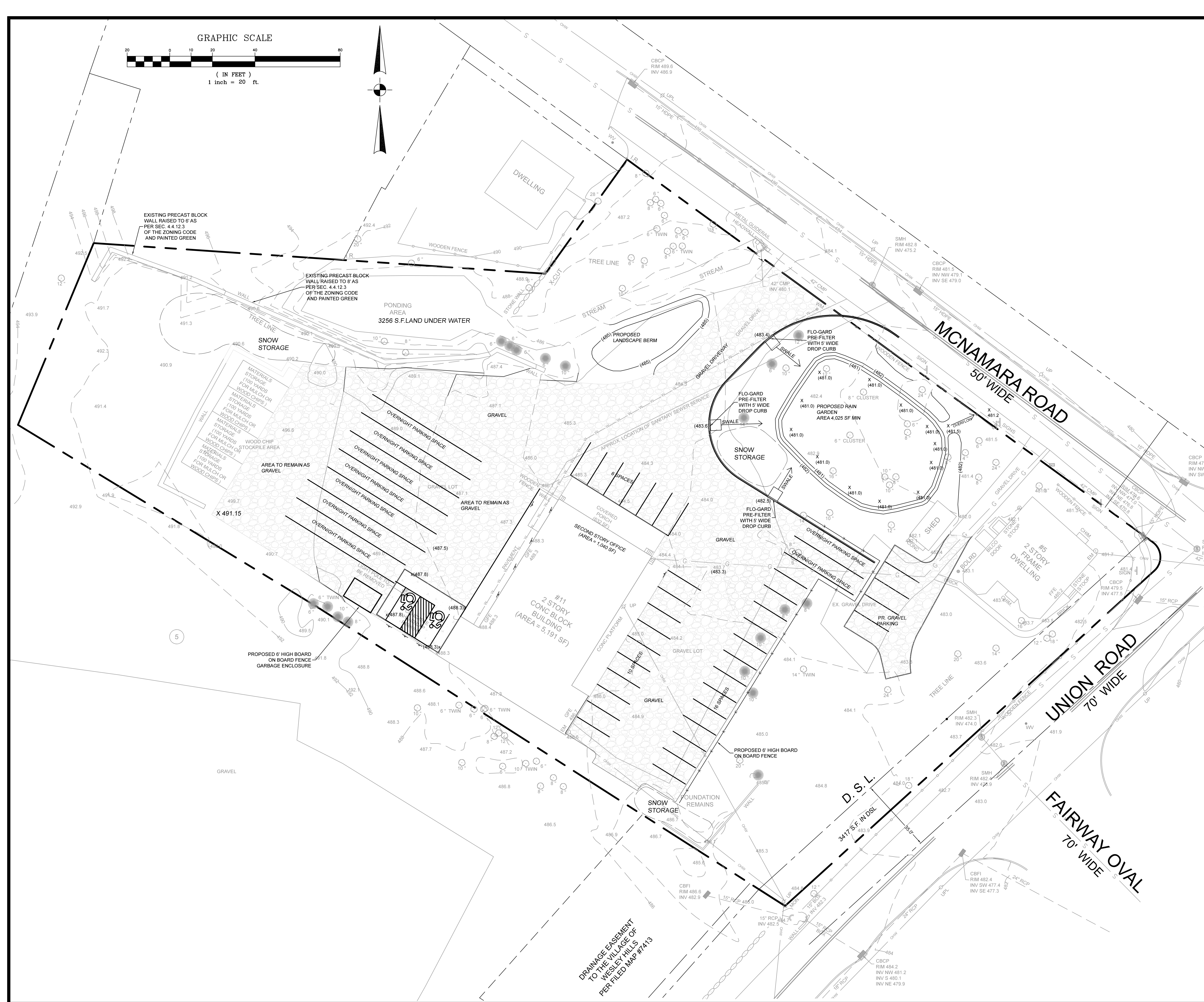
Bulk Requirements: R-35 Zone												
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height
Required	35,000 SF**	100 FT	125 FT	125 FT	*100 FT/50 FT	*50 FT/25 FT	*120 FT/60 FT	*100 FT/50 FT	0.25	0.2	0.1	2.5 stories/ 25 FT
Existing	96,083 SF Gross	550 FT	300 FT	> 125	0 FT***	11.3 FT***	N/A	50 FT	0.48	0.18	0.08	2 STY < 25'
Proposed for Arborist	91,078 SF Net	550 FT	300 FT	> 125	130 FT	11.3 FT***	N/A	224.3 FT	0.41	0.05	0.06	1 STY < 25'
Proposed for Residence	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT***	171.8 FT	N/A	436.6 FT	0.05	0.12	0.02	2 STY < 25'
Proposed totals	91,078 SF Net	550 FT	300 FT	> 125	5.3 FT	11.3 FT	N/A	224.3 FT	(1) 0.46	0.17	0.08	2 STY < 25'

* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Required

08/14/24 01/03/24	REV 2 REV 1	REMOVED FIRE ACCESS ROAD AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1-22 SITE PLAN FOR IRA WICKES ARBORISTS 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		55 Brookside Avenue Chester, NY 10918 845.610.3621 Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com	DATE: 12/07/22 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 4131 SCALE: 1"=20' DWG No. 10
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



- NOTES
- CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
 - ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
 - EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 - PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
 - CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE, WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
 - ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
 - THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK, WITH AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
 - ALL HOUSE CONNECTIONS TO BE 6" DIA. SDR-35.
 - ALL GAS & ELECTRIC UTILITIES PER ORANGE & ROCKLAND UTILITY REQUIREMENTS.



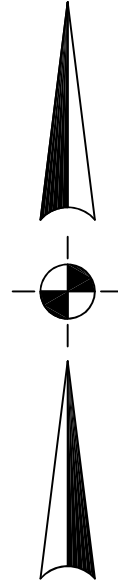
08/14/24 01/03/24	REV 2 REV 1	REMOVED FIRE ACCESS ROAD AS PER CONSULTANT'S COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
GRADING, DRAINAGE & UTILITES PLAN			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243			DRAWN BY: RB/LT
55 Brookside Avenue Chester, NY 10918 845 610 3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 3 OF 3



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Standard Landscape Notes

- 1) Mulch all plant beds and trees with a 4" depth of sugar cane or licorice root mulch.
- 2) Stake all trees with 2 cedar stakes, rubber hose around tree (6"0" above grade) and twisted #10 gauge galvanized wire.
- 3) Plant pits shall be 12" wider and 6" deeper than the root ball. Remove all existing soil and backfill with a mixture of one part peat-humus to 4 parts topsoil. Add 3 year Eesey grow fertilizer packets (or equal) – 1 per inch of tree caliper or per 12" height of shrub.
- 4) Guarantee all plants and workmanship for two planting seasons.
- 5) All planting shall be placed under the direction of an appropriate licensed design professional. Notify 48 hours prior to planting.
- 6) Provide the Town of Ramapo building inspector with a copy of the State Certificate of Source for all plant material.
- 7) All plant material shall be nursery grown and shall conform to the American Association of Nursery Men's Standards.

Table 5.11 Suggested Rain Garden Plant List		
Shrubs		Herbaceous Plants
Witch Hazel	Hamamelis virginiana	Cinnamon Fern
Winterberry	Ilex verticillata	Cutleaf Coneflower
Arrowwood	Viburnum dentatum	Rudbeckia laciniata
Brook-side Alder	Alnus serrulata	Scirpus cyperinus
Red-Osier Dogwood	Cornus stolonifera	New England Aster
Sweet Pepperbush	Clethra alnifolia	Aster novae-angliae
		Fox Sedge
		Carex vulpinoidea
		Spotted Joe-Pye Weed
		Impatiens maculatum
		Switch Grass
		Panicum virgatum
		Great Blue Lobelia
		Lobelia siphilitica
		Wild Bergamot
		Monarda fistulosa
		Red Milkweed
		Asclepias incarnate

Adapted from NYSDM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

EROSION CONTROL & SEDIMENT NOTES

1. 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 SEEDED DOWN OR MULCHED IMMEDIATELY.
2. 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.
3. DURING CONSTRUCTION, ALL STRUCTURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN.
4. AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.
5. 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.
6. CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.
7. THE MACADAM SURFACE SHALL BE SWEEP "BROOM CLEAN" AT THE END OF EACH DAY DURING THE CONSTRUCTION PHASE OF THE SIDEWALKS AND CURB.
8. 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.
9. 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.

PLANTING LIST

KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
TREES			
WP	39	WHITE PINE/PINUS STROBUS	7'-8' HT
GG	7	LANDSCAPE BERM PLANTING	
MV	3	GREEN GIANT/THUJA	3'-4' HT
VR	6	MAPLE-LEAF VIBURNUM/Viburnum acerifolium	3'-4' ht.
		VIRGINIA ROSE/ Rosa virginiana	2'-3- ht.

NOTES

1. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
2. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.

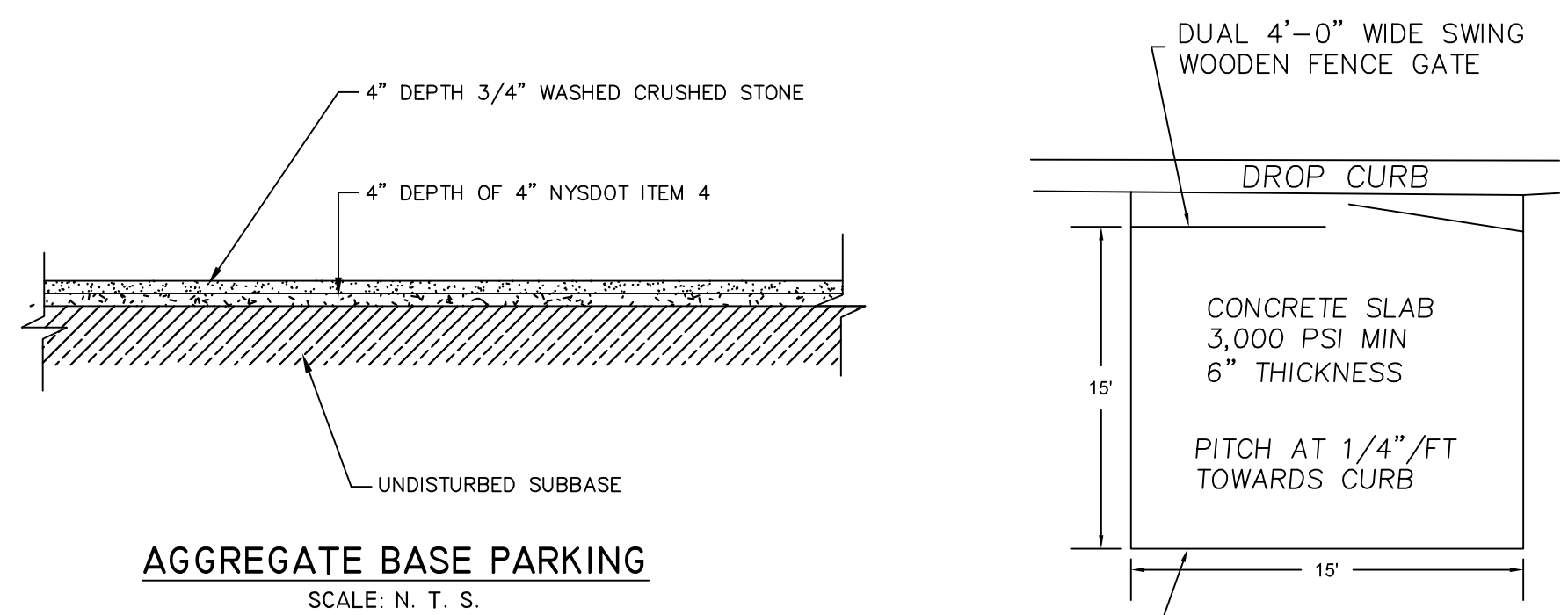
Standard Erosion Control Notes

An Erosion control system will be utilized by the developer to minimize the production of sediment from the site. Methods to be utilized will be those found most effective for the site and shall include one or more of the following, as applicable:

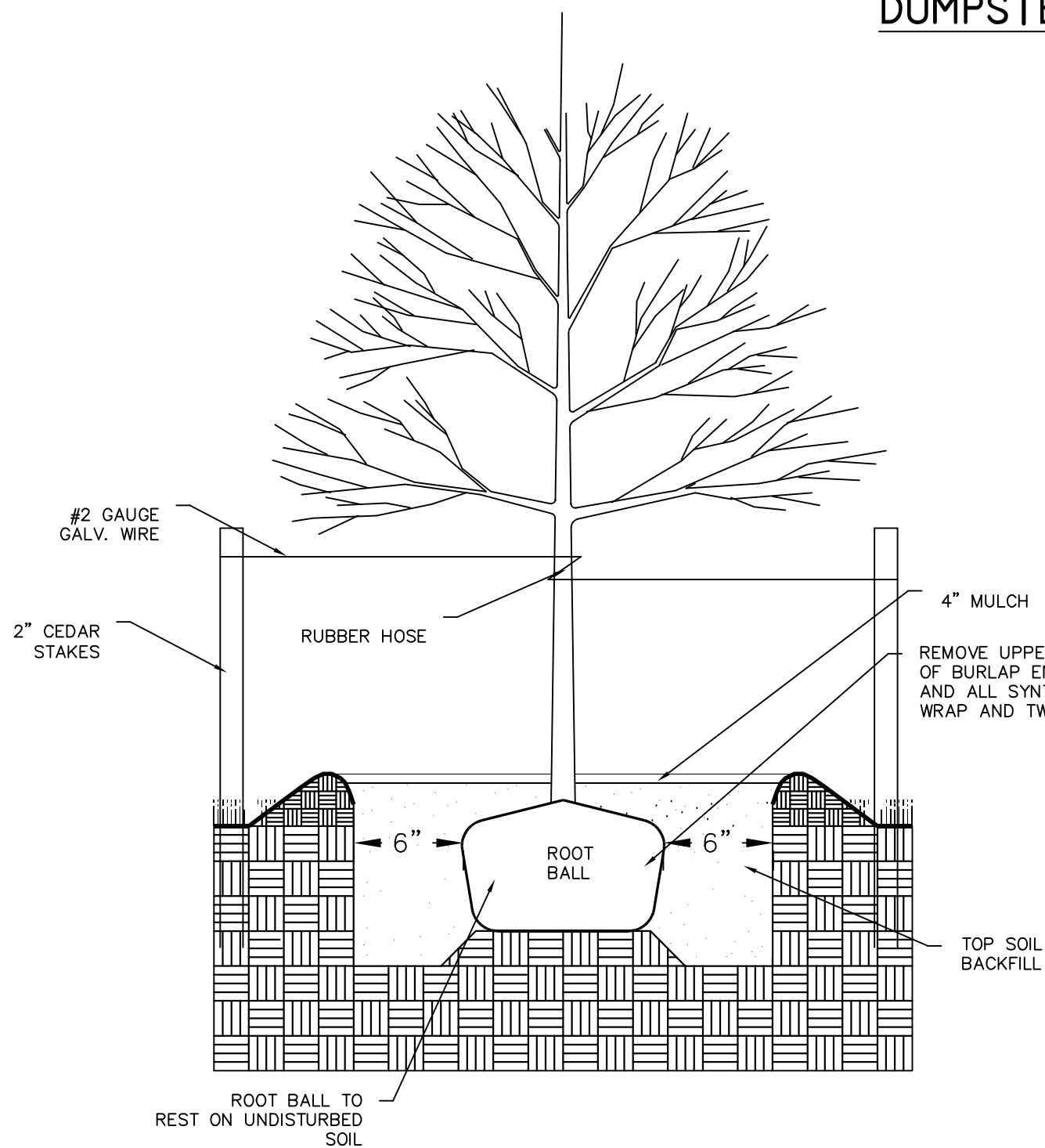
- 1) Temporary sedimentation entrapment areas shall be provided at key locations to intercept and clarify silt laden runoff from the site. These may be excavated or may be created utilizing earthen berms, rip-rap or crushed stone dams, hay bales, or other suitable materials. Diversion swales, berms, or other channelization shall be constructed to ensure that all silt laden waters are directed into the entrapment areas, which shall not be permitted to fill in, but shall be cleaned periodically during the course of construction. The collected silt shall be deposited in areas safe from further erosion.
- 2) All disturbed areas, except roadways, which will remain unfinished for more than 30 days shall be temporarily seeded with 1/4 lb. of rye grass or mulched with 100 lbs. of straw or hay per 1,000 square feet. Roadways shall be stabilized as rapidly as practicable by the installation of the base course.
- 3) Silt that leaves the site in spite of the required precautions shall be collected and removed as directed by appropriate municipal authorities.
- 4) At the completion of the project, all temporary siltation devices shall be removed.

DRAINAGE EASEMENT
TO THE VILLAGE OF
WESLEY HILLS
PER FILED MAP #7413

08/14/24 01/03/24	REV 2 REV 1	REMOVED FIRE ACCESS ROAD AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22 LANDSCAPING & EROSION CONTROL PLAN FOR IRA WICKES ARBORISTS VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		55 Brookside Avenue Chester, NY 10918 845.610.3621	DRAWN BY: RB/LT
Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com		CHKD BY: RB/LT	JOB No. 4131
		SCALE: 1"=20'	DWG No. 40

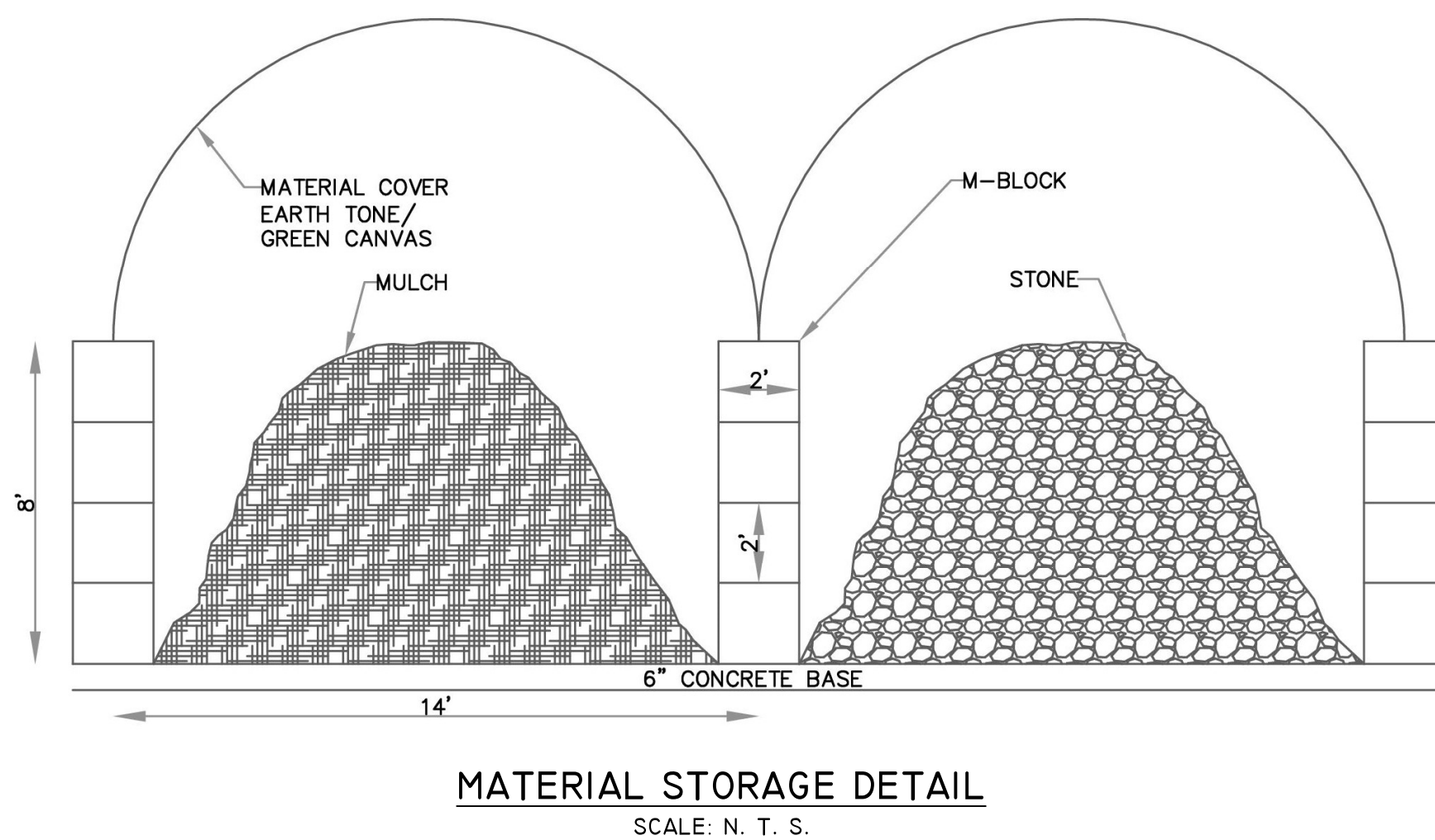
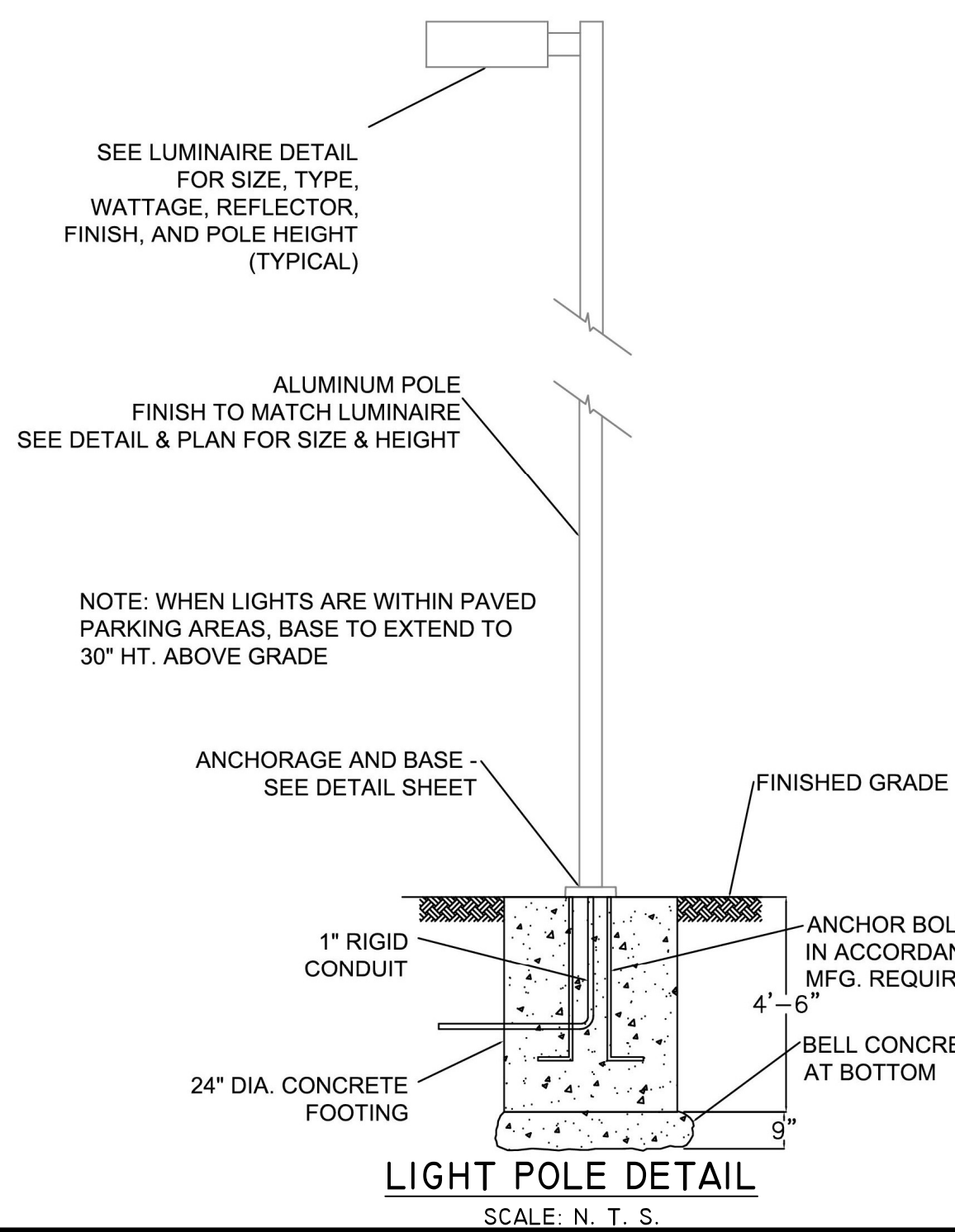


DUMPSTER ENCLOSURE DETAIL
SCALE: N. T. S.



TREE PLANTING DETAIL
SCALE: N. T. S.

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

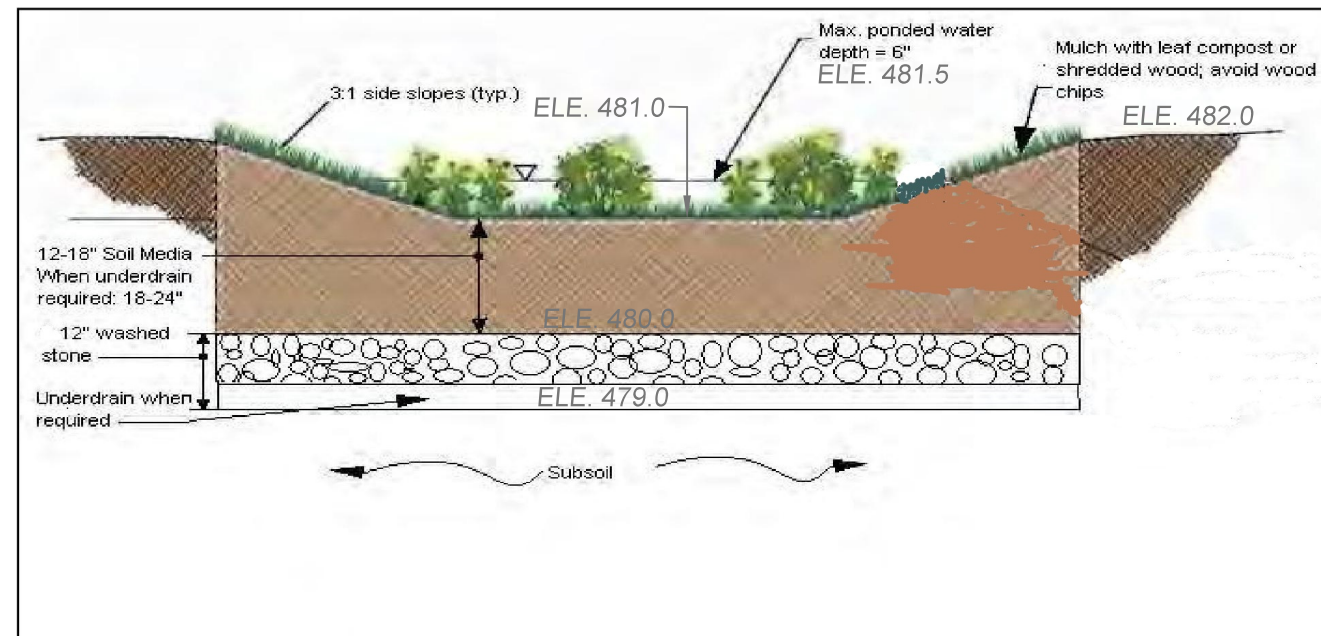


MATERIAL STORAGE DETAIL
SCALE: N. T. S.

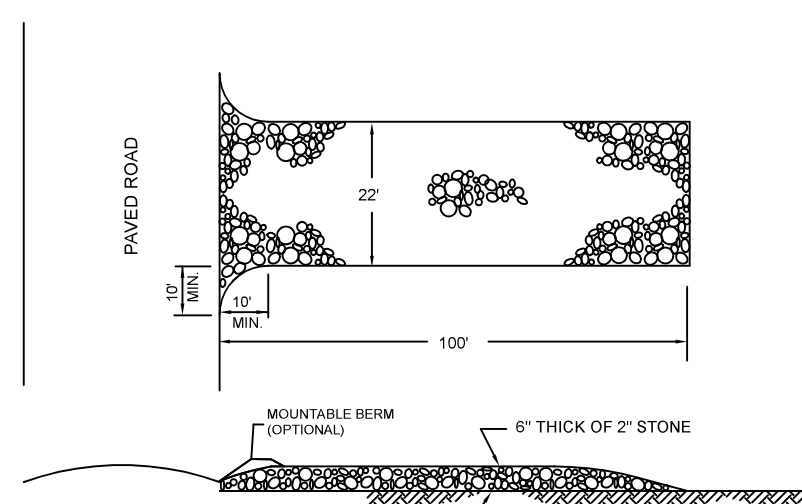
Table 5.11 Suggested Rain Garden Plant List		
Shrubs	Herbaceous Plants	
Witch Hazel	Cinnamon Fern	
Hamamelis virginiana	Osmunda cinnamomea	
Winterberry	Cutleaf Coneflower	
Ilex verticillata	Rudbeckia laciniata	
Arrowwood	Woolgrass	
Viburnum dentatum	Scirpus cyperinus	
Brookside Alder	New England Aster	
Alnus serrulata	Aster novae-angliae	
Red-Osier Dogwood	Fox Sedge	
Cornus stolonifera	Carex vulpinoidea	
Sweet Pepperbush	Spotted Joe-Pye Weed	
Clethra alnifolia	Eupatorium maculatum	
	Switch Grass	
	Panicum virgatum	
	Great Blue Lobelia	
	Lobelia siphatica	
	Wild Bergamot	
	Monarda fistulosa	
	Red Milkweed	
	Asclepias incarnate	

Adapted from NYSDM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

Figure 5.41 Profile of a typical rain garden

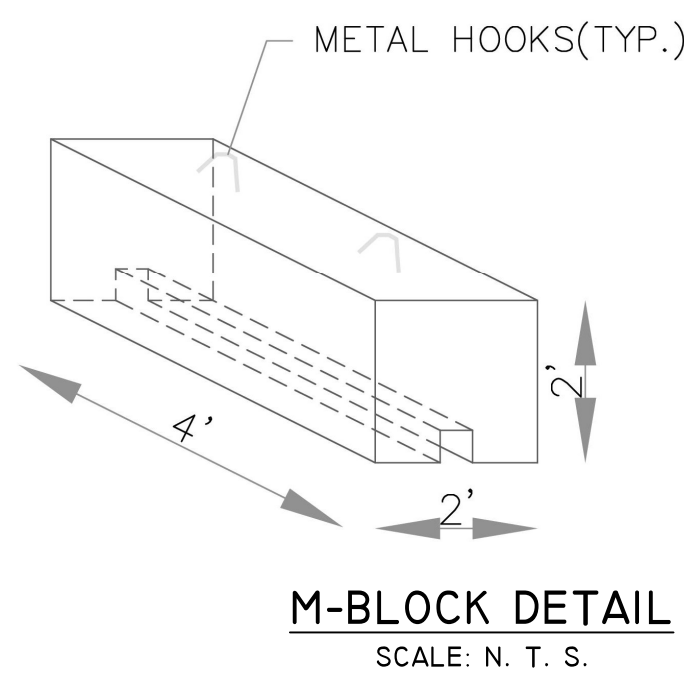


RAIN GARDEN DETAIL
SCALE: N. T. S.

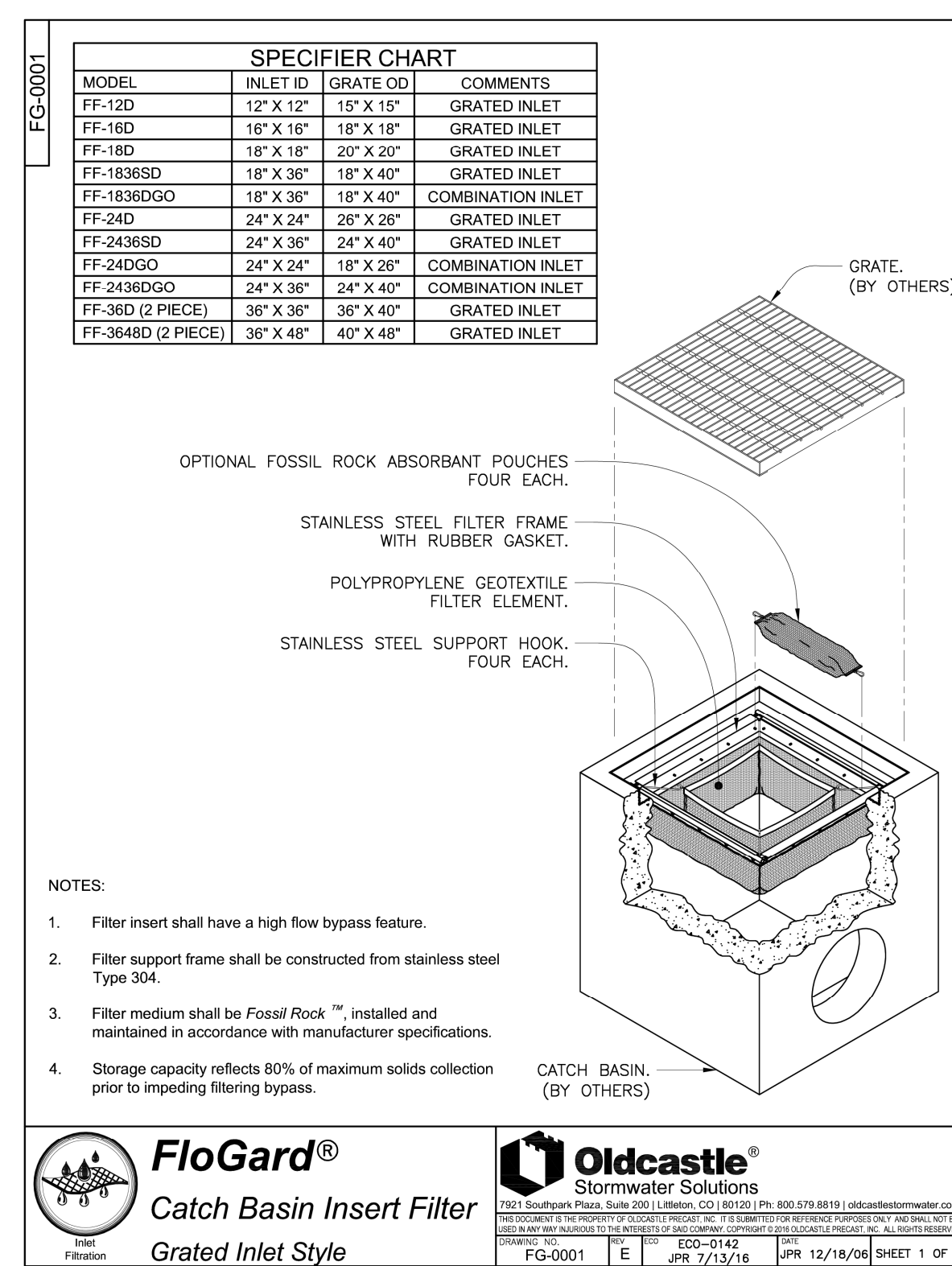


STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 2 INCHES STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN 6 INCHES.
 4. 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.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. 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.
 7. 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.
 8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



M-BLOCK DETAIL
SCALE: N. T. S.



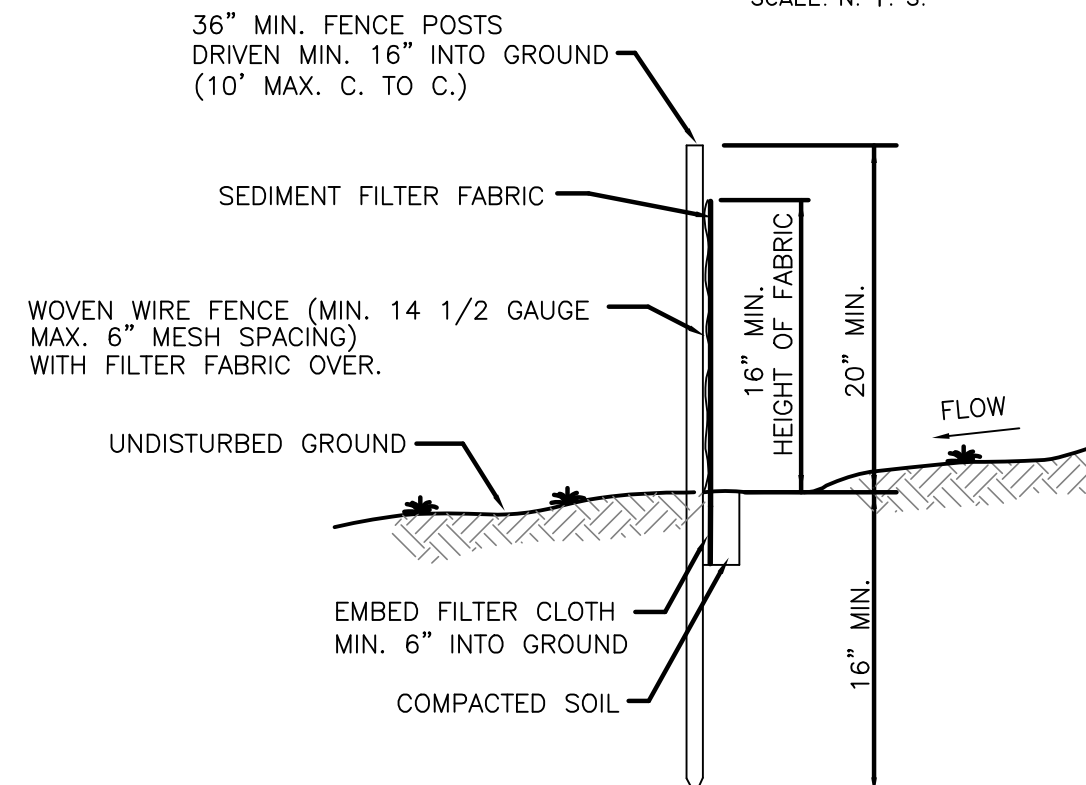
- NOTES:
1. Filter insert shall have a high flow bypass feature.
 2. Filter support frame shall be constructed from stainless steel Type 304.
 3. Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 4. Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.

FloGard®
Catch Basin Insert Filter
Grated Inlet Style

Oldcastle®
Stormwater Solutions
7621 Southpark Plaza, Suite 100 | Liberty, CO 80130 | Ph: 800.579.8819 | oldcastlestormwater.com
FG-0001 E 800-579-8819 JPR 12/18/04 SHEET 1 OF 2



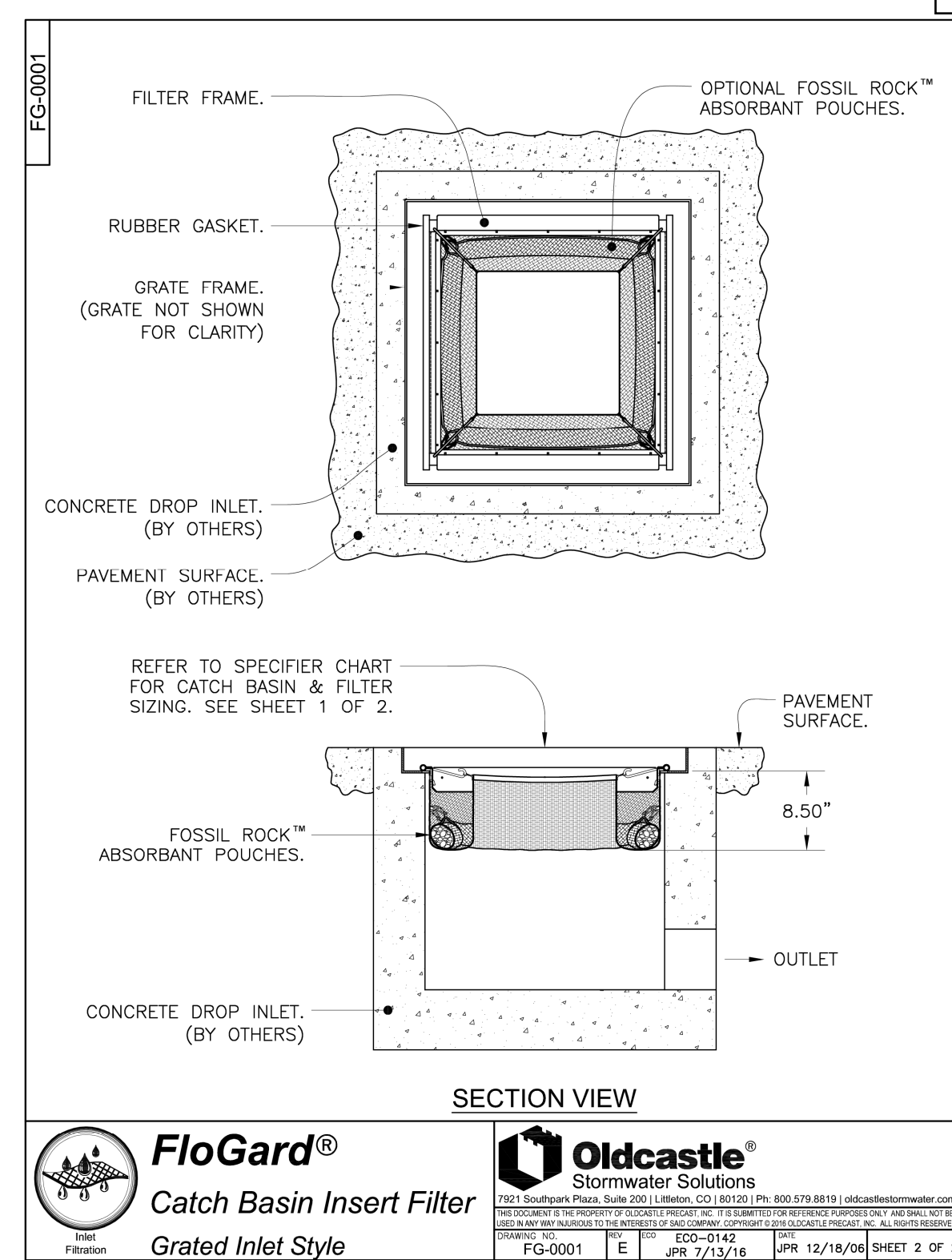
SIGN DETAIL
SCALE: N. T. S.



SECTION
SILT FENCE
N.T.S.

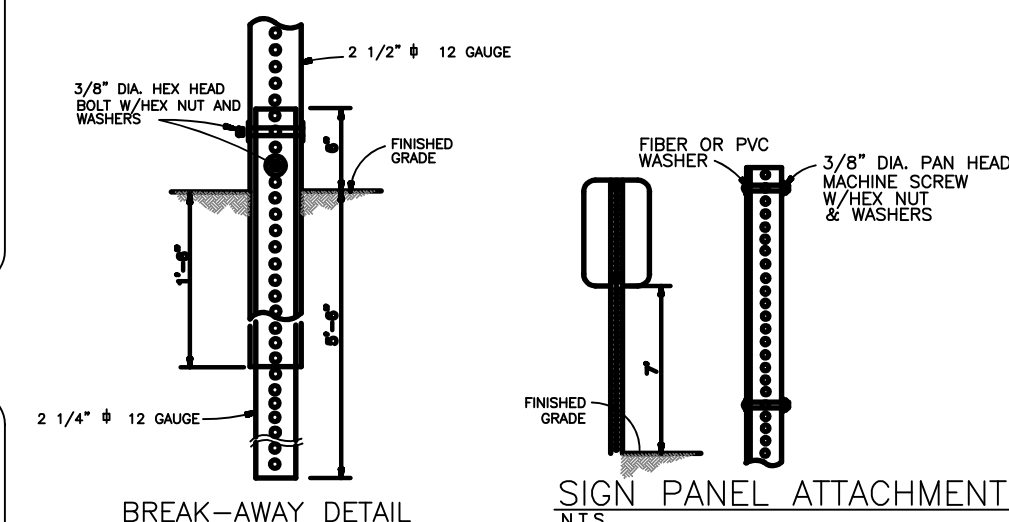
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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

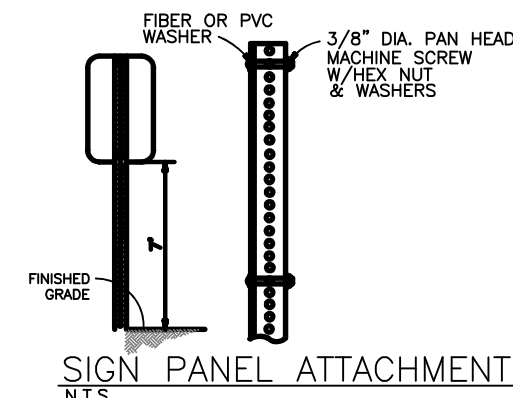


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FG-0001 E 800-579-8819 JPR 12/18/04 SHEET 2 OF 2

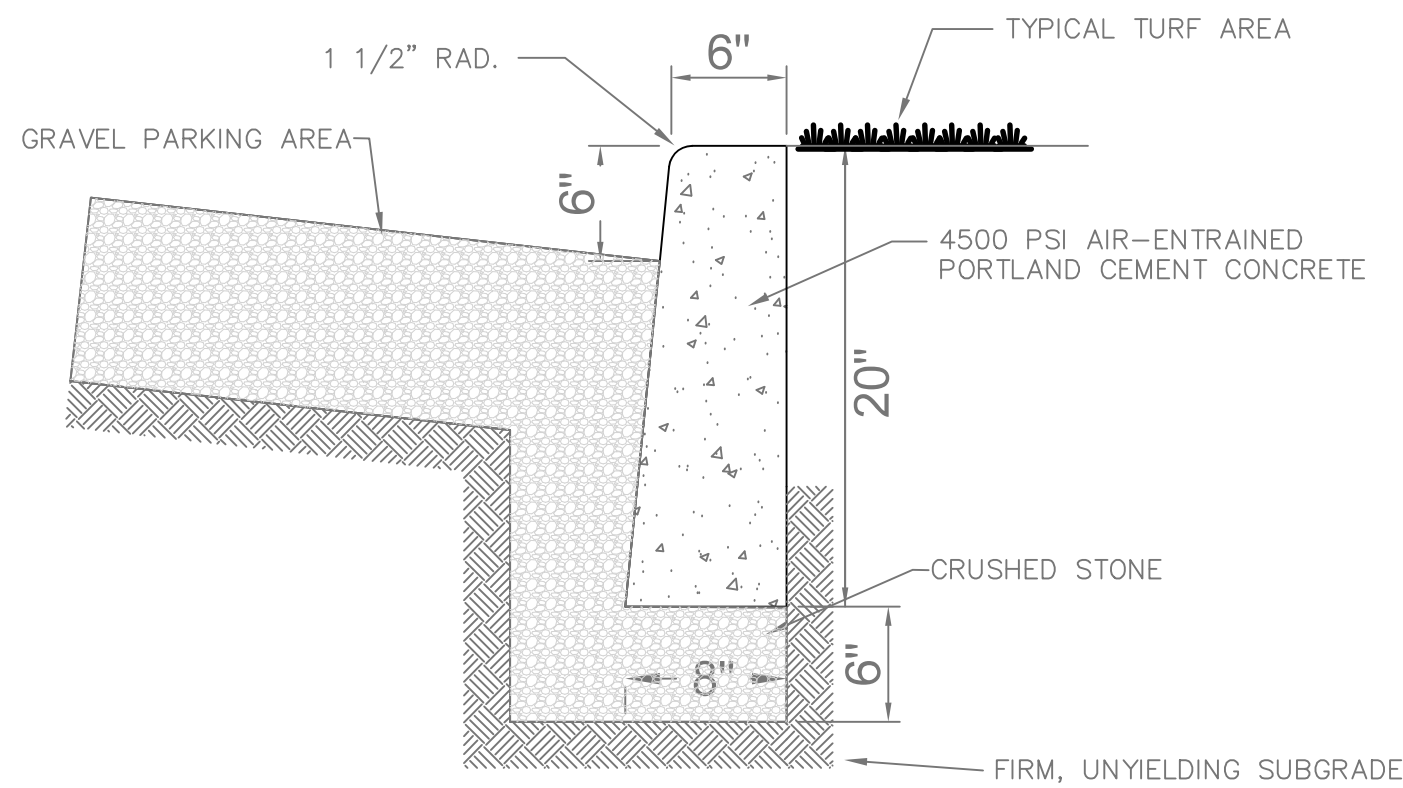


BREAK-AWAY DETAIL
N.T.S.



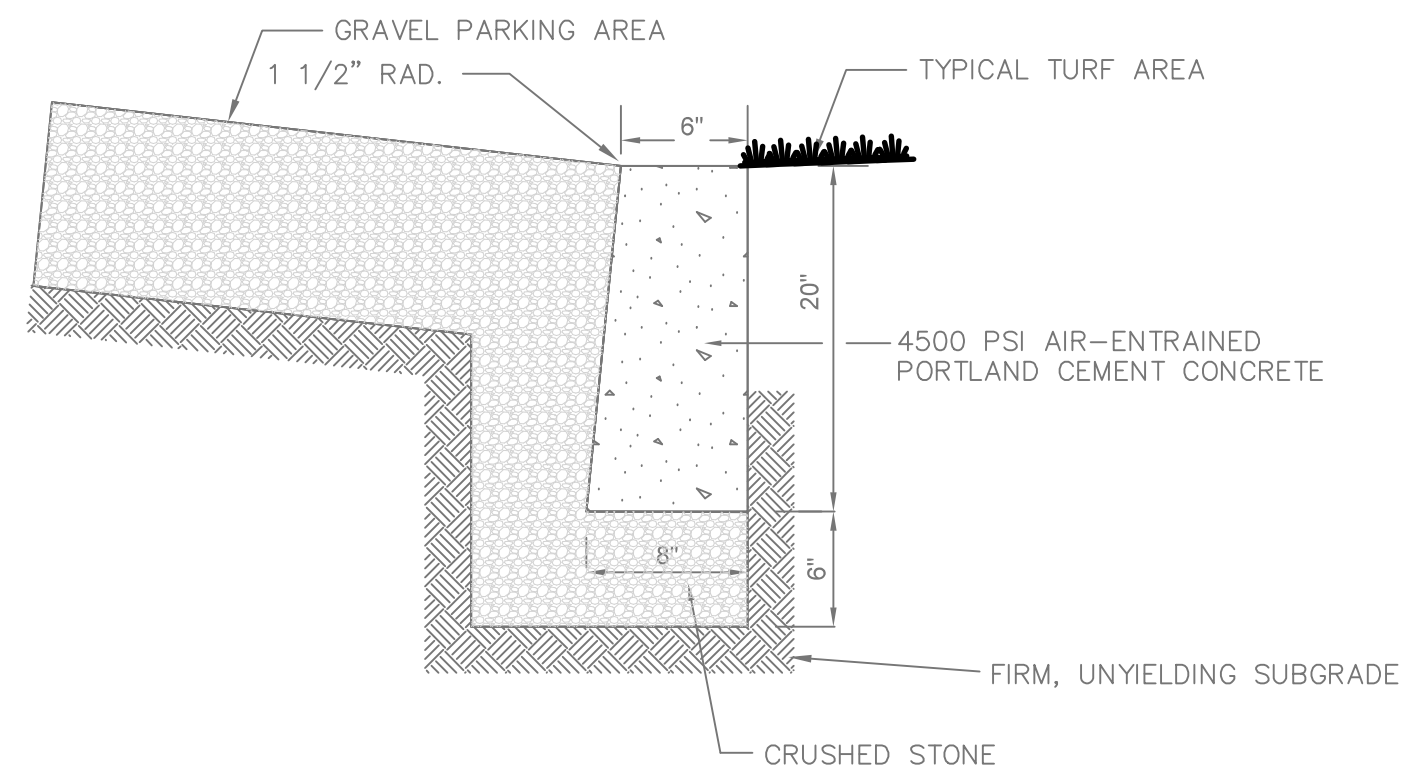
SIGN PANEL ATTACHMENT
N.T.S.

01/03/24	REV 1	AS PER CONSULTANTS COMMENTS
DATE	ISSUE	DESCRIPTION
S.B.L. 42.13 - 1 - 22		
DETAILS FOR		
IRA WICKES ARBORISTS		
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		DATE: 12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY: RB/LT
55 Brookside Avenue Chester, NY 10918 845.610.3621		CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com		JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143		SCALE: 1"=20'
DWG No. 50		199



NOTE: PROVIDE EXPANSION JOINT AT 20'-0" MAX.

CONCRETE CURB DETAIL
NOT TO SCALE



CONCRETE DROP CURB DETAIL
NOT TO SCALE

08/14/24	REV 2	REMOVED PERVIOUS PAVEMENT DETAIL	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22			
DETAILS			
FOR			
IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 01/03/24
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
55 Brookside Avenue Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Civil Engineering & Land Surveying Services that Build Confidence www.Civil-Tec.com			JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 60



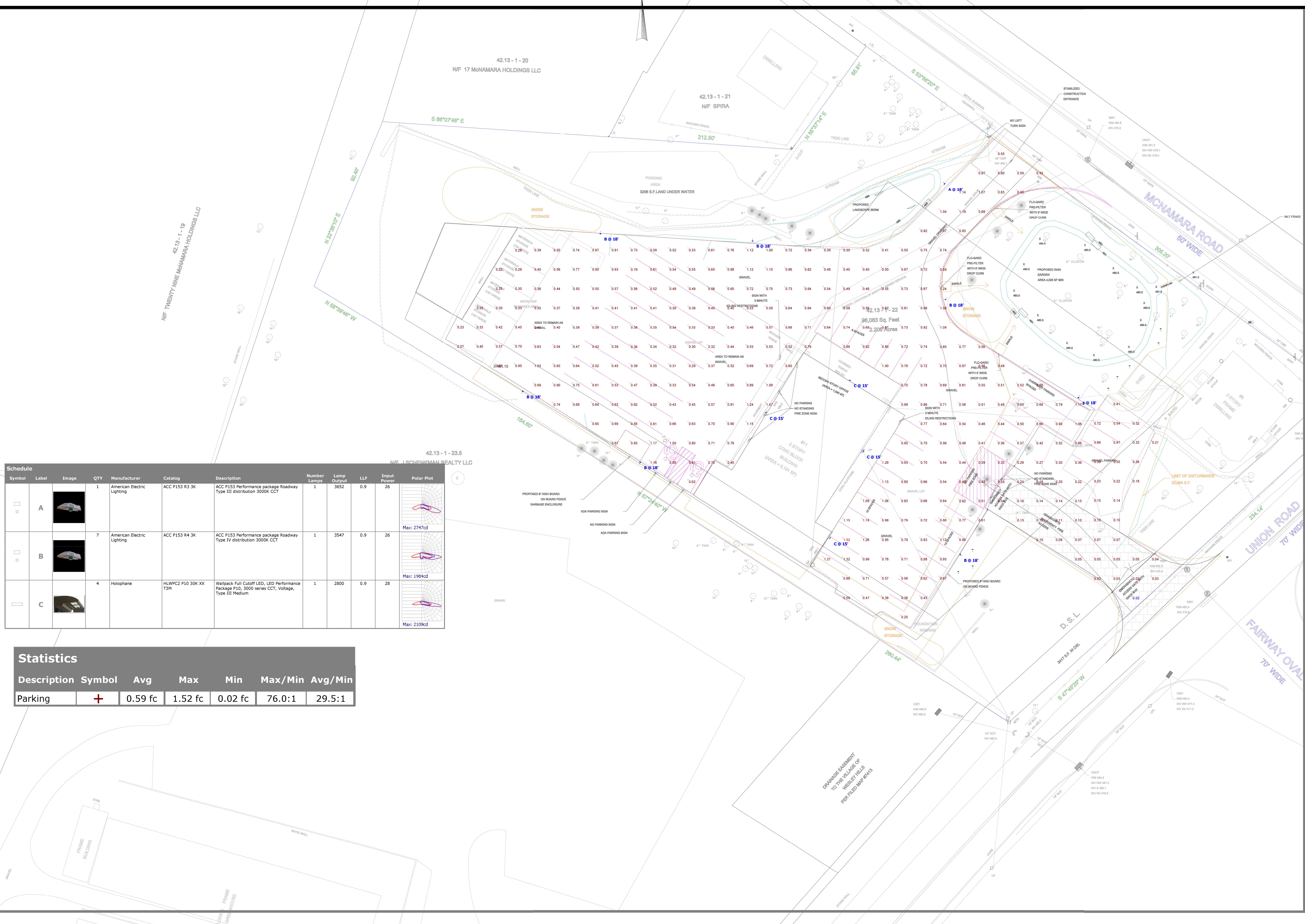


11 McNamara Rd

Designer
87
Date
10/11/2023
Scale
Not to Scale
Drawing No.

Summary

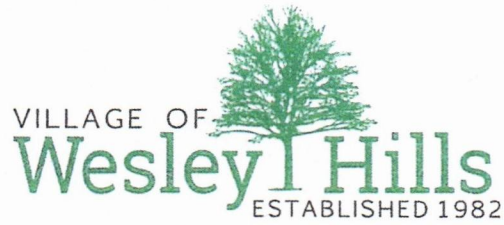
1 of 1



Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Polar Plot
	A		1	American Electric Lighting	ACC P153 R3 3K	ACC P153 Performance package Roadway Type III distribution 3000K CCT	1	3652	0.9	
	B		7	American Electric Lighting	ACC P153 R4 3K	ACC P153 Performance package Roadway Type IV distribution 3000K CCT	1	3547	0.9	
	C		4	Holophane	HLWPC2 P10 30K XX T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 3000 series CCT, Voltage, Type III Medium	1	2800	0.9	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking		0.59 fc	1.52 fc	0.02 fc	76.0:1	29.5:1



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone 845-354-0400 FAX 845-354-4097 www.wesleyhills.org

Office of the Fire Inspector

Evan Humphrey

845-641-2038

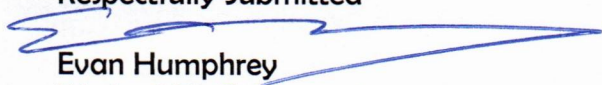
To whom it may concern,

October 21, 2024

I am in receipt of the proposed drawing for the new access road located at 11 McNamara Road Wesley Hills New York 10977. The drawing has been reviewed by my office. Here are my thoughts after reviewing the drawing:

- 1 – I would look for the access road to be 26 feet wide. I know on the proposal it shows 20 feet wide, however with the size of the fire trucks and the fire load at this location I would ask kindly to consider the extra width for the fire service.
- 2 – Make sure the road is not on top of a septic tank.

Respectfully Submitted


Evan Humphrey
Wesley Hills Fire Inspector

EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

December 30, 2024

Wesley Hills Planning Board
432 Route 306
Wesley Hills, NY 10952

Re: Rockland Tree Expert Co. d/b/a Ira Wickes/Arborist

Dear Members:

The Board had asked for updated, independent water testing in the above matter. Enclosed please find the results of such testing conducted by C.T. Male Associates of Latham, New York. Kindly include these results in your SEQRA review.

We look forward to discussing these results at your next meeting.

Very truly yours,
EMANUEL LAW, PC

By: 
Ira M. Emanuel

Encl.

Cc: Client

C.T. MALE ASSOCIATES

Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C.

12 Raymond Avenue, Poughkeepsie, NY 12603
845.454.4400 www.ctmale.com

December 19, 2024

VIA EMAIL

Mr. Ira Emanuel, Esq
 Attorney at Law
 4 Laurel Road
 New City, New York 10956
 Email: ira@emanuellaw.com

RE: *CONFIDENTIAL - Surface Water and Groundwater Sampling Results*
 Wickes Arborists Site
 11 McNamara Road, Spring Valley, New York
 CTMA Project No.: 24.5222

Dear Mr. Emanuel:

C.T. Male Associates Engineering, Surveying, Architecture, Landscape Architecture & Geology, D.P.C. (C.T. Male) has prepared this letter report to document analytical results from surface water and groundwater sampling conducted at the Wickes Arborist's site located at 11 McNamara Road in the village of Wesley Hills, Town of Ramapo, Rockland County, New York. The Village of Wesley Hills Planning Board has requested that the site owner, Jim Wickes, Jr., perform an assessment of on-site surface and groundwater quality in association with a Special Use Permit application submitted by Mr. Wickes.

SAMPLING PROCEDURES

Two (2) surface water samples were collected from an unnamed brook that transects northwestern portions of the site on November 22, 2024. One (1) upstream sample (UPSTREAM) was collected where the brook enters the west site boundary, and one (1) downstream sample (DOWNSTREAM) was collected where the brook exits the north site boundary.

One (1) groundwater sample was collected from the existing agricultural well (AG_WELL) on the site, and one (1) groundwater sample was collected from the spigot connected to the existing potable water well (POTABLE_WELL). Prior to collection of the groundwater samples, both wells were allowed to purge for approximately fifteen (15) minutes so that the samples were representative of the groundwater aquifer and not stagnant water contained within the water piping. Refer to Figure 1 for approximate sampling locations.

December 19, 2024
Mr. Ira Emanuel, Esq.
Page - 2

The surface water and groundwater samples were submitted under chain of custody documentation to Alpha (Pace) Analytical Laboratories (Alpha) of Mansfield, Massachusetts for analysis for Target Compound List (TCL) Volatile Organic Compounds (VOCs) via Environmental Protection Agency (EPA) method 8260D with tentatively identified compounds (TICs). Alpha is an accredited laboratory under the Environmental Laboratory Accreditation Program (ELAP Certification Number 11148). Refer to Attachment A for a copy of the current ELAP certification for Alpha.

SAMPLING RESULTS

Surface Water

Surface water sample results were compared to the NYSDEC Division of Water Technical and Operational Guidance Series (1.1.1) Ambient Water Quality Standards and Guidance Values (AWQS). All analytes were non-detect with the exception of the following:

- Acetone was detected in the UPSTREAM sample at a concentration of 2.6 micrograms per liter ($\mu\text{g/l}$) and in the DOWNSTREAM sample at a concentration of 2.1 $\mu\text{g/l}$. The concentrations of acetone in these samples did not exceed the AWQS guidance value of 50 $\mu\text{g/l}$.

Groundwater

Groundwater samples were compared to New York State Department of Health Maximum Contaminant Limits (MCLs) and AWQS. All analytes were non-detect.

Analytical results are presented in Table 1 (attached) and the laboratory analytical report in Attachment B.

CONCLUSIONS

Low level acetone detections in the UPSTREAM and DOWNSTREAM surface water samples did not exceed its AWQS guidance value of 50 $\mu\text{g/l}$. Analytes were non-detect in the groundwater samples.

OPINION

Based on the analytical results of the surface water and groundwater samples collected on November 22, 2024, no further actions are necessary at this time.

December 19, 2024
Mr. Ira Emanuel, Esq.
Page - 3

Please do not hesitate to contact the undersigned at eric.white@ctmale.com or 845-454-4400 should you have any questions regarding this letter report.

Respectfully submitted,
C.T. MALE ASSOCIATES

Approved by
C.T. MALE ASSOCIATES



Eric White
Environmental Scientist IV



James, McIver
Professional Geologist, Branch
Manager

Tables

Table 1	Analytical Results Summary table
---------	----------------------------------

Figures

Figure 1	Sampling Location Map
----------	-----------------------

Attachments

Attachment A	Alpha/Pace Labs ELAP Certification
Attachment B	Laboratory Analytical Reports

TABLES

TABLE 1 - ANALYTICAL RESULTS SUMMARY TABLE
WICKES ARBORISTS SITE
11 MCNAMARA ROAD
VILLAGE OF WESLEY HILLS, ROCKLAND COUNTY, NEW YORK

SAMPLE ID:			UPSTREAM				DOWNSTREAM				AG WELL				POTABLE WELL				TRIP BLANK			
LAB ID:			L2469291-01				L2469291-03				L2469291-02				L2469291-04				L2469291-05			
COLLECTION DATE:			11/22/2024				11/22/2024				11/22/2024				11/22/2024				11/22/2024			
SAMPLE MATRIX:			SURFACE WATER				SURFACE WATER				DRINKING WATER SOURCE				DRINKING WATER SOURCE				WATER			
	NYSDOH MCLs	NY-AWQS																				
ANALYTE	(ug/l)	(ug/l)	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL	Conc	Q	RL	MDL
VOLATILE ORGANICS BY GC/MS																						
1,1,1-Trichloroethane	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,1,2,2-Tetrachloroethane	NS	5	ND		0.5	0.17	ND		0.5	0.17	ND		0.5	0.17	ND		0.5	0.17	ND		0.5	0.17
1,1,2-Trichloroethane	NS	1	ND		1.5	0.5	ND		1.5	0.5	ND		1.5	0.5	ND		1.5	0.5	ND		1.5	0.5
1,1-Dichloroethane	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,1-Dichloroethene	NS	5	ND		0.5	0.17	ND		0.5	0.17	ND		0.5	0.17	ND		0.5	0.17	ND		0.5	0.17
1,2,3-Trichlorobenzene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,2,4-Trichlorobenzene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,2-Dibromo-3-chloropropane	NS	0.04	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,2-Dibromoethane	NS	0.0006	ND		2	0.65	ND		2	0.65	ND		2	0.65	ND		2	0.65	ND		2	0.65
1,2-Dichlorobenzene	NS	3	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,2-Dichloroethane	NS	0.6	ND		0.5	0.13	ND		0.5	0.13	ND		0.5	0.13	ND		0.5	0.13	ND		0.5	0.13
1,2-Dichloropropane	NS	1	ND		1	0.14	ND		1	0.14	ND		1	0.14	ND		1	0.14	ND		1	0.14
1,3-Dichlorobenzene	NS	3	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,4-Dichlorobenzene	NS	3	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
1,4-Dioxane	1	0.35	ND		250	61	ND		250	61	ND		250	61	ND		250	61	ND		250	61
2-Butanone	NS	50	ND		5	1.9	ND		5	1.9	ND		5	1.9	ND		5	1.9	ND		5	1.9
2-Hexanone	NS	50	ND		5	1	ND		5	1	ND		5	1	ND		5	1	ND		5	1
4-Methyl-2-pentanone	NS	NS	ND		5	1	ND		5	1	ND		5	1	ND		5	1	ND		5	1
Acetone	NS	50	2.6	J	5	1.5	2.1	J	5	1.5	ND		5	1.5	ND		5	1.5	ND		5	1.5
Benzene	NS	1	ND		0.5	0.16	ND		0.5	0.16	ND		0.5	0.16	ND		0.5	0.16	ND		0.5	0.16
Bromochloromethane	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Bromodichloromethane	NS	50	ND		0.5	0.19	ND		0.5	0.19	ND		0.5	0.19	ND		0.5	0.19	ND		0.5	0.19
Bromoform	NS	50	ND		2	0.65	ND		2	0.65	ND		2	0.65	ND		2	0.65	ND		2	0.65
Bromomethane	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Carbon disulfide	NS	60	ND		5	1	ND		5	1	ND		5	1	ND		5	1	ND		5	1
Carbon tetrachloride	NS	5	ND		0.5	0.13	ND		0.5	0.13	ND		0.5	0.13	ND		0.5	0.13	ND		0.5	0.13
Chlorobenzene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Chloroethane	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Chloroform	NS	7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Chloromethane	NS	NS	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
cis-1,2-Dichloroethene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
cis-1,3-Dichloropropene	NS	0.4	ND		0.5	0.14	ND		0.5	0.14	ND		0.5	0.14	ND		0.5	0.14	ND		0.5	0.14
Cyclohexane	NS	NS	ND		10	0.27	ND		10	0.27	ND		10	0.27	ND		10	0.27	ND		10	0.27
Dibromochloromethane	NS	50	ND		0.5	0.15	ND		0.5	0.15	ND		0.5	0.15	ND		0.5	0.15	ND		0.5	0.15
Dichlorodifluoromethane	NS	5	ND		5	1	ND		5	1	ND		5	1	ND		5	1	ND		5	1
Ethylbenzene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Freon-113	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Isopropylbenzene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Methyl Acetate	NS	NS	ND		2	0.23	ND		2	0.23	ND		2	0.23	ND		2	0.23	ND		2	0.23
Methyl cyclohexane	NS	NS	ND		10	0.4	ND		10	0.4	ND		10	0.4	ND		10	0.4	ND		10	0.4
Methyl tert butyl ether (MTBE)	10	10	ND		2.5	0.17	ND		2.5	0.17	ND		2.5	0.17	ND		2.5	0.17	ND		2.5	0.17
Methylene chloride	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
o-Xylene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
p/m-Xylene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Styrene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Tetrachloroethene	NS	5	ND		0.5	0.18	ND		0.5	0.18	ND		0.5	0.18	ND		0.5	0.18	ND		0.5	0.18
Toluene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
trans-1,2-Dichloroethene	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
trans-1,3-Dichloropropene	NS	0.4	ND		0.5	0.16	ND		0.5	0.16	ND		0.5	0.16	ND		0.5	0.16	ND		0.5	0.16
Trichloroethene	NS	5	ND		0.5	0.18	ND		0.5	0.18	ND		0.5	0.18	ND		0.5	0.18	ND		0.5	0.18
Trichlorofluoromethane	NS	5	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7	ND		2.5	0.7
Vinyl chloride	2	2	ND		1	0.07	ND		1	0.07	ND		1	0.07	ND		1	0.07	ND		1	0.07
Total VOCs	NS	NS	2.6	-	-	-	2.1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
VOLATILE ORGANICS BY GC/MS-TIC																						
No Tentatively Identified Compounds	-	-	ND		0	0	ND		0	0	ND		0	0	ND		0	0	ND		0	0
Total VOCs	NS	NS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Legend
NY-AWQS: New York TOGS 111 Ambient Water Quality Standards & Guidance Values Criteria per Standards & Guidance Values including all addenda through February 2023.
NY-TOGS-GA: New York TOGS 111 Groundwater Effluent Limitations (Class GA) Criteria per Standards & Guidance Values including all addenda through February 2023.
NYSDOH MCLs: New York State Department of Health Maximum Contaminant Limits established by the NYSDOH as of August 16th, 2020.
Areas shaded in gray indicates that the laboratory's analyte reporting limit (RL) exceeded the applicable analyte standard and/or guidance value.
ND = Non-detect values
NS = No Standard
ug/l = micrograms per liter
Qualifier J = Estimated concentration
Q = Qualifier
RL = Reporting Limit
MDL = Method Detection Limit

FIGURES

Wickes Arborists Site

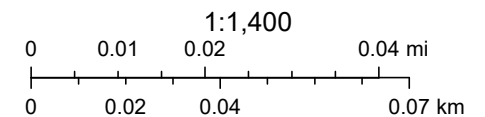
Item 2.



- Parcel
- Parcel ROWs
- Streams, NYS DEC
- Waterbody Inventory
- Tributaries

CTM Legend

- Surface water sample location
- Potable well water sample location



Web AppBuilder for ArcGIS

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ATTACHMENTS

ATTACHMENT A
Alpha/Pace ELAP Certification

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WADSWORTH CENTER

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Bacteriology

Coliform, Total / E. coli (Qualitative)	SM 20, 21-23 9223B (-04) (Colilert)
E. coli (Enumeration)	SM 20, 21-23 9223B (-04) (Colilert)
Heterotrophic Plate Count	SM 20, 21-23 9215B (-04)

Fuel Additives

Methyl tert-butyl ether	EPA 524.2
Naphthalene	EPA 524.2

Microextractables

1,2,3-Trichloropropane, Low Level	EPA 504.1
1,2-Dibromo-3-chloropropane, Low Le	EPA 504.1
1,2-Dibromoethane, Low Level	EPA 504.1

Miscellaneous

Odor	SM 21-23 2150 B (-97)
Organic Carbon, Dissolved	SM 21-23 5310C (-00)
Organic Carbon, Total	SM 21-23 5310C (-00)
Turbidity	SM 21-23 2130 B (-01) EPA 180.1 Rev. 2.0

Non-Metals

Alkalinity	SM 21-23 2320B (-97)
Chloride	EPA 300.0 Rev. 2.1
Color	SM 21-23 2120B (-01)
Cyanide	SM 20, 21-23 4500-CN E
Fluoride, Total	EPA 300.0 Rev. 2.1 SM 21-23 4500-F C (-97)
Nitrate (as N)	EPA 353.2 Rev. 2.0 EPA 300.0 Rev. 2.1 SM 21-23 4500-NO3 F (-00)

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Non-Metals

Nitrite (as N)	EPA 353.2 Rev. 2.0 SM 21-23 4500-NO3 F (-00) SM 21-23 4500-NO2 B (-00)
Orthophosphate (as P)	SM 19, 21-23 4500-P E (-99)
Solids, Total Dissolved	SM 21-23 2540C (-97)
Specific Conductance	SM 21-23 2510B (-97)
Sulfate (as SO4)	EPA 300.0 Rev. 2.1

Trihalomethanes

Bromodichloromethane	EPA 524.2
Bromoform	EPA 524.2
Chloroform	EPA 524.2
Dibromochloromethane	EPA 524.2
Total Trihalomethanes	EPA 524.2

Volatile Aromatics

1,2,3-Trichlorobenzene	EPA 524.2
1,2,4-Trichlorobenzene	EPA 524.2
1,2,4-Trimethylbenzene	EPA 524.2
1,2-Dichlorobenzene	EPA 524.2
1,3,5-Trimethylbenzene	EPA 524.2
1,3-Dichlorobenzene	EPA 524.2
1,4-Dichlorobenzene	EPA 524.2
2-Chlorotoluene	EPA 524.2
4-Chlorotoluene	EPA 524.2
Benzene	EPA 524.2
Bromobenzene	EPA 524.2
Chlorobenzene	EPA 524.2

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Volatile Aromatics

Ethyl benzene	EPA 524.2
Hexachlorobutadiene	EPA 524.2
Isopropylbenzene	EPA 524.2
n-Butylbenzene	EPA 524.2
n-Propylbenzene	EPA 524.2
p-Isopropyltoluene (P-Cymene)	EPA 524.2
sec-Butylbenzene	EPA 524.2
Styrene	EPA 524.2
tert-Butylbenzene	EPA 524.2
Toluene	EPA 524.2
Total Xylenes	EPA 524.2

Volatile Halocarbons

1,1,1,2-Tetrachloroethane	EPA 524.2
1,1,1-Trichloroethane	EPA 524.2
1,1,2,2-Tetrachloroethane	EPA 524.2
1,1,2-Trichloroethane	EPA 524.2
1,1-Dichloroethane	EPA 524.2
1,1-Dichloroethene	EPA 524.2
1,1-Dichloropropene	EPA 524.2
1,2,3-Trichloropropane	EPA 524.2
1,2-Dichloroethane	EPA 524.2
1,2-Dichloropropane	EPA 524.2
1,3-Dichloropropane	EPA 524.2
2,2-Dichloropropane	EPA 524.2
Bromochloromethane	EPA 524.2
Bromomethane	EPA 524.2
Carbon tetrachloride	EPA 524.2



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Volatile Halocarbons

Chloroethane	EPA 524.2
Chloromethane	EPA 524.2
cis-1,2-Dichloroethene	EPA 524.2
cis-1,3-Dichloropropene	EPA 524.2
Dibromomethane	EPA 524.2
Dichlorodifluoromethane	EPA 524.2
Methylene chloride	EPA 524.2
Tetrachloroethene	EPA 524.2
trans-1,2-Dichloroethene	EPA 524.2
trans-1,3-Dichloropropene	EPA 524.2
Trichloroethene	EPA 524.2
Trichlorofluoromethane	EPA 524.2
Vinyl chloride	EPA 524.2

Sample Preparation Methods

SM 20, 21-23 4500-CN C (-99)



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Acrylates

Acrolein (Propenal)	EPA 8260D
	EPA 624.1
Acrylonitrile	EPA 8260D
	EPA 624.1
Ethyl methacrylate	EPA 8260D
Methyl methacrylate	EPA 8260D

Amines

1,2-Diphenylhydrazine	EPA 625.1
	EPA 8270E
2-Naphthylamine	EPA 8270E
2-Nitroaniline	EPA 8270E
3-Nitroaniline	EPA 8270E
4-Chloroaniline	EPA 8270E
4-Nitroaniline	EPA 8270E
Aniline	EPA 625.1
	EPA 8270E
Carbazole	EPA 625.1
	EPA 8270E
Diphenylamine	EPA 8270E
Pyridine	EPA 625.1
	EPA 8270E

Bacteriology

Coliform, Fecal	Colilert-18
E. coli (Enumeration)	SM 9223B-2016
Heterotrophic Plate Count	SM 18-21 9215B

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Benzidines

3,3'-Dichlorobenzidine	EPA 625.1
	EPA 8270E
Benzidine	EPA 625.1
	EPA 8270E

Chlorinated Hydrocarbon Pesticides

4,4'-DDD	EPA 8081B
	EPA 608.3
4,4'-DDE	EPA 8081B
	EPA 608.3
4,4'-DDT	EPA 8081B
	EPA 608.3
Aldrin	EPA 8081B
	EPA 608.3
alpha-BHC	EPA 8081B
	EPA 608.3
alpha-Chlordane	EPA 8081B
	EPA 608.3
beta-BHC	EPA 8081B
	EPA 608.3
Chlordane Total	EPA 8081B
	EPA 608.3
delta-BHC	EPA 8081B
	EPA 608.3
Dieldrin	EPA 8081B
	EPA 608.3
Endosulfan I	EPA 8081B
	EPA 608.3

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Chlorinated Hydrocarbon Pesticides

Endosulfan II	EPA 8081B EPA 608.3
Endosulfan sulfate	EPA 8081B EPA 608.3
Endrin	EPA 8081B EPA 608.3
Endrin aldehyde	EPA 8081B EPA 608.3
Endrin Ketone	EPA 8081B
gamma-Chlordane	EPA 8081B EPA 608.3
Heptachlor	EPA 8081B EPA 608.3
Heptachlor epoxide	EPA 8081B EPA 608.3
Lindane	EPA 8081B EPA 608.3
Methoxychlor	EPA 8081B EPA 608.3
Mirex	EPA 608.3
PCNB	EPA 8270E
Toxaphene	EPA 8081B EPA 608.3

Chlorinated Hydrocarbons

1,2,3-Trichlorobenzene	EPA 8260D
1,2,4,5-Tetrachlorobenzene	EPA 8270E
1,2,4-Trichlorobenzene	EPA 625.1

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Chlorinated Hydrocarbons

1,2,4-Trichlorobenzene	EPA 8270E
2-Chloronaphthalene	EPA 625.1 EPA 8270E
Hexachlorobenzene	EPA 625.1 EPA 8270E
Hexachlorobutadiene	EPA 625.1 EPA 8270E
Hexachlorocyclopentadiene	EPA 625.1 EPA 8270E
Hexachloroethane	EPA 625.1 EPA 8270E

Chlorophenoxy Acid Pesticides

2,4,5-T	EPA 8151A
2,4,5-TP (Silvex)	EPA 8151A
2,4-D	EPA 8151A
2,4-DB	EPA 8151A
Dalapon	EPA 8151A
Dicamba	EPA 8151A
Dichloroprop	EPA 8151A
Dinoseb	EPA 8151A

Demand

Biochemical Oxygen Demand	SM 5210B-2016
Carbonaceous BOD	SM 5210B-2016
Chemical Oxygen Demand	EPA 410.4, Rev. 2.0 (1993) SM 5220D-2011

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Fuel Oxygenates

Di-isopropyl ether	EPA 8260D
Ethanol	EPA 8260D
	EPA 624.1
Methyl tert-butyl ether	EPA 8260D
	EPA 624.1
tert-amyl methyl ether (TAME)	EPA 8260D
tert-butyl alcohol	EPA 8260D
	EPA 624.1
tert-butyl ethyl ether (ETBE)	EPA 8260D

Haloethers

2,2'-Oxybis(1-chloropropane)	EPA 625.1
	EPA 8270E
4-Bromophenylphenyl ether	EPA 625.1
	EPA 8270E
4-Chlorophenylphenyl ether	EPA 625.1
	EPA 8270E
Bis(2-chloroethoxy)methane	EPA 625.1
	EPA 8270E
Bis(2-chloroethyl)ether	EPA 625.1
	EPA 8270E

Low Level Halocarbons

1,2,3-Trichloropropane, Low Level	EPA 8011
1,2-Dibromo-3-chloropropane, Low Le	EPA 8011
1,2-Dibromoethane, Low Level	EPA 8011

Low Level Polynuclear Aromatics

Acenaphthene Low Level	EPA 8270E SIM
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Low Level Polynuclear Aromatics

Acenaphthylene Low Level	EPA 8270E SIM
Anthracene Low Level	EPA 8270E SIM
Benzo(a)anthracene Low Level	EPA 8270E SIM
Benzo(a)pyrene Low Level	EPA 8270E SIM
Benzo(b)fluoranthene Low Level	EPA 8270E SIM
Benzo(g,h,i)perylene Low Level	EPA 8270E SIM
Benzo(k)fluoranthene Low Level	EPA 8270E SIM
Chrysene Low Level	EPA 8270E SIM
Dibenzo(a,h)anthracene Low Level	EPA 8270E SIM
Fluoranthene Low Level	EPA 8270E SIM
Fluorene Low Level	EPA 8270E SIM
Indeno(1,2,3-cd)pyrene Low Level	EPA 8270E SIM
Naphthalene Low Level	EPA 8270E SIM
Phenanthrene Low Level	EPA 8270E SIM
Pyrene Low Level	EPA 8270E SIM

Metals I

Iron, Total	SM 3500-Fe B-2011
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Metals II

Chromium VI	EPA 7196A
	SM 3500-Cr B-2011

Mineral

Acidity	SM 2310B-2011
Alkalinity	SM 2320B-2011
Chloride	EPA 300.0, Rev. 2.1 (1993)
	SM 4500-Cl- E-2011
	EPA 9056A

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NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Item 2.



Expires 12:01 AM April 01, 2025
Issued April 01, 2024

CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE

Issued in accordance with and pursuant to section 502 Public Health Law of New York State

MR. MARCO SOARES
ALPHA ANALYTICAL LLC
8 WALKUP DR
WESTBOROUGH, MA 01581-1019

NY Lab Id No: 11148

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ENVIRONMENTAL ANALYSES NON POTABLE WATER
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Mineral

Fluoride, Total	EPA 300.0, Rev. 2.1 (1993) SM 4500-F- C-2011 EPA 9056A
Sulfate (as SO ₄)	EPA 300.0, Rev. 2.1 (1993) SM 4500-SO ₄ - E-2011 EPA 9056A

Miscellaneous

Bromide	EPA 300.0, Rev. 2.1 (1993)
Color	SM 2120B-2011
Cyanide, Total	LACHAT QuikChem 10-204-00-1-X EPA 9014 SM 4500-CN E-2016 EPA 9012B
Formaldehyde	EPA 8315A
non-Polar Extractable Material (TPH)	EPA 1664B
Oil and Grease Total Recoverable	EPA 1664B
Organic Carbon, Total	SM 5310C-2014 EPA 9060A
Phenols	EPA 420.1 (Rev. 1978) EPA 9065
Specific Conductance	EPA 120.1 (Rev. 1982) SM 2510B-2011 EPA 9050A
Sulfide (as S)	SM 4500-S ₂ - D-2011
Surfactant (MBAS)	SM 5540C-2011
Turbidity	SM 2130 B-2011 EPA 180.1, Rev. 2.0 (1993)

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Nitroaromatics and Isophorone

1,3-Dinitrobenzene	EPA 8270E
2,4-Dinitrotoluene	EPA 625.1 EPA 8270E
2,6-Dinitrotoluene	EPA 625.1 EPA 8270E
Isophorone	EPA 625.1 EPA 8270E
Nitrobenzene	EPA 625.1 EPA 8270E

Nitrosoamines

N-Nitrosodimethylamine	EPA 625.1 EPA 8270E
N-Nitrosodi-n-propylamine	EPA 625.1 EPA 8270E
N-Nitrosodiphenylamine	EPA 625.1 EPA 8270E

Nutrient

Ammonia (as N)	SM 4500-NH3 H-2011 EPA 350.1, Rev. 2.0 (1993)
Kjeldahl Nitrogen, Total	EPA 351.1 (Rev. 1978) SM 4500-NH3 H-2011
Nitrate (as N)	EPA 353.2, Rev. 2.0 (1993) EPA 300.0, Rev. 2.1 (1993) SM 4500-NO3 F-2016 EPA 9056A
Nitrate-Nitrite (as N)	EPA 353.2, Rev. 2.0 (1993)

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Nutrient

Nitrate-Nitrite (as N)	SM 4500-NO3 F-2016
Nitrite (as N)	EPA 353.2, Rev. 2.0 (1993)
	SM 4500-NO3 F-2016
	SM 4500-NO2 B-2011
Orthophosphate (as P)	SM 4500-P E-2011
Phosphorus, Total	SM 4500-P E-2011

Organophosphate Pesticides

Atrazine	EPA 625.1
	EPA 8270E
Parathion ethyl	EPA 8270E
Thionazin	EPA 8270E

Petroleum Hydrocarbons

Diesel Range Organics	EPA 8015D
Gasoline Range Organics	EPA 8015D

Phthalate Esters

Benzyl butyl phthalate	EPA 625.1
	EPA 8270E
Bis(2-ethylhexyl) phthalate	EPA 625.1
	EPA 8270E
Diethyl phthalate	EPA 625.1
	EPA 8270E
Dimethyl phthalate	EPA 625.1
	EPA 8270E
Di-n-butyl phthalate	EPA 625.1
	EPA 8270E
Di-n-octyl phthalate	EPA 625.1

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Phthalate Esters

Di-n-octyl phthalate EPA 8270E

Polychlorinated Biphenyls

Aroclor 1016 (PCB-1016)	EPA 8082A EPA 608.3
Aroclor 1221 (PCB-1221)	EPA 8082A EPA 608.3
Aroclor 1232 (PCB-1232)	EPA 8082A EPA 608.3
Aroclor 1242 (PCB-1242)	EPA 8082A EPA 608.3
Aroclor 1248 (PCB-1248)	EPA 8082A EPA 608.3
Aroclor 1254 (PCB-1254)	EPA 8082A EPA 608.3
Aroclor 1260 (PCB-1260)	EPA 8082A EPA 608.3
Aroclor 1262 (PCB-1262)	EPA 8082A
Aroclor 1268 (PCB-1268)	EPA 8082A

Polynuclear Aromatics

Acenaphthene	EPA 625.1 EPA 8270E
Acenaphthylene	EPA 625.1 EPA 8270E
Anthracene	EPA 625.1 EPA 8270E
Benzo(a)anthracene	EPA 625.1

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Polynuclear Aromatics

Benzo(a)anthracene	EPA 8270E
Benzo(a)pyrene	EPA 625.1
	EPA 8270E
Benzo(b)fluoranthene	EPA 625.1
	EPA 8270E
Benzo(g,h,i)perylene	EPA 625.1
	EPA 8270E
Benzo(k)fluoranthene	EPA 625.1
	EPA 8270E
Chrysene	EPA 625.1
	EPA 8270E
Dibenzo(a,h)anthracene	EPA 625.1
	EPA 8270E
Fluoranthene	EPA 625.1
	EPA 8270E
Fluorene	EPA 625.1
	EPA 8270E
Indeno(1,2,3-cd)pyrene	EPA 625.1
	EPA 8270E
Naphthalene	EPA 625.1
	EPA 8270E
Phenanthrene	EPA 625.1
	EPA 8270E
Pyrene	EPA 625.1
	EPA 8270E

Priority Pollutant Phenols

2,3,4,6 Tetrachlorophenol	EPA 8270E
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Priority Pollutant Phenols

2,4,5-Trichlorophenol	EPA 625.1 EPA 8270E
2,4,6-Trichlorophenol	EPA 625.1 EPA 8270E
2,4-Dichlorophenol	EPA 625.1 EPA 8270E
2,4-Dimethylphenol	EPA 625.1 EPA 8270E
2,4-Dinitrophenol	EPA 625.1 EPA 8270E
2-Chlorophenol	EPA 625.1 EPA 8270E
2-Methyl-4,6-dinitrophenol	EPA 625.1 EPA 8270E
2-Methylphenol	EPA 625.1 EPA 8270E
2-Nitrophenol	EPA 625.1 EPA 8270E
3-Methylphenol	EPA 625.1 EPA 8270E
4-Chloro-3-methylphenol	EPA 625.1 EPA 8270E
4-Methylphenol	EPA 625.1 EPA 8270E
4-Nitrophenol	EPA 625.1 EPA 8270E
Cresols, Total	EPA 8270E



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Priority Pollutant Phenols

Pentachlorophenol	EPA 625.1 EPA 8270E
Phenol	EPA 625.1 EPA 8270E

Residue

Settleable Solids	SM 2540 F-2015
Solids, Total	SM 2540 B-2015
Solids, Total Dissolved	SM 2540 C-2015
Solids, Total Suspended	SM 2540 D-2015
Solids, Volatile	SM 2540 E-2015

Semi-Volatile Organics

1,1'-Biphenyl	EPA 8270E
1,2-Dichlorobenzene, Semi-volatile	EPA 8270E
1,3-Dichlorobenzene, Semi-volatile	EPA 8270E
1,4-Dichlorobenzene, Semi-volatile	EPA 8270E
2-Methylnaphthalene	EPA 625.1 EPA 8270E
Acetophenone	EPA 625.1 EPA 8270E
Benzaldehyde	EPA 8270E
Benzoic Acid	EPA 8270E
Benzyl alcohol	EPA 8270E
Caprolactam	EPA 8270E
Dibenzofuran	EPA 8270E
n-Decane	EPA 625.1
n-Octadecane	EPA 625.1



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Volatile Aromatics

1,2,4-Trichlorobenzene, Volatile	EPA 8260D
1,2,4-Trimethylbenzene	EPA 8260D
1,2-Dichlorobenzene	EPA 8260D EPA 624.1
1,3,5-Trimethylbenzene	EPA 8260D
1,3-Dichlorobenzene	EPA 8260D EPA 624.1
1,4-Dichlorobenzene	EPA 8260D EPA 624.1
2-Chlorotoluene	EPA 8260D
4-Chlorotoluene	EPA 8260D
Benzene	EPA 8260D EPA 624.1
Bromobenzene	EPA 8260D
Chlorobenzene	EPA 8260D EPA 624.1
Ethyl benzene	EPA 8260D EPA 624.1
Isopropylbenzene	EPA 8260D
m/p-Xylenes	EPA 8260D
Naphthalene, Volatile	EPA 8260D
n-Butylbenzene	EPA 8260D
n-Propylbenzene	EPA 8260D
o-Xylene	EPA 8260D
p-Isopropyltoluene (P-Cymene)	EPA 8260D
sec-Butylbenzene	EPA 8260D
Styrene	EPA 8260D



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Volatile Aromatics

Styrene	EPA 624.1
tert-Butylbenzene	EPA 8260D
Toluene	EPA 8260D
	EPA 624.1
Total Xylenes	EPA 8260D
	EPA 624.1

Volatile Halocarbons

1,1,1,2-Tetrachloroethane	EPA 8260D
1,1,1-Trichloroethane	EPA 8260D
	EPA 624.1
1,1,2,2-Tetrachloroethane	EPA 8260D
	EPA 624.1
1,1,2-Trichloro-1,2,2-Trifluoroethane	EPA 8260D
	EPA 624.1
1,1,2-Trichloroethane	EPA 8260D
	EPA 624.1
1,1-Dichloroethane	EPA 8260D
	EPA 624.1
1,1-Dichloroethene	EPA 8260D
	EPA 624.1
1,1-Dichloropropene	EPA 8260D
1,2,3-Trichloropropane	EPA 8260D
1,2-Dibromo-3-chloropropane	EPA 8260D
1,2-Dibromoethane	EPA 8260D
1,2-Dichloroethane	EPA 8260D
	EPA 624.1
1,2-Dichloropropane	EPA 8260D



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Volatile Halocarbons

1,2-Dichloropropane	EPA 624.1
1,3-Dichloropropane	EPA 8260D
2,2-Dichloropropane	EPA 8260D
2-Chloroethylvinyl ether	EPA 8260D
	EPA 624.1
Bromochloromethane	EPA 8260D
Bromodichloromethane	EPA 8260D
	EPA 624.1
Bromoform	EPA 8260D
	EPA 624.1
Bromomethane	EPA 8260D
	EPA 624.1
Carbon tetrachloride	EPA 8260D
	EPA 624.1
Chloroethane	EPA 8260D
	EPA 624.1
Chloroform	EPA 8260D
	EPA 624.1
Chloromethane	EPA 8260D
	EPA 624.1
cis-1,2-Dichloroethene	EPA 8260D
	EPA 624.1
cis-1,3-Dichloropropene	EPA 8260D
	EPA 624.1
Dibromochloromethane	EPA 8260D
	EPA 624.1
Dibromomethane	EPA 8260D



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Volatile Halocarbons

Dichlorodifluoromethane	EPA 8260D EPA 624.1
Hexachlorobutadiene, Volatile	EPA 8260D
Methyl iodide	EPA 8260D
Methylene chloride	EPA 8260D EPA 624.1
Tetrachloroethene	EPA 8260D EPA 624.1
trans-1,2-Dichloroethene	EPA 8260D EPA 624.1
trans-1,3-Dichloropropene	EPA 8260D EPA 624.1
trans-1,4-Dichloro-2-butene	EPA 8260D
Trichloroethene	EPA 8260D EPA 624.1
Trichlorofluoromethane	EPA 8260D EPA 624.1
Vinyl chloride	EPA 8260D EPA 624.1

Volatiles Organics

1,4-Dioxane	EPA 8260D EPA 8260D SIM
2-Butanone (Methylethyl ketone)	EPA 8260D
2-Hexanone	EPA 8260D
4-Methyl-2-Pentanone	EPA 8260D EPA 624.1
Acetone	EPA 8260D

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Volatiles Organics

Acetone	EPA 624.1
Carbon Disulfide	EPA 8260D
Cyclohexane	EPA 8260D
Di-ethyl ether	EPA 8260D
Ethyl Acetate	EPA 8260D
Hexane	EPA 8260D
Isopropanol	EPA 8260D
Methyl acetate	EPA 8260D
Methyl cyclohexane	EPA 8260D
n-Butanol	EPA 8260D
o-Toluidine	EPA 8270E
Tetrahydrofuran	EPA 8260D
Vinyl acetate	EPA 8260D
	EPA 624.1

Sample Preparation Methods

SM 4500-P B(5)-2011
EPA 5030C
SM 4500-CN B-2016 and C-2016
EPA 9030B
EPA 3510C
SM 4500-NH3 B-2011
SM 4500-F B-2011
SM 4500-N Org B-2011 or C-2011
EPA 9010C

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ATTACHMENT B

**Laboratory Analytical Reports
Alpha/Pace Analytical Laboratories**

Item 2.

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2469291-01	UPSTREAM	WATER	11 MCNAMARA RD	11/22/24 15:00	11/22/24
L2469291-02	AG-WELL	WATER	11 MCNAMARA RD	11/22/24 15:09	11/22/24
L2469291-03	DOWNSTREAM	WATER	11 MCNAMARA RD	11/22/24 15:19	11/22/24
L2469291-04	POTABLE-WELL	WATER	11 MCNAMARA RD	11/22/24 15:27	11/22/24
L2469291-05	TRIP BLANK	WATER	11 MCNAMARA RD	11/22/24 00:00	11/22/24

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

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Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments and solids are reported on a dry weight basis unless otherwise noted. Tissues are reported "as received" or on a wet weight basis, unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

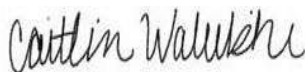
Case Narrative (continued)

Report Submission

All non-detect (ND) or estimated concentrations (J-qualified) have been quantitated to the limit noted in the MDL column.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature:



Caitlin Walukevich

Title: Technical Director/Representative

Date: 12/03/24

ORGANICS

VOLATILES

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-01
Client ID: UPSTREAM
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:00
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 12/03/24 02:34
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-01
Client ID: UPSTREAM
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:00
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	2.6	J	ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
1,4-Dioxane	ND		ug/l	250	61.	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l 1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	102		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	95		70-130
Dibromofluoromethane	102		70-130

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-02
Client ID: AG-WELL
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:09
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 12/03/24 02:10
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-02
Client ID: AG-WELL
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:09
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
1,4-Dioxane	ND		ug/l	250	61.	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l 1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	103		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	96		70-130
Dibromofluoromethane	102		70-130

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-03
Client ID: DOWNSTREAM
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:19
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 12/03/24 01:47
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-03
Client ID: DOWNSTREAM
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:19
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	2.1	J	ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
1,4-Dioxane	ND		ug/l	250	61.	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l 1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	105		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	94		70-130
Dibromofluoromethane	102		70-130

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-04
Client ID: POTABLE-WELL
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:27
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 12/03/24 01:23
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-04
Client ID: POTABLE-WELL
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 15:27
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
1,4-Dioxane	ND		ug/l	250	61.	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l 1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	102		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	99		70-130

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-05
Client ID: TRIP BLANK
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 00:00
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Matrix: Water
Analytical Method: 1,8260D
Analytical Date: 12/03/24 00:59
Analyst: MJV

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
Methylene chloride	ND		ug/l	2.5	0.70	1
1,1-Dichloroethane	ND		ug/l	2.5	0.70	1
Chloroform	ND		ug/l	2.5	0.70	1
Carbon tetrachloride	ND		ug/l	0.50	0.13	1
1,2-Dichloropropane	ND		ug/l	1.0	0.14	1
Dibromochloromethane	ND		ug/l	0.50	0.15	1
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50	1
Tetrachloroethene	ND		ug/l	0.50	0.18	1
Chlorobenzene	ND		ug/l	2.5	0.70	1
Trichlorofluoromethane	ND		ug/l	2.5	0.70	1
1,2-Dichloroethane	ND		ug/l	0.50	0.13	1
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70	1
Bromodichloromethane	ND		ug/l	0.50	0.19	1
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16	1
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14	1
Bromoform	ND		ug/l	2.0	0.65	1
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17	1
Benzene	ND		ug/l	0.50	0.16	1
Toluene	ND		ug/l	2.5	0.70	1
Ethylbenzene	ND		ug/l	2.5	0.70	1
Chloromethane	ND		ug/l	2.5	0.70	1
Bromomethane	ND		ug/l	2.5	0.70	1
Vinyl chloride	ND		ug/l	1.0	0.07	1
Chloroethane	ND		ug/l	2.5	0.70	1
1,1-Dichloroethene	ND		ug/l	0.50	0.17	1
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Trichloroethene	ND		ug/l	0.50	0.18	1
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70	1

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

SAMPLE RESULTS

Lab ID: L2469291-05
Client ID: TRIP BLANK
Sample Location: 11 MCNAMARA RD

Date Collected: 11/22/24 00:00
Date Received: 11/22/24
Field Prep: Not Specified

Sample Depth:

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor
Volatile Organics by GC/MS - Westborough Lab						
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70	1
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl tert butyl ether	ND		ug/l	2.5	0.17	1
p/m-Xylene	ND		ug/l	2.5	0.70	1
o-Xylene	ND		ug/l	2.5	0.70	1
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70	1
Styrene	ND		ug/l	2.5	0.70	1
Dichlorodifluoromethane	ND		ug/l	5.0	1.0	1
Acetone	ND		ug/l	5.0	1.5	1
Carbon disulfide	ND		ug/l	5.0	1.0	1
2-Butanone	ND		ug/l	5.0	1.9	1
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0	1
2-Hexanone	ND		ug/l	5.0	1.0	1
Bromochloromethane	ND		ug/l	2.5	0.70	1
1,2-Dibromoethane	ND		ug/l	2.0	0.65	1
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70	1
Isopropylbenzene	ND		ug/l	2.5	0.70	1
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70	1
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70	1
Methyl Acetate	ND		ug/l	2.0	0.23	1
Cyclohexane	ND		ug/l	10	0.27	1
1,4-Dioxane	ND		ug/l	250	61.	1
Freon-113	ND		ug/l	2.5	0.70	1
Methyl cyclohexane	ND		ug/l	10	0.40	1

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l 1

Surrogate	% Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	100		70-130
Toluene-d8	96		70-130
4-Bromofluorobenzene	95		70-130
Dibromofluoromethane	101		70-130

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L246929
Report Date: 12/03/24

Item 2.

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 12/02/24 22:33
Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2004539-5					
Methylene chloride	ND		ug/l	2.5	0.70
1,1-Dichloroethane	ND		ug/l	2.5	0.70
Chloroform	ND		ug/l	2.5	0.70
Carbon tetrachloride	ND		ug/l	0.50	0.13
1,2-Dichloropropane	ND		ug/l	1.0	0.14
Dibromochloromethane	ND		ug/l	0.50	0.15
1,1,2-Trichloroethane	ND		ug/l	1.5	0.50
Tetrachloroethene	ND		ug/l	0.50	0.18
Chlorobenzene	ND		ug/l	2.5	0.70
Trichlorofluoromethane	ND		ug/l	2.5	0.70
1,2-Dichloroethane	ND		ug/l	0.50	0.13
1,1,1-Trichloroethane	ND		ug/l	2.5	0.70
Bromodichloromethane	ND		ug/l	0.50	0.19
trans-1,3-Dichloropropene	ND		ug/l	0.50	0.16
cis-1,3-Dichloropropene	ND		ug/l	0.50	0.14
Bromoform	ND		ug/l	2.0	0.65
1,1,2,2-Tetrachloroethane	ND		ug/l	0.50	0.17
Benzene	ND		ug/l	0.50	0.16
Toluene	ND		ug/l	2.5	0.70
Ethylbenzene	ND		ug/l	2.5	0.70
Chloromethane	ND		ug/l	2.5	0.70
Bromomethane	ND		ug/l	2.5	0.70
Vinyl chloride	ND		ug/l	1.0	0.07
Chloroethane	ND		ug/l	2.5	0.70
1,1-Dichloroethene	ND		ug/l	0.50	0.17
trans-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Trichloroethene	ND		ug/l	0.50	0.18
1,2-Dichlorobenzene	ND		ug/l	2.5	0.70
1,3-Dichlorobenzene	ND		ug/l	2.5	0.70

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L246929
Report Date: 12/03/24

Item 2.

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
Analytical Date: 12/02/24 22:33
Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2004539-5					
1,4-Dichlorobenzene	ND		ug/l	2.5	0.70
Methyl tert butyl ether	ND		ug/l	2.5	0.17
p/m-Xylene	ND		ug/l	2.5	0.70
o-Xylene	ND		ug/l	2.5	0.70
cis-1,2-Dichloroethene	ND		ug/l	2.5	0.70
Styrene	ND		ug/l	2.5	0.70
Dichlorodifluoromethane	ND		ug/l	5.0	1.0
Acetone	ND		ug/l	5.0	1.5
Carbon disulfide	ND		ug/l	5.0	1.0
2-Butanone	ND		ug/l	5.0	1.9
4-Methyl-2-pentanone	ND		ug/l	5.0	1.0
2-Hexanone	ND		ug/l	5.0	1.0
Bromochloromethane	ND		ug/l	2.5	0.70
1,2-Dibromoethane	ND		ug/l	2.0	0.65
1,2-Dibromo-3-chloropropane	ND		ug/l	2.5	0.70
Isopropylbenzene	ND		ug/l	2.5	0.70
1,2,3-Trichlorobenzene	ND		ug/l	2.5	0.70
1,2,4-Trichlorobenzene	ND		ug/l	2.5	0.70
Methyl Acetate	ND		ug/l	2.0	0.23
Cyclohexane	ND		ug/l	10	0.27
1,4-Dioxane	ND		ug/l	250	61.
Freon-113	ND		ug/l	2.5	0.70
Methyl cyclohexane	ND		ug/l	10	0.40

Tentatively Identified Compounds

No Tentatively Identified Compounds ND ug/l

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L246929
Report Date: 12/03/24

Item 2.

Method Blank Analysis Batch Quality Control

Analytical Method: 1,8260D
 Analytical Date: 12/02/24 22:33
 Analyst: TMS

Parameter	Result	Qualifier	Units	RL	MDL
Volatile Organics by GC/MS - Westborough Lab for sample(s): 01-05 Batch: WG2004539-5					

Surrogate	%Recovery	Qualifier	Acceptance Criteria
1,2-Dichloroethane-d4	104		70-130
Toluene-d8	95		70-130
4-Bromofluorobenzene	97		70-130
Dibromofluoromethane	102		70-130

Lab Control Sample Analysis **Batch Quality Control**

Project Name: WICKES ARBORISTS

Lab Number: L2469291

Project Number: 24.5222

Report Date: 12/03/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2004539-3 WG2004539-4								
Methylene chloride	97		100		70-130	3		20
1,1-Dichloroethane	110		120		70-130	9		20
Chloroform	100		100		70-130	0		20
Carbon tetrachloride	110		110		63-132	0		20
1,2-Dichloropropane	110		120		70-130	9		20
Dibromochloromethane	92		99		63-130	7		20
1,1,2-Trichloroethane	85		92		70-130	8		20
Tetrachloroethene	100		110		70-130	10		20
Chlorobenzene	100		110		75-130	10		20
Trichlorofluoromethane	94		100		62-150	6		20
1,2-Dichloroethane	100		110		70-130	10		20
1,1,1-Trichloroethane	100		110		67-130	10		20
Bromodichloromethane	97		100		67-130	3		20
trans-1,3-Dichloropropene	90		99		70-130	10		20
cis-1,3-Dichloropropene	100		110		70-130	10		20
Bromoform	85		94		54-136	10		20
1,1,2,2-Tetrachloroethane	80		91		67-130	13		20
Benzene	100		110		70-130	10		20
Toluene	98		100		70-130	2		20
Ethylbenzene	96		100		70-130	4		20
Chloromethane	100		100		64-130	0		20
Bromomethane	36	Q	38	Q	39-139	5		20
Vinyl chloride	100		99		55-140	1		20

Lab Control Sample Analysis **Batch Quality Control**

Project Name: WICKES ARBORISTS

Lab Number: L2469291

Project Number: 24.5222

Report Date: 12/03/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2004539-3 WG2004539-4								
Chloroethane	83		83		55-138	0		20
1,1-Dichloroethene	100		100		61-145	0		20
trans-1,2-Dichloroethene	100		110		70-130	10		20
Trichloroethene	100		100		70-130	0		20
1,2-Dichlorobenzene	95		100		70-130	5		20
1,3-Dichlorobenzene	99		100		70-130	1		20
1,4-Dichlorobenzene	95		100		70-130	5		20
Methyl tert butyl ether	78		86		63-130	10		20
p/m-Xylene	95		100		70-130	5		20
o-Xylene	95		100		70-130	5		20
cis-1,2-Dichloroethene	100		110		70-130	10		20
Styrene	95		100		70-130	5		20
Dichlorodifluoromethane	98		93		36-147	5		20
Acetone	89		91		58-148	2		20
Carbon disulfide	110		100		51-130	10		20
2-Butanone	100		110		63-138	10		20
4-Methyl-2-pentanone	80		93		59-130	15		20
2-Hexanone	84		96		57-130	13		20
Bromochloromethane	100		110		70-130	10		20
1,2-Dibromoethane	84		94		70-130	11		20
1,2-Dibromo-3-chloropropane	77		87		41-144	12		20
Isopropylbenzene	95		99		70-130	4		20
1,2,3-Trichlorobenzene	82		98		70-130	18		20

Lab Control Sample Analysis Batch Quality Control

Project Name: WICKES ARBORISTS

Lab Number: L2469291

Project Number: 24.5222

Report Date: 12/03/24

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits
Volatile Organics by GC/MS - Westborough Lab Associated sample(s): 01-05 Batch: WG2004539-3 WG2004539-4								
1,2,4-Trichlorobenzene	90		100		70-130	11		20
Methyl Acetate	92		110		70-130	18		20
Cyclohexane	120		120		70-130	0		20
1,4-Dioxane	74		86		56-162	15		20
Freon-113	110		100		70-130	10		20
Methyl cyclohexane	110		100		70-130	10		20

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria
1,2-Dichloroethane-d4	104		103		70-130
Toluene-d8	97		95		70-130
4-Bromofluorobenzene	97		95		70-130
Dibromofluoromethane	103		103		70-130

Project Name: WICKES ARBORISTS**Project Number:** 24.5222**Lab Number:** L2469291**Report Date:** 12/03/24

Item 2.

Sample Receipt and Container Information

Were project specific reporting limits specified?

YES

Cooler Information**Cooler** **Custody Seal**

A Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2469291-01A	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-01B	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-01C	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-02A	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-02B	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-02C	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-03A	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-03B	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-03C	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-04A	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-04B	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-04C	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-05A	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)
L2469291-05B	Vial HCl preserved	A	NA		2.3	Y	Absent		NYTCL-8260(14)

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

GLOSSARY

Acronyms

DL	- Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
EDL	- Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).
EMPC	- Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.
EPA	- Environmental Protection Agency.
LCS	- Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LCSD	- Laboratory Control Sample Duplicate: Refer to LCS.
LFB	- Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.
LOD	- Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
LOQ	- Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.) Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)
MDL	- Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
MS	- Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.
MSD	- Matrix Spike Sample Duplicate: Refer to MS.
NA	- Not Applicable.
NC	- Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.
NDPA/DPA	- N-Nitrosodiphenylamine/Diphenylamine.
NI	- Not Ignitable.
NP	- Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.
NR	- No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.
RL	- Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.
RPD	- Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.
SRM	- Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.
STLP	- Semi-dynamic Tank Leaching Procedure per EPA Method 1315.
TEF	- Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.
TEQ	- Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.
TIC	- Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: DU Report with 'J' Qualifiers



Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

Footnotes

- 1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA, this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenzo(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

- A** - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.
- B** - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).
- C** - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.
- D** - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.
- E** - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.
- F** - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.
- G** - The concentration may be biased high due to matrix interferences (i.e. co-elution) with non-target compound(s). The result should be considered estimated.
- H** - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.
- I** - The lower value for the two columns has been reported due to obvious interference.
- J** - Estimated value. The Target analyte concentration is below the quantitation limit (RL), but above the Method Detection Limit (MDL) or Estimated Detection Limit (EDL) for SPME-related analyses. This represents an estimated concentration for Tentatively

Report Format: DU Report with 'J' Qualifiers



Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

Data Qualifiers

Identified Compounds (TICs). For calculated parameters, this represents that one or more values used in the calculation were estimated.

- M** - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.
- ND** - Not detected at the method detection limit (MDL) for the sample, or estimated detection limit (EDL) for SPME-related analyses.
- NJ** - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.
- P** - The RPD between the results for the two columns exceeds the method-specified criteria.
- Q** - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)
- R** - Analytical results are from sample re-analysis.
- RE** - Analytical results are from sample re-extraction.
- S** - Analytical results are from modified screening analysis.
- V** - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)
- Z** - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Report Format: DU Report with 'J' Qualifiers



Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 2.

REFERENCES

- 1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.



Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility

EPA 624.1: m/p-xylene, o-xylene, Naphthalene

EPA 625.1: alpha-Terpineol

EPA 8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.

EPA 8270E: NPW: Dimethylnaphthalene, 1,4-Diphenylhydrazine, alpha-Terpineol, Azobenzene; SCM: Dimethylnaphthalene, 1,4-Diphenylhydrazine, 2,6-Dichlorophenol.

SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO₂, NO₃.

Mansfield Facility

SM 2540D: TSS.

EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene,

3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.

Nonpotable Water: EPA RSK-175 Dissolved Gases

Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water

EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2:** Nitrate-N, Nitrite-N; **SM4500NO3-F:** Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE,**

EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B

EPA 524.2: THMs and VOCs; **EPA 504.1:** EDB, DBCP.

Microbiology: SM9215B; SM9223-P/A, SM9223B-Colilert-QT, SM9222D.

Non-Potable Water

SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1:**

Ammonia-N, **LACHAT 10-107-06-1-B:** Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2:** Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E,**

SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.

EPA 624.1: Volatile Halocarbons & Aromatics,

EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs

EPA 625.1: SVOC (Acid/Base/Neutral Extractables).

Microbiology: SM9223B-Colilert-QT; Enterolert-QT, EPA 1600, EPA 1603, SM9222D.

Mansfield Facility:

Drinking Water

EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1 Hg.**

EPA 522, EPA 537.1.

Non-Potable Water

EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.

EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.

EPA 245.1 Hg.

SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

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BROOKER ENGINEERING
a division of Weston & SampsonSM

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

January 25, 2025

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

Attn: Alicia Schultz, Building Department

Re: Wickes Arborists – 11 McNamara Road
Site Plan & Special Permit Review

Dear Ms. Schultz,

Our office has reviewed the recent Planning Board submission package for the above-referenced project which includes the following documents:

- Narrative Letter, dated December 30, 2024, prepared by Emanuel Law P.C., regarding submitted Water Testing
- 'Surface Water and Groundwater Sampling Results for Wickes Arborists Site', dated December 19, 2024, prepared by C.T. Male Associates

Documents previously reviewed for 09/10/2024 Review Letter:

- Site Plan set entitled "Site Plan for Ira Wickes Arborists, last dated 8/14/24, prepared by CivilTec Engineering & Surveying PC.
- 'EAF Part III – Supplement' Narrative, dated June 20, 2024, prepared by Emanuel Law P.C.
- Narrative Letter, dated August 14, 2024, prepared by Emanuel Law P.C., regarding July 24th Planning Board Meeting
- Narrative Letter, dated August 15, 2024, prepared by Emanuel Law P.C., regarding Local Law amendment for 'Practical Access'
- Water Testing Result, dated May 21, 2024, prepared by Simple Lab
- Water Testing Tap Score Evaluation, dated May 13, 2024, prepared by Simple Lab
- 'Response to Colliers Comments dated June 10, 2024 for the Traffic Report for Wickes Arborists', dated July 29, 2024, prepared by Harry Baker & Associates

Our office offers the following comments:

Site Plan

1. A variance is required for the proposed maximum impervious surface ratio of 0.46 (0.25 allowed). This non-conformance is deferred to the Zoning Board of Appeals for further consideration.
2. Special Permit notes are provided in a condensed format. We defer to the Planning Board Attorney if this is an acceptable format. Expanded info does not appear on the latest plan set submission. *This remains to be addressed.*
3. The ADA accessible route shall be shown. The applicant notes concrete pavement is proposed for the parking. *Accessible route to be clarified. The access door shall be shown on the plan.*
4. Our office defers to the Building Inspector / ZBA if minor driveway modifications triggers requirements of 230-34-C for a blacktop or comparable surface for at least 50 feet from the right-of-way on McNamara Road. *This remains to be addressed.*

5. Our office defers to the Fire Inspector regarding sufficient fire apparatus access to site is provided to the site with the removal of the previously proposed grass-crete fire access road. It is noted that the access road was not part of the originally approved plans.
6. Various site plan elements appear to be absent from the previously approved site plan, including but not limited to:
 - a. "No left turn **for trucks**" signage- *remains to be provided.*
 - b. "Trucks entering / leaving roadway ahead" signage west and east of McNamara Road site entrance
 - c. Proposed fence limits – *to be provided as shown on previously approved plan.*

A thorough review shall be performed to confirm all previously approved site plan elements have been incorporated to the new plans.

Grading, Drainage, Utilities Plan

7. Outlet of catch basin/flo-gaurd to be clarified. Detail suggests a piped overflow is needed. Grading/inverts to be confirmed. *Outfall of overflow remains to be addressed.*
8. The discharge point for the underdrain system and domed overflow riser are absent from the plan. Overflow invert, underdrain invert, and discharge location & invert shall be provided. *Soil testing is required to finalize the design parameters of the rain garden.*

Landscaping & Erosion Control Plan

9. *The approximate disturbance area has been noted as 23,480 SF, thus under 1 acre. The disturbance area has reduced with removal of the fire access road.*

Details

10. Range of rain garden soil media/stone depths to be removed and replaced with actual design depths. Elevations to be indicated on detail including domed riser, top of bank, mulch, soil media, stone, and underdrain inverts. *The rain garden remains to be fully designed based upon soil test results.*

Environmental

11. The submitted water testing results by C.T. Male Associates are similar in nature to the water testing that was performed for the original SEQR determination for the project site. The currently submitted water testing includes surface water testing at the upstream and downstream locations of the on-site stream and two groundwater samples. The water sample results have been compared to the New York State Department of Environmental Conservation Division of Water Technical and Operational Guidance Series for Ambient Water Quality Standards and Guidance Values (AWQS) for surface water and New York State Department of Health Maximum Contaminant Limits and AWQS for groundwater. Low level acetone detections in the surface water sampling do not exceed the AWQS guidance value. With consideration that acetone is not a typical volatile organic compound for an arborist land use and the concentration decreases from the upstream to downstream testing location, it is believed that the source of the acetone is from an upstream location. It is our opinion that the submitted testing results are satisfactory in demonstrating that the proposed activities will not result in degradation of surface water or groundwater quality and complies with Section 230-26-N.13.

Traffic

12. Our office defers to the Planning Board's Traffic Consultant, Colliers Engineering, regarding satisfaction of response to comments made for the Traffic Report.

13. The comment response indicates that the Applicant 'will clear out the trees and shrubs' to improve sight distance for the entrance. Sight distance triangle and area to be cleared to be shown on the Site Plan.

Sincerely,

Devon Palmieri

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

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State Environmental Quality Review
RE-AFFIRMATION OF NEGATIVE DECLARATION
 Notice of Determination of Non-Significance
 Village of Wesley Hills, New York

Project: Rockland Tree Expert Co., Inc. d/b/a Ira Wickes Arborists

Project Site: 11 McNamara Road, Wesley Hills NY (“Site”)

Date: February 26, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law (“SEQRA”).

The Planning Board of the Village of Wesley Hills (“Planning Board”), as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not need to be prepared.

Name of Action: Amended Site Plan and Special Permit Approval, Wickes Arborists

SEQRA Status: Unlisted

Conditioned Negative Declaration: No

Description of Action:

The subject application is for a site plan approval and special permit for an existing Arborist operation (“Site Plan”). The Planning Board approved a site plan and special permit for Rockland Tree Expert Co., Inc. a/k/a Ira Wickes/Arborists (“Applicant”) in May of 2010. However, the Project was subject to a legal challenge.

The trial court (Supreme Court, Rockland County) extensively reviewed the then SEQRA proceedings conducted by the Planning Board in connection with the original site plan and special permit approvals. It held that the Planning Board complied with SEQRA requirements. (*Marcus v. Planning Board of the Village of Wesley Hills*, n.o.r., Sup. Ct., Rockland Co., Index No. 6325/2010, Apr. 7, 2017, at pp. 7-8). The Plaintiff/Petitioner therein reargued this decision and the Court adhered to its original decision. (*Marcus, supra*, n.o.r., Oct. 4, 2017). The Appellate Division, 2nd Department, left the SEQRA findings undisturbed, but overturned the Planning Board’s approval based on of the lack of a practical access to a second major road, and impervious surfaces in excess of 0.25 (25%). (*Matter of Marcus v. Planning Board of Village of Wesley Hills*, n.o.r., November 24, 2021) (“Appellate Decision”). Therefore, the Applicant is applying for a new site plan and special permit approval to address these two issues.

On July 2, 2024, the Village Board of Trustees adopted Local Law 1 of 2024, which among other things, amended the definition of “PRACTICAL ACCESS,” to directly address the Appellate Court’s concern with this aspect of the application [The time to challenge the adoption of Local Law 1 of 2024 has expired without any challenge being filed]. Thus, the first part of the holding

of the Appellate Decision requiring a second emergency only access is now moot. The Site Plan submitted has only one actual access, and the Planning Board finds that while a second practical access is possible, it is not necessary in this case. The Planning Board finds that the practical access standard of §230-26.N has been met for the Project site.

However, the newest version of the Site Plan still shows impervious surfaces in excess of 25%, and indicates that a ZBA variance will be required, consistent with the Court holding. (In its 2010 approvals, the Planning Board relied upon the interpretation that the excess impervious surface was a legally nonconforming preexisting condition for which a variance was not required – and the Appellate Court did not agree.). The Applicant will be submitting an application for a variance to the ZBA, to comply with the Appellate Decision.

Project Location: The 2.21-acre (gross) subject lot is located in the R-35 District at the southwest corner of McNamara Road (C.R. 67) and Union Road (C.R. 80).

Re-affirmation:

The Planning Board finds that the prior Negative Declaration of May 26, 2010 (“2010 Declaration”), which was re-reviewed, is still in force, as it was not overturned by the Court, and is largely still valid, as little had changed regarding environmental impacts, neither at the Site, nor in the surrounding area. The Site Plan reflects actual usage of the Site, which is substantially the same as it was in 2010. Therefore, the Planning Board determined that it did not need to re-examine the following potential impacts:

1. Non-Protected Existing or New Body of Water
2. Air Quality
3. Aesthetic Resources
4. Objectionable Odors, Noise or Vibration
5. Public Health and Safety
6. Character of the Existing Community
7. Public Controversy

Before re-affirming the 2010 Declaration, the Planning Board only identified two areas with environmental impact information that needed to be reviewed/updated, since the fourteen-year passage of time since 2010 (“2024 Studies”):

1. *Impact on Transportation Systems.* The Planning Board required that new, updated information on traffic impacts be submitted for its review. The Planning Board wished to see if the traffic impacts of the proposed arborist operations would cause any significant adverse traffic impacts, given the increase in background traffic since the 2010 Declaration.
2. *Impact on Surface or Groundwater Quality or Quantity.* The Planning Board required that new, updated groundwater testing for possible contaminants should be performed, to ensure that no leaching of contaminants had occurred since the 2010 Declaration.

This document reaffirms the 2010 Declaration, after making findings regarding the 2024 Studies

regarding traffic and groundwater impacts, as set forth below. A copy of the 2010 Declaration is attached, along with its adoption Resolution 10-16.

The 2010 Declaration shall continue to remain in force, as augmented by the updated information on Traffic and Groundwater found in this document.

Reasons Supporting This Determination:

The proposed action, as per the Site Plan, is not anticipated to result in any adverse environmental impacts based on the following:

1. On or about March 16, 2023, the Planning Board received the initial application submittals for the proposed site plan and special permit approval for Wickes Arborists. A Short Environmental Assessment Form (SEAF) Part 1 dated 11-23-22, was submitted with the application.
2. On or about July 26, 2023, the Village of Wesley Hills Planning Board circulated a Notice of Intent to Become Lead Agency. No objection was received during the 30-day waiting period.
3. At the Planning Board's meeting of January 24, 2024, the Board, as lead agency, recognized that a negative declaration was previously granted to this Project and that the proposed changes to the Project as a result of the Appellate Division's order were minor. The Board recognized that most of the environmental reviews previously performed were still valid. It asked for updates on only two items: (1) a repeated test of well water quality to support the original testing for chemicals and petroleum products; and (2) an updated traffic impact study ("TIS") to determine if the predicted traffic from the original TIS was still in range and to assess current background conditions.
 - a. *Ground Water Analysis* – A report was submitted from SimpleLab, an EPA-registered laboratory, providing test results of samples taken from the well head located at the subject property on May 13, 2024. This report simply stated the levels of materials found in the water. A second report was to evaluate the sample. This second report, called a "Tap Score Report," relayed that no health concerns were detected. An additional report by CT Male Associates, dated December 19, 2024 ("Male Report"), was submitted, after the Village Engineer requested additional information. The Male Report stated that: "Based on the analytical results of the surface water and groundwater samples collected on November 22, 2024, no further actions are necessary at this time."
 - b. *Traffic Impact Study* - An updated Traffic Impact Study was prepared and submitted by Harry Baker and Associates, dated February 12, 2024 ("TIS"). The TIS discussed existing conditions and calculated the impact of the proposed Project based on a 2025 Build Year. The TIS noted that the Applicant expected to add up to six additional employees and included that data in its conclusions. The TIS concluded that "the site driveway will operate at Levels of Service ("LOS") A or B and that the McNamara Road eastbound approach to Union Road will

operate at LOS D under both the 2025 Build and No-Build conditions. In other words, the proposed project will have no adverse impact on traffic.”

4. On January 25, 2025, the Village Engineer, Devon Palmieri, EIT, reviewed the Male Report and concluded:

“The submitted water testing results by C.T. Male Associates are similar in nature to the water testing that was performed for the original SEQR determination for the project site. The currently submitted water testing includes surface water testing at the upstream and downstream locations of the on-site stream and two groundwater samples. The water sample results have been compared to the New York State Department of Environmental Conservation Division of Water Technical and Operational Guidance Series for Ambient Water Quality Standards and Guidance Values (AWQS) for surface water and New York State Department of Health Maximum Contaminant Limits and AWQS for groundwater. Low level acetone detections in the surface water sampling do not exceed the AWQS guidance value. With consideration that acetone is not a typical volatile organic compound for an arborist land use and the concentration decreases from the upstream to downstream testing location, it is believed that the source of the acetone is from an upstream location. It is our opinion that the submitted testing results are satisfactory in demonstrating that the proposed activities will not result in degradation of surface water or groundwater quality and complies with Section 230-26-N.13.”

5. On June 10, 2024, Richard D, Andrea P.E., PTOE, Department Manager of Colliers Engineering, reviewed the TIS, cited in item 3b above, on behalf of the Planning Board. He concluded:

“Based on our review of the Project, the addition of six (6) additional employees along with the addition of the gated emergency access driveway will not result in any significant traffic-related impacts in the vicinity of the site. The six (6) additional employees will not result in a significant change in the operations of the long-standing Wickes Arborists use.”

6. On or about June 20, 2024, the Applicant submitted a Part III Supplement, prepared by Ira Emanuel, Esq., dated June 20, 2024, which summarized the groundwater analysis and traffic impact study and included those reports as appendices.
7. GML review of the Project by the Rockland County Planning Department was required as the site fronts on two County roads. The Project application was also circulated to the Village of New Hempstead for its review and comments per GML 239-nn. A GML review letter was received, dated July 24, 2023. The Applicant’s attorney has provided responses to comments in a letter dated January 3, 2024. The Applicant has not requested the Planning Board to override any of the GML comments.
8. A comment letter from the Village of New Hempstead was received, dated August 1, 2023, prepared by Village Planner John Lange. The Applicant’s engineer has provided

responses to comments in a letter dated January 3, 2024. New Hempstead's comments have been addressed with the submission of the revised traffic study, the elimination of the proposed emergency access driveway, and the water testing results.

9. The proposed design/Site Plan requires a variance from the Zoning Board of Appeals for impervious surface coverage.
10. During the review process, the Village Planner, Jonathan Lockman AICP, provided review memoranda on May 22, 2023, July 21, 2023, January 11, 2024, June 25, 2024, and September 6, 2024.
11. Over the course of the Site Plan review and special use permit application process, the Planning Board has requested, and the Applicant has submitted site plans and reports. The latest set of drawings submitted were revised as of August 14, 2024.
12. On or around February 26, 2025, the Planning Board, having reviewed the Project materials, supplemental materials provided by the Project sponsor and its own consultants, determined that based on the foregoing, the proposed Project changes would not result in any of the following potential significant adverse impacts considered singly, cumulatively or as part of the overall plan as a whole:
 - a. a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic, or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
 - b. the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other potential significant adverse impacts to natural resources;
 - c. the impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part;
 - d. the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
 - e. the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
 - f. a major change in the use of either the quantity or type of energy;
 - g. the creation of a hazard to human health;
 - h. a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;
 - i. the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;
 - j. the creation of a material demand for other actions that would result in one of the above consequences;
 - k. changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a

substantial adverse impact on the environment; or

1. two or more related actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

13. No other adverse impacts have been identified in connection with the amended proposed action.

Official File Copy:

A copy of this notice is on file with the Wesley Hills Deputy Clerk.

Contact Person:

Alicia Schultz
Village of Wesley Hills Planning Board
432 Route 206
Wesley Hills, NY 10952
Phone: (845) 354-0400

Distribution:

A copy of this Negative Declaration should be filed with the following agencies:

1. Village of Wesley Hills Board of Trustees
2. Village of Wesley Hills Zoning Board of Appeals

**NEGATIVE DECLARATION
ROCKLAND TREE EXPERT CO., INC.
ARBORIST SERVICE, LANDSCAPE SERVICE & WHOLESALE NURSERY
SPECIAL USE PERMIT
May 26, 2010**

VILLAGE OF WESLEY HILLS, NEW YORK

Introduction

This document is a Negative Declaration prepared pursuant to and as required by Part 617.11 of NYCRR Part 617, Title 6 (the Statewide regulations implementing the New York State Environmental Quality Review Act). This Negative Declaration pertains to the environmental review of the proposed Rockland Tree Expert Co., Inc. Arborist Service, Landscape Service and Wholesale Nursery. This Negative Declaration draws upon the facts and conclusions in the Long Environmental Assessment Form (EAF) dated November 19, 2007, last revised June 2, 2009.

This Negative Declaration attests to the fact that the Village of Wesley Hills Planning Board, acting as Sole Agency in the environmental review of this matter, has performed the following:

- Reviewed Parts I and II of the Long Environmental Assessment Form at its meeting on June 27, 2007, and determined that the applicant must respond to several questions listed in Part II as a Part III discussion, and
- Reviewed Part III of the Long Environmental Assessment Form originally submitted by the applicant on November 19, 2007, and revised on December 18, 2008, January 28, 2009, and June 2, 2009, and
- Reviewed the Long Environmental Assessment Form last revised June 2, 2009, including a Part III discussion and gave consideration to whether the proposal is an Unlisted Action that will not have significant effect on the environment as defined in the New York State Environmental Quality Review Act (SEQRA), and
- Reviewed multiple drafts of the EAF Part III with respect to accuracy and completeness;
- Held a duly advertised public hearing on said application on August 23, 2006, at the Wesley Hills Village Hall, 423 Route 306, Wesley Hills, New York, at approximately 8:10 p.m., at which time all interested parties present were given an opportunity to be heard; and
- Continued this public hearing on the following dates: April 25, 2007, May 30, 2007, June 27, 2007, July 25, 2007, October 29, 2008, February 4, 2009, March 25, 2009,

June 24, 2009, July 13, 2009, September 23, 2009, October 28, 2009, November 23, 2009, and January 6, 2010; and

- Closed the Public Hearing on the proposal on January 6, 2010; and
- Caused to be compiled the minutes of the meetings, documentation submitted by the applicant as well as the writings submitted by members of the public and Involved and Interested Agencies, a copy of which is included herein by reference, which document has been reviewed and considered by the Planning Board as a part of its deliberative process; and
- Reviewed and considered the comments submitted by Involved Agencies, Interested Agencies, and members of the public in writing and at public meetings throughout the course of the environmental review process through March 24, 2010.

This document attests to the fact that the Planning Board has given due consideration to the Long Environmental Assessment Form, Parts I, II and III prepared in conjunction with this action and the public comments submitted on the same. Furthermore, this document contains the facts and conclusions in the EAF that were relied upon by the Planning Board to support its decisions.

A. Site Description

The site of the proposed Rockland Tree Expert Co., Inc Arborist Service, Landscape Service and Wholesale Nursery contains 96,083 square feet (2.21 acres) and is located at the westerly corner of the intersection of McNamara Road and Union Road. This property is bounded on the north and east by land in the Village of New Hempstead. The area surrounding the site is composed principally of low-density single-family residential development. Zoning in the area is R-35, requiring residential lots of at least 35,000 square feet in area. Zoning in the adjacent lands in the Village of New Hempstead to the north and east of the subject property are located in the R-40 zoning district, requiring lots of 40,000 square feet. Property to the south of the subject property, although located in the R-35 district, is the location of a wholesale nursery on a 4.7-acre lot that has been in active use since 1972.

The terrain of the property is gradual throughout most of its area. A small stream enters the northwesterly corner of the property and creates a small pond as it crosses through the property and then exits the site through a culvert under McNamara Road.

The majority of the Rockland Tree Expert site has been developed as a site for the existing arborist business for most if not all of the last 38 years. The site contains a large storage and office building with a floor area of 6231 square feet and a two-family residence. The remainder of the property is a cleared area used for truck storage and maneuvering, the storage of landscaping materials and an underground 1000-gallon diesel fuel tank.

B. Project Description

The proposed action is the use of a 2.21-acre property located at the westerly corner of the

intersection of McNamara Road and Union Road for arborist services, landscape services and a wholesale nursery. The use would occupy the existing building and a portion of the property for storage of materials and the parking of employee vehicles and trucks operated by Wickes Arborists. Outdoor parking spaces are provided for 32 employees and visitors and 13 trucks. No more than 19 vehicles will be parked overnight on the site, both outdoors and within the building.

The uses within the building would include storage of plant health materials in their original containers, overnight storage of trucks, maintenance and service supplies including motor oil for the vehicular fleet, and office and restroom areas.

Four covered outside bins, each with a capacity of fifty cubic yards of material, are proposed for the storage of gravel, stone, and other landscape materials.

An existing, double-walled 1,000-gallon diesel fuel storage tank would be used only for fueling of the applicant's vehicles.

The proposal includes a reduction in the percentage of the total impervious surface on the site from 0.48 to 0.44.

Improvements to storm drainage and surface and groundwater quality on the site are proposed by redefining the driveway to provide more separation from the stream on the property. A portion of the parking areas would be regraded to drain toward a newly installed rain garden/stormwater basin.

The configuration of the driveway entrance would be modified to give trucks easier turning movements into and out of the property.

A series of walls, fences and landscaping improvements are proposed to minimize potential noise, odor, and vibration effects on neighboring properties.

C. Potential Environmental Impacts of the Proposed Action

After review of the Full Environmental Assessment Form and discussion at the public hearing on June 27, 2007, the Planning Board determined that the potential environmental impacts listed below should be discussed in Part III of the Full Environmental Assessment Form:

1. Potential Impacts on Non-Protected Existing or New Body of Water. (EAF Part 2 #4)
2. Potential Impacts on Surface or Groundwater Quality or Quantity. (EAF Part 2 #5)
3. Potential Impacts on Air Quality. (EAF Part 2 #7)
4. Potential Impacts on Aesthetic Resources. (EAF Part 2 #11)
5. Potential Impacts on Transportation Systems. (EAF Part 2 #15)
6. Potential Impacts from Objectionable Odors, Noise or Vibration (EAF Part 2 #17)
7. Potential Impacts on Public Health and Safety. (EAF Part 2 #18)

8. Potential Impacts on the Character of the Existing Community. (EAF Part 2 #19)
9. Is there, or is there likely to be, Public Controversy related to Potential Adverse Environmental Impacts? (EAF Part 2 #20)

D. Discussion of Potential Environmental Impacts

1. Potential Impacts on Existing Body of Water

The surface water on the site consists of a small stream entering the property from the northwest, forming a small pond and exiting the site through an existing culvert under McNamara Road. This stream is an unnamed tributary of the South Branch of the Minisceongo Creek and is defined as a wetland in the Village Wetlands Law. The proposed site plan proposes regrading of the site to minimize impacts on its water quality. This will be accomplished by the creation of an earthen and vegetated berm along the northwesterly side of the driveway as well as a landscaped stone wall which will prevent stormwater runoff or material from any of the developed area of the site from directly entering the stream.

The proposed site plan will reduce the amount of gross impervious surface on the site from 0.48 to 0.44, a total reduction of 10%. This reduction will be achieved by replacing existing asphalt surfaces with a coarse aggregate surface. The voids in the aggregate surface will permit stormwater to penetrate the surface and reduce total surface water flow during major rainfall events.

Water quality from the site will be further improved by the creation of a new stormwater basin in the form of a swale pre-cleaner/filter and rain garden system to be located in the northeasterly corner of the property. The rain garden will be planted with bamboo and ornamental grasses, which will allow for natural filtration and limited absorption into the ground before ultimately discharging into the municipal storm system in McNamara Road. Prior to entering the rain garden, stormwater from the developed area of the site will enter a filtration device which utilizes a silicate absorbent filter medium. This filter will collect and contain non-soluble pollutants including petroleum hydrocarbons and will also trap sediment and debris before entering the rain garden.

As shown in the March 1, 2005, report from Environmental Management LTD., testing of the water quality in the stream indicated no volatile organic compounds present as the stream exits the property. Based on this testing and the mitigation measures proposed by the applicant, the Planning Board has determined that the proposed action will not have a significant effect on existing bodies of water.

As shown in a letter dated February 12, 2010, from the New York State Department of Environmental Conservation, there are no New York State regulated streams or wetlands on the property and, therefore, no permits under Article 15 or Article 24 of the NYS Conservation Law are required. In addition, no endangered species have been documented within the site. Because the proposed area of disturbance is less than one acre, the preparation, review, and approval of a Stormwater Pollution Prevention Plan is not required.

2.Potential Impacts on Surface or Groundwater Quality

Potential environmental impacts to surface water and groundwater quality were evaluated in a Water Quality Assessment prepared by Environmental Management, LTD. dated March 30, 2007. The first section of this report analyzed the impact of the storage of plant health materials and diesel fuel on the property. Plant health materials on the site include pesticides, herbicides, fertilizers, and other materials used in the routine business of the applicant. A listing of the materials used is shown in the report as well as in the Best Management Plan for storage of plant health materials required by NYSDEC.

All plant health materials will be stored indoors in a facility approved by the New York State Department of Environmental Conservation. No mixing, application or other use of these materials will occur outdoors at the site. The majority of materials will be mixed offsite, on the customer's property where the materials will be used. Plant health materials will be mixed on-site only inside the building. When this occurs, the truck would first be filled with water, materials added, and the truck's tank sealed before leaving the building. In the unlikely event of a spill, the mixture will discharge onto the sealed concrete floor of the building. Any spill will be cleaned in accordance with manufacturer's requirements. The emergency services, including the Fire Department, have been notified of all plant health materials stored on site and have a copy of the Best Management Plan.

The second part of the Water Quality Assessment is the surface water investigation cited in Item 1 above. This report concluded that no volatile organic compounds are present in the stream as it leaves the property.

Groundwater studies were also performed at the site. A subsurface soil boring and groundwater report from 2002 reported an earlier spill in an underground fuel storage tank. This spill has been investigated by the New York State Department of Environmental Conservation and Rockland County Department of Health. Based on the 2002 information, the spill investigation was officially closed by these agencies. The storage tank was upgraded to a double-walled tank in 1989. This tank is monitored for leaks with a fluid detection probe and an alarm system to give early warning of any leak within the interstitial space between the two walls of the tank, where a spill would be contained without a discharge to the surrounding soils. In addition, the applicant has instituted an Electrical Preventative Maintenance Program in which a licensed electrician inspects the premises including the tank's secondary containment/high liquid alarm system.

One or both of the two private water supply wells on the site were tested in 1989, 1992 and 2007. The well at the southeasterly corner of the lot is located near the lowest point of the lot and was selected as a good indicator of any groundwater impact from activities on the site. According to a report by Environmental Management LTD. dated January 14, 2008, the latest 2007 test results indicated no negative impacts to the groundwater on the site. These analyses included tests for volatile and semi-volatile organic compounds.

Based on this testing and the mitigation measures proposed by the applicant, the Planning Board has determined that the proposed action will not have a significant effect on surface water or groundwater.

3. Potential Impacts on Air Quality

The Planning Board identified potential impacts to air quality as an impact to be studied due mainly to the number of vehicles proposed to use the property on a daily basis. The applicant has proposed a total vehicle use of the property as follows:

Passenger vehicles for employees: 32 parking spaces for employees and visitors are provided.

Trucks: 19

In order to evaluate the air quality impacts of this proposal, the Planning Board retained the services of Michael P. Bontje of B. Laing Associates, Environmental Consultants. These consultants 1) suggested the appropriate methodology to review the anticipated air quality of the proposal under existing regulations of the Village of Wesley Hills and other county, state, and federal jurisdictions and 2) reviewed the impacts of the proposal and data from the applicant's consultants with respect to these methodologies.

It was determined that potential project air quality would be evaluated for carbon monoxide and particulate matter using the methodologies specified in the U.S. Environmental Protection Agency's Air Source Model and New York State Department of Transportation Environmental Procedures Manual. The results of these analyses were then reviewed against the State and National Ambient Air Quality Standards for carbon monoxide and particulate matter.

The modeling analysis was performed utilizing the largest and heaviest, potential future fleet of vehicles, and is a worst-case assumption.

Modeling studies in accordance with the above methodologies were performed by the applicant's consultants, Potenta Environmental Consultants. The results of these studies were submitted to the Village in a report dated June 2, 2009, revised June 19, 2009.

This report data was reviewed by B. Laing Associates in a report dated June 15, 2009, revised June 23, 2009. This report states that the applicant's studies comply with the requirements of the State and National Ambient Air Quality Standards for carbon monoxide and particulate matter. This report also concludes that the projected impacts meet the requirements of Section 4.5.5, Standards for Smoke, Dust and Other Atmospheric Pollutants, of the Wesley Hills Zoning Law which states that the proposal must not be "in any way detrimental to the public health, safety, welfare or comfort, or a source of damage to property."

Questions regarding air quality standards were raised by the public and the Planning Board at the Planning Board public hearings on September 23, 2009, and October 28, 2009, where the Laing results were discussed. In two reports dated October 26, 2009, and November 16, 2009, B. Laing Associates discussed these issues in detail. These reports conclude that the type and application of the air quality standards have been correctly selected and applied to the Rockland Tree Expert proposal.

Based on this testing and the mitigation measures proposed by the applicant, as confirmed by

B. Laing Associates, the Planning Board has determined that the proposed action will not have a significant effect on air quality.

4. Potential Impacts on Aesthetic Resources.

The Rockland Tree Expert property is located at the intersection of two Rockland County roads and is most visible to the traveling public from these roads. The current owner has been engaged in tree related activities since 1972. The owners obtained site plan approval for a nursery under the Town of Ramapo Zoning Law in 1972.

The property abuts single-family residential uses to the north. These residences are currently partially screened from the activities of the site by existing vegetation. The proposal will raise the existing block wall along this border to a height of 6 to 8 feet and will be supplemented by planting of bamboo on the residential side of the wall to add additional screening. A landscaped berm will be constructed at the driveway entrance along the southerly side of the stream to additionally screen the view of the property from the Storms residence.

Single-family residences are also located across Union Road from the property. The proposed site plan indicates a dense row of white pine trees six feet in height to be planted along the easterly edge of the parking area that defines the limit of activity on the site. This planting, in combination with existing vegetation, will significantly screen the property from view from Union Road.

The adjoining property to the south along Union Road has been a wholesale nursery for decades, so that the area viewed from Union Road has maintained a commercial character for many years. To screen the building and vehicles from this nursery property and potential future residential uses, the applicant has proposed a six foot high wooden board on board (shadow box) fence along the property line for a distance of 145 feet from the easterly side of the parking lot west to fully screen the storage bins. A bamboo planting screen will be added on the nursery side of this wooden fence.

Along the McNamara Road side of the property, the property is currently screened from view from the road by existing vegetation. Supplemental vegetation as well as a planted rain garden will be added to this side of the property to further enhance the screening effect.

Proposed lighting for the site consists of existing lights on the building and two proposed lights on 14-foot poles in the yard near the storage bins. All exterior lighting will be turned off after 6:30 p.m. and will function on motion sensors for emergencies, except for the five porch lights at the front of the building.

The existing sign on the building will remain but will be reduced in size to meet the 16 square foot area requirement of the Zoning Law. Based on the extensive screening and mitigation techniques proposed by the applicant discussed above, the Planning Board has determined that the proposed action will not have a significant effect on aesthetic resources.

5. Potential Impacts on Transportation Systems.

The Rockland Tree Expert property is located at the intersection of two Rockland County roads: McNamara Road and New Hempstead Road. Impacts to these roads were investigated based on two measures of traffic viability: intersection site distance and traffic volumes.

Sight distances from the property's driveway were measured by the applicant's engineers. Sight distance to the west and east onto McNamara Road are 310 feet and 246 feet, respectively. The standard for this measure specified by the American Association of State Highway and Transportation Officials (AASHTO) is 200 feet and, therefore, the driveway intersection meets recognized requirements.

The Rockland County Highway Department makes periodic traffic counts on county roads and performed a review of the area in 2005. This review states "These measurements were taken while the facility (Rockland Tree Expert) was in operation, which is the same as currently proposed. Therefore, there is no impact on these measurements and no potential increase in traffic."

Traffic volumes in the immediate area of the property have been studied as a part of the environmental review of the proposed Darchai Noam School proposed in the Village of New Hempstead 1000 feet to the north on New Hempstead Road. Traffic counts and studies were conducted in 2003 at the intersection of McNamara Road and New Hempstead Road. In the morning peak hour, the eastbound approach from McNamara Road operated at Level of Service D while the approaches from New Hempstead Road operated at Level of Service A. Both Levels of Service indicate acceptable operating conditions. It is important to note that these figures and analyses were completed in 2003 when the property was in full operation as opposed to the more limited operations at the site currently under consideration. Because the current Rockland Tree Expert proposal would not increase the nature or volume of traffic, no additional traffic impacts will occur.

In order to reduce traffic impacts on nearby residences along McNamara Road, the proposed site plan would realign the driveway to provide an easier approach angle for entering and exiting vehicles, particularly trucks. This realignment would be accompanied by the installation of a "No Left Turn" sign at the exit of the driveway to prohibit trucks from exiting onto westbound McNamara Road. In addition, a sign reading "Trucks Entering/Leaving Roadway Ahead" will be installed on the north side of McNamara Road between the driveway and New Hempstead Road. Trucks controlled by Rockland County Tree Expert Company will not enter the premises from McNamara Road, southbound, unless the final leg of any such truck's itinerary shall have begun on any road having an intersection with McNamara Road.

Based on the mitigation measures proposed by the applicant, the Planning Board has determined that the proposed action will not have a significant effect on transportation systems.

6. Potential Impacts from Odors, Noise or Vibration.

Odor

Section 4.5.6 of the Wesley Hills Zoning Law regulates odor as follows: "No land use shall be permitted which emits any discernable odor outside the building or facility in which the use is

conducted.” The applicant’s submission does not include any process which would create an odor inside or outside of the building on the site and, therefore, would not violate this section.

Any other odor on the site would be related to vehicle operations. This impact would be regulated by the requirements of the State and National Ambient Air Quality Standards. As shown in item #3 above, the Planning Board’s environmental consultant has determined that the proposed use meets these requirements.

Other specifics of the proposal will eliminate odor concerns. No odorous plant health materials will be mixed on site. Any mulch stored on site will be located in bins with three sides and a cover. To minimize odors from diesel fueled trucks, one third of the trucks will be started within the building and truck starting times will be staggered. The applicant must comply with the Rockland County regulations on truck idling and will use engine block heaters to reduce warm-up times. The applicant has begun a vehicle replacement program to bring newer vehicles into the fleet with associated newer, more efficient engines.

Finally, the proposed wall and extensive planting plan of bamboo and evergreens will provide a physical barrier between the site and its closest residential neighbors.

Based on the mitigation measures proposed by the applicant, the Planning Board has determined that the proposed action will not have a significant effect on odors emanating from the property.

Noise

The Special Use Permit for Arborist Services, Landscape Services and/or Wholesale Nurseries requires: “Noise levels from such use shall comply with those set forth by the Rockland County Health Department for commercial, business and industrial operations.” (Section 6.9.15.j)

The applicant prepared a noise impact study in April 2004 to determine whether the proposed activities on the site would comply with the requirements of Article IX of the Rockland County Sanitary Code. Noise samples were taken over a two-day period. The report showed that sound levels caused by traffic on McNamara Road and New Hempstead

Road/Union Road exceeded those on the subject property. Based on the report, the applicant’s consultants met with the Rockland County Health Department and confirmed that the proposed use will be in compliance with Sanitary Code requirements. In addition, the proposal will comply with the Village Noise Pollution Control Law which also regulates noise emanating from the property.

Any noise on the property will be reduced by the installation of the proposed sound barrier wall and plantings in the northwesterly section of the site. Studies of noise barriers such as that proposed indicate that the wall may reduce sound levels by 5 to 10 decibels.

Based on the mitigation measures proposed by the applicant, the Planning Board has determined that the proposed action will not have a significant effect on noise emanating from the property.

Vibration

Section 4.5.4 of the Wesley Hills Zoning Law specifies standards for vibration in two categories, impact and steady-state. No impact measurements were addressed because the Rockland Tree Expert proposal would not generate impact sources of vibration.

The steady-state standards in Section 4.5.4(b) were tested and evaluated by on-site testing of vibration levels originating from the site. These measurements were taken on Thursday, April 16, 2009, between 7:00 and 11:00 A.M. at three locations:

1. At the northwesterly property line closest to the nearest residence (Storms).
2. At the northwesterly property line closest to the second nearest residence (Mair).
3. Along McNamara Road between the Storms and Mair residences.

The measurements were taken with trucks parked and idling in the westerly part of the yard. In addition, some, trucks were moving in the yard and some were parked and idling on the easterly side of the building. Vibration analyses approved by the Village environmental consultant were performed by the applicant's consultants, Potenta Environmental Consultants and Russell Acoustics LLC. The results of these tests were submitted to the Village in a report dated June 2, 2009, revised June 19, 2009.

This report data was reviewed by B. Laing Associates in a report dated June 15, 2009, revised June 23, 2009. This report concludes that the vibration levels have been shown to be 20-25% of the maximum specified in Section 4.5.4. Because the measurements were taken at the site's property lines, vibration levels at any nearby residence would be less than these values. The report also states that measurements taken along McNamara Road indicate that vibration levels generated by ambient traffic along this road greatly exceed Village standards. The Village's consultant, Michael Bontje, confirmed at the July 13, 2009, Planning Board meeting that the quantitative vibration levels monitored are in compliance with Village standards.

Questions regarding vibration standards were raised by the public and the Planning Board at the Planning Board public hearings on September 23, 2009, where the Laing results were discussed. In a report dated October 26, 2009, B. Laing Associates discussed these issues in detail. This report concludes that the methods and standards for vibration monitoring have been correctly selected and applied to the Rockland Tree Expert proposal.

Based on the mitigation measures proposed by the applicant, the Planning Board has determined that the proposed action will not have a significant effect on vibrations emanating from the property.

7. Potential Impacts on Public Health and Safety.

No materials that are explosive, reactive or heat generating will be stored on the site. Plant health materials will be stored on the site but are handled to minimize potential impacts to the public. All plant health materials will be stored indoors according to the regulations of the New York State Department of Environmental Conservation and will only be mixed within the

existing building. The applicant has prepared a Plant Health Care Pesticide Storage Guidelines Best Management Plan which has been submitted to the Planning Board, and which is on file with the Fire District.

All plant health materials will be stored indoors in a facility regulated by the New York State Department of Environmental Conservation. No mixing, application or other use of these materials will occur outdoors at the site. The majority of materials will be mixed on the customer's property where the materials will be used. Plant health materials will be mixed on-site only inside the building. When this occurs, the truck will first be filled with water, materials added, and the truck's tank sealed before leaving the building. In the unlikely event of a spill, the mixture will discharge onto the sealed concrete floor of the building. Any spill will be cleaned in accordance with manufacturer's requirements. The emergency services, including the Fire Department, have been notified of all plant health materials stored on site and have a copy of the Best Management Plan.

Copies of labels and Material Safety Data Sheets for all regulated plant health materials will be maintained at the site as required by the EPA, OSHA, the Local Emergency Planning Commission, the Hillcrest Fire Department, the NYSDEC and Rockland County Health Department.

In a letter dated August 9, 2007, Chief Chris Kear of the Hillcrest Fire District reviewed the applicant's proposal for fire concerns. The Chief's letter states: "Overall, our concerns with the Ira Wickes location are minimal. There is not a large contingent of chemicals that are stored within the building. If anything, the biggest concern is that they keep several spray trucks inside the building due to terrorism concerns. These trucks are loaded with liquid spray inside the building. The positive is that the chemical is contained inside the tanks on the trucks." (p.2)

Mr. Kear, in his capacity as the Village Fire Inspector, submitted an additional letter dated March 9, 2010, which states that he has no additional concerns. The entrance/exit width, turning radius, proposed fire zones and proposed material storage area all meet Village and New York State fire codes and provide no concerns for fire department operations.

It has been alleged that Wickes Arborists has been the subject of a number of fuel and chemical spills into the wetland on the property. It has been further alleged that drainage directly from the site has been contaminated and is conveyed from the on-site pond and stream directly into the water supply for the Village of New Hempstead.

To investigate these matters, the Village requested, via the Freedom of Information Act, all records from the New York State Department of Environmental Protection and the Rockland County Health Department concerning the site and business. The records indicated that Wickes Arborists had an underground fuel storage tank that had leaked in the 1980's, but had no adverse, significant environmental impact. The issue was resolved by the replacement of the old tank with a new fuel tank. This tank is double walled with interstitial monitoring in accordance with current regulations. No other pattern of violations and no violations of significance were reported in the records obtained.

Concerns were raised on the possible influence on the downstream water supply for the Village

of New Hempstead. Two bedrock wells of over 300 and 400 feet in depth are located approximately one-quarter mile northeast of the Wickes property. The applicants have submitted a letter from Greater Hudson Valley Consulting LLC dated February 3, 2005 referencing conversations with United Water Company, owners of the wells, that the drainage course does convey water from the Wickes site to and past the wells, but that there is no influence between the bedrock water supply and the subject surface water.

Regarding water quality, the applicant has conducted a water quality study including samples immediately upstream and downstream of the property. See Item #D1 above. The results indicate very slight levels of hydrocarbons upstream and clean water downstream, suggesting that the site is clean and responsible for some remediation of upstream conditions.

Concerns regarding a possible cancer cluster in the vicinity of the site have also been brought to the Village's attention. This information has been forwarded to the Rockland County Department of Health regarding the potential for public health issues from the site as it has been operating. In a letter dated January 21, 2005 to the Village Attorney, this agency stated that there is not sufficient evidence to suggest "potential public health significance" from the site and that "there is not enough information to suggest a reasonable possibility that the reported incidence (of cancer) is related to ongoing use at #11 McNamara Road."

Based on the mitigation measures proposed by the applicant, the Planning Board has determined that the proposed action will not have a significant effect on public health and safety.

8. Potential Impacts on the Character of the Existing Community.

The proposed Special Permit use would permit activities on the subject property in accordance with the requirements of amendments to the Wesley Hills Zoning Law adopted in June, 2006. Although this zoning provision was recently adopted, the property and the adjoining property to the south have been occupied for non-residential uses for at least thirty years. The activities proposed at the Rockland Tree Expert site have been the subject of a detailed analysis by the Planning Board to determine their environmental impact, including the surrounding community. The uses as proposed on the property will be regulated through a variety of methods including hours of operation, number, type and movement of vehicles, storage, movement and handling of products, exterior lighting and signs, and improved site structures and vegetation to control noise, odor and vibration levels.

This investigation has shown that the use as proposed will not have a significant impact on the surrounding community.

9. Public Controversy

Concern has been expressed by members of the public over all of the potential environmental impacts above. During the public hearing process numerous submissions were made by the public. These concerns have been extensively considered and reviewed by the Planning Board and the Village's consultants. The Planning Board has concluded that the mitigation measures proposed herein will substantially address any environmental impacts that have been raised.

Conclusions

The Planning Board has considered the information provided by the applicant in support of this proposal as well as correspondence and testimony received from regulatory agencies, residents and other interested parties as cited in this document. Consistent with social, economic, and other considerations, the proposed special permit use will minimize or avoid adverse environmental effects to the maximum extent practicable. The proposal has been modified to reduce these environmental effects and any approval would need to implement all of these modifications as well as all requirements of the Planning Board. Based upon the foregoing, the Planning Board finds that the proposal will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act.

Vote: Marshall Katz-Accepted. Don Isenberg-Accepted. Marvin Finker-Accepted. Uri Kirschner- Accepted. Rachel Taub- Abstained.

Resolution #10-16

ROCKLAND TREE EXPERTS CO., INC. d/b/a IRA WICKES
 NEGATIVE DECLARATION WITH RESPECT TO
 SPECIAL PERMIT AND SITE PLAN APPLICATION
 May 26, 2010

WHEREAS, Rockland Tree Experts Co., Inc., d/b/a Ira Wickes has applied to the Planning Board of the Village of Wesley Hills for a Special Permit and approval of a site plan for an arborist service, landscaping services & wholesale nursery on premises located on the south side of McNamara Road, 0' west from the intersection of Union Road and designated on the Town of Ramapo Tax Map as Section 42.13, Block 1, Lot 22, and

WHEREAS, a Public Hearing on said application was held by the Planning Board on August 23, 2006, and continued on the following dates: April 25, 2007, May 30, 2007, June 27, 2007, July 25, 2007, October 29, 2008, February 4, 2009, March 25, 2009, June 24, 2009, July 13, 2009, September 23, 2009, October 28, 2009, November 23, 2009, and January 6, 2010, at which time all members of the public wishing to speak had an opportunity to be heard, and

WHEREAS, the Planning Board of the Village of Wesley Hills has, by SEPARATE DOCUMENT, SET FORTH its complete and detailed analysis with respect to its consideration of the instant application for special permit and site plan approval, has undertaken and completed a comprehensive review of the proposed project and its potential impacts on the environment as defined in the State Environmental Quality Review Act (SEQRA).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Village of Wesley Hills determines that the proposed project will not have a significant impact on the environment as defined in the State Environmental Quality Review Act (SEQRA).

Vote: Marshall Katz-Yes, Don Isenberg-Yes, Marvin Finker-Yes, Uri Kirschner-Yes, Rachel Taub-Abstain.

Motion Approved

May 9, 2024

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

Re: Cong. Ahavas Yitzchak
73 Forshay Road
Tax Lot 41.18-1-12

Attached please find a site plan for Cong. Ahavas Yitzchak located at 73 Forshay Road within the Village of Wesley Hills. The congregation has a house of worship at this location and is looking to do a phased improvement. In Phase 1, they are seeking to expand their parking lot, remove the existing canopy on the southside of the building, and install a new ramp to provide ADA access to the basement. The landscaping and drainage improvements required for all phases are proposed to be installed as part of Phase 1 as well. For Phase 2, they are seeking to construct an addition to the existing building along with some additional accessways to the building. A patio is proposed on the south side of the building as part of Phase 2 as well. The project was before the Zoning Board in July 2019 where the board granted variances. The project then received final approval from the planning board later that month. Unfortunately, due to Covid there were some delays. In 2021 the applicant returned to the Zoning Board to have the variances reinstated. In 2022 the application returned to the Planning Board to have the prior approvals reinstated. At this time, the applicant is seeking to have the prior SEQRA review reconfirmed and then they can return to the ZBA to have the variances reinstated again.

There was a previous site plan to approve the house of worship. This site plan is to amend the site. The use is already permitted.

According to the congregation's secretary, there are approximately 120 members. This number has remained fairly consistent over the last several years. Each year they lose and gain a few people depending on people moving in and out of the neighborhood.

The extended parking lot would provide 58 parking spaces to meet the needs of the congregation. The congregants previously parked on local streets, but due to new "No Parking" signs, they have had difficulty finding space to park. The additional parking will allow congregants to park safely onsite.

The existing sewer and water connections would remain in use. A new underground detention facility is proposed to provide zero net increase in runoff. The area to be disturbed is less than an acre so a SWPPP is not provided.

The plan requires the following variances:

1. Minimum Front Yard: 50 FT Required, 31.9 FT Provided (to DSL)
2. Maximum Impervious Surface Ratio: 0.25 Required, 0.575 Provided

May 9, 2024

Village of Wesley Hills
432 Route 305
Wesley Hills, New York 10952

Re: Cong. Ahavas Yitzchak
73 Forshay Road
Monsey, NY 10952
Tax Lot 41.18-1-12

Attached please find a plan revised based upon the comments received. Below please find an item by item response.

Comments from the Highway Department dated September 7, 2022

1. **The driveway radius/curbs at the entrance appear to be very wide. The applicant shall provide proper driveway curves to accommodate all vehicles turning in and out of the proposed driveway.** The entrance has 28' radii based on the International Fire Code.
2. **The existing crosswalk on Forshay Road shall be realigned to direct pedestrians to use the ramps safely. In addition, all the proper advanced warning signs shall be placed on Forshay Road to warn motorists about the crosswalk ahead.** There is no crosswalk towards our property. The existing crosswalk is on the opposite side of Forshay Road perpendicular to Parker Blvd. There is no walk across Forshay.
3. **A drainage report is required for the proposed changes in the property. The proposed drainage system shall demonstrate to produce no net increase in the peak rate of discharge from the stie at all design points.** The drainage report has been updated and is now provided.
4. **A road work permit shall be obtained from the RCHD prior to starting any construction work in the site.** Comment noted.

Comments from RCSD No. 1 dated March 23, 2024

1. **As this application modifies the existing non-residential use, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be re-submitted to and approved by this office. The owner or rabbi must sign the wastewater questionnaire.** Application will be made again.
2. **Approval of this special permit application for an addition to an expansion of the existing neighborhood gathering use (house of worship) on a 53,537 square foot lot in the R-35 District does not require the applicant to pay an impact fee, in accordance with the Rockland County Sewer Use Law as last amended in 2010. However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the social hall in the basement is used for catered events like weddings or bar mitzvahs, or with a mikvah, a school, a daycare center, a rabbi's residence,**

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apartments, visitor suites, or a congregation of 100 families), the District will require further review and the owner will have to pay an impact fee. Comment noted.

3. **Details for sanitary sewer construction as shown on the plans must comply with the District's construction standards.** Comment noted.
4. **Details for regrading the sanitary sewer manholes in the easement as shown on Drawing No. 3 (Grading Drainage & Utilities Plan Phase 1) and Drawing No. 6 (Grading, Drainage & Utilities Plan Phase 2) are subject to approval by the Town of Ramapo Department of Public Works.** Comment noted.

Comments from Rockland County Dept of Planning dated March 27, 2024

1. **Special permit uses are, by definition, subject to a higher standard of review than as of right uses. In addition to complying with the bulk requirements of the zone in which they are proposed, the modified neighborhood gathering use must meet the general standards for special permits outlined in Section 230-22, as well as the individual standards found in Section 230-26G. The Village must be satisfied that these requirements have been met.** Comment noted.
2. **The applicant must comply with the comments made by the Rockland County Highway Department in their letter dated March 12, 2024. A response can be found above.**
3. **A review of the September 22, 2023 site plan must be completed by the Rockland County Department of Health. In addition, as per their letter dated June 6, 2019, application is to be made to them for review to ensure compliance with the County Mosquito Code. Please see response below. Mosquito approval was granted in July 2019.**
4. **A review of the September 22, 2023 site plan must be completed by the Rockland County Sewer District No. 1, any concerns addressed, and any required permits obtained.** Comment noted.
5. **A review must be completed by the County of Rockland Office of Fire and Emergency Services, Village of Wesley Hills fire inspector, or the Monsey Fire Department to ensure that the site is designed in a safe manner and that there is easy access to the structure, in the event of an emergency.** Comment noted.
6. **The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is adjacent to the eastern property line of the parcel. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m, and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to**

encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area. The Town of Ramapo must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal. Comment noted.

7. **Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control. An erosion control plan is provided.**
8. **There shall be no net increase in the peak rate of discharge from the site at all design points. Drainage design was provided for review to the Village.**
9. **A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances. A SWPPP was not required.**
10. **The proposed impervious surface ratio is listed as 0.56 on the bulk table. The calculation indicates it will be 0.54. The June 15, 2022 revision of the site plan that was submitted to our department with a previous application includes the same impervious surface ratio calculation as the September 22, 2023 map that was submitted with this application. However, the current drawing shows a slightly different configuration of the site, which has likely increased the amount of impervious surface. A new impervious surface ratio calculation must be provided. If it is greater than 0.56, a variance will be required. We request the opportunity to review any additional variances, as required by New York State General Municipal Law, Section 239-m (3)(a)(v). The plans have been updated.**
11. **To help reduce the impact of this development, a reduction of impervious surface should be considered. The amended Site Plan Phase 2 (Drawing 5 of 9) indicates that pervious pavers are proposed to be used for a patio at the southern side of the structure. It is recommended that porous pavers or porous concrete be considered to replace the use of conventional asphalt in additional areas of the site, as well. If installed correctly and properly maintained porous pavers have been shown to be effective in helping manage off-site runoff of stormwater. In addition to permeable pavers, other green infrastructure techniques should be considered such as bioswales, rain gardens, and rainwater capture. For long term effectiveness of permeable pavers and other green infrastructure techniques it is recommended that the Village and the applicant review Chapter 5 'Green Infrastructure Practices' of the 2015 NYSDEC Stormwater Design Manual. Based on the ground water, pervious pavers are no longer proposed.**
12. **The walkway to Judith Lane at the rear of the property must be continued around the parking area of have a dedicated crosswalk through the parking area in order to maintain safe access for pedestrians. We would request an override of**

this item as we would like to maintain the maximum parking possible to be consistent with prior approvals.

13. **This department recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer, pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local waterbodies. A pdf titled “Native Plants for Gardening and Landscaping Fact Sheets” that lists native species and the environments in which they can grow can be found on the New York State Department of Environmental Conservation’s website. Native plants are proposed.**
14. **The lighting plan provided does not extend to the property lines. The lighting plan shall be amended to demonstrate that the intensity of the candle lumens is less than 0.1 at the property line. The lighting has been extended to the property lines.**
15. **The parking calculation indicates 3 accessible spaces will be provided. However, only two are depicted on the drawing. There appears to be a second access aisle to the south of the two accessible spaces that are shown, except this aisle is immediately adjacent to a stairway, and cannot be associated with an accessible space. The third accessible space, at its associated access aisle, must be provided as required by the Americans with Disabilities Act, and illustrated on the site plan. A third accessible space is now provided.**
16. **Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner, the local land use board must state the reasons for such action. Comment noted.**
17. **In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board’s override. Comment noted.**

Comments from RCDOH dated March 26, 2024

1. **Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code. Mosquito control approval was granted in July 2019. The stormwater system has not changed since that time.**

Comments from Brooker Engineering dated March 29, 2024

1. **Dedicated area does not allow for a consideration of 50% of the area to be included in the net lot area. 100% reduction shall be applied. Bulk ratios**

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- calculations and table to be updated accordingly.** This area has not changed since the original applications/approvals. The Village Engineer, Attorney and Building Inspector all accepted the area as shown. The net lot area has not changed.
2. **Location of all ADA signage shall be indicated/clarified. ADA Accessible path for the (2) central ADA spaces to be identified.** There is an existing ramp that will remain in addition to the new ramp to the basement. Additional signage is now shown.
 3. **Dumpster location to be shown on Site Plan.** The garbage enclosure is now shown.
 4. **Applicant to clarify if new front walkway is intended for Phase I. The existing walk way in this area is noted to be removed in Phase II.** The sidewalk has been updated.
 5. **Drop curbs to be labeled on Site Plan where applicable.** The curb is now labeled.
 6. **Applicant to clarify access if proposed stairs on the northwest fast of the building.** The walkway has been updated.
 7. **Applicant to clarify on plans if existing canopy is to be removed or remain during this phase. It appears to conflict with the proposed ramp.** It is now labeled to be removed.
 8. **Our office defers to the Building Inspector if the proposed ramp on the south side of the structure is permitted within the side yard.** Comment noted.
 9. **Line/layer cleanup appears necessary. Stripping is unclear.** The layers have been updated.
 10. **Grading detail (spot grades) for proposed stair/ramp on rear and side of building shall be provided to support design. Slope over 5% requires handrails. Max slope shall be 8.33% as noted.** Handrails will be provided. The max ramp slope is now labeled.
 11. **Additional grading detail to be provided at the eastern face of the proposed ramp to ensure positive conveyance of stormwater away from the building is provided.** Additional spot grades are provided. The existing grade already goes away from the building.
 12. **Proposed dumpster enclosure is proposed in area with proposed grading of approximately 33% slope. Applicant to review grading proposed in this area to confirm constructability of dumpster enclosure on a level pad.** A retaining wall is now shown to provide a level area.
 13. **Roof leader conveyance to be provided.** Leaders are all labeled.
 14. **Applicant to clarify how the existing 15" RCP pipe and proposed 15" HDPE (from outlet structure) will connect to the proposed DMH at the northwest corner of the property. Our office recommends reviewing the potential to shift the DMH southeast of the sewer easement to avoid additional pipe crossings.** The manhole cannot be shifted because they need the length to get far enough downstream. An oversized structure can be used if needed.
 15. **6" PVC in rear yard to be identified and redirected as necessary.** We will continue to research the use of this pipe.
 16. **Origin of 8" PVC to existing manhole to be investigated. Existing manhole acts as a by-pass to the detention system from this incoming pipe. 8" PVC shall be further investigated during construction and re-routed if necessary. Applicant to clarify the purpose of the new invert; the new invert appears to match invert**

- proposed at new DMH providing 0% slope between the two structures. The existing manhole will bypass the detention system. The invert has been updated. The origin of the 8" PVC was not available, but can be updated at construction if needed.
17. **Maximum of 0.6 foot-candles allowable at property lines as per Village Code. Proposed lighting range shall extend to the property line to confirm conformance.** The lighting has been extended.
 18. **Landscaping height & variety seem inefficient for screening purposes. Northerly boxwoods will be sufficient for headlight screening but not general screening of the parking lot.** There is an existing sewer easement and sewermain that runs behind the boxwoods. Larger trees were not proposed because we did not want to impact the sewer main. Some additional plants have been added to the rear and southern side.
 19. **Silt fence to be extended along northern and southern property line, parallel to proposed contours.** Additional silt fence is now provided.
 20. **Silt fence near northwest corner of property appears to conflict with existing trees to remain. Applicant to review erosion control, grading in this area.** The silt fence has been revised.
 21. **Clearing limit line to be clearly indicated. A Zoning Board conditional approval discusses maintaining the northerly and westerly forested areas. Proposed grading operations may impact these locations.** There are some trees to the northeast corner that will remain as well as an area to the northwest. Grading will change the ground by about 1' foot in the area of some of these trees.
 22. **Updated bulk table and supporting notes/calculations for phase 2 shall be provided, particularly for confirmation of impervious coverage calculations. Our office questions if Phase 2 is under the approved variance of 0.56 previously granted by the ZBA.** The plan has been updated.
 23. **Proposed pervious pavers (and impervious coverage) are subject to percolation/deep holes tests in that specific area. Previous approval included an override of a County Planning GML comment to avoid pervious pavers due to high groundwater in the rear of the property.** The pavers are now called to be impervious. The drainage has been updated accordingly.
 24. **Applicant to discuss the necessity of (2) ADA ramps.** The ramp on the south side is to provide ADA access to the basement. Otherwise there is no ADA access to that level.
 25. **Additional grading detail to be provided at the eastern face of the proposed addition between proposed stairs and existing structure to ensure positive conveyance of stormwater is provided.** Additional spot grades are now provided.
 26. **Conveyance for roof leaders for proposed addition to be indicated. Drainage report to be updated where necessary, to confirm the originally approved system has sufficient capacity. Latest report received is from 2019.** The drainage is now updated.
 27. **Line/layer cleanup appears necessary. Stripping is unclear.** Layers have been updated.
 28. **Grading detail (spot grades) for proposed stairs/ramps for access to building shall be provided to support design. Slope over 5% required handrails. Max slope shall be 8.33% as noted.** Additional spot grades are provided.

29. **Additional grading detail to be provided at the eastern face of the proposed ramp to ensure positive conveyance of stormwater away from the building is provided.** Additional spot grades are provided.
30. **Proposed dumpster enclosure is proposed in area with proposed grading of approximately 33% slope. Applicant to review grading proposed in this rea to confirm constructability of dumpster enclosure on a level pad.** A retaining wall has been added to create a level space.
31. **Applicant to clarify how the existing 15" RCP pipe and proposed 15" HDPE (from outlet structure) will connect to the proposed DMH at the northwest corner of the property. Our office recommends reviewing the potential to shift the DMH southeast of the sewer easement to avoid additional pipe crossings.** The manhole cannot be shifted because they need the length to get far enough downstream. An oversized structure can be used if needed.
32. **6" PVC in rear yard to be identified and redirected as necessary.** We will continue to research the use of this pipe.
33. **Origin of 8" PVC to existing manhole to be investigated. Existing manhole acts as a by-pass to the detention system from this incoming pipe. 8" PVC shall be further investigated during construction and re-routed if necessary. Applicant to clarify the purpose of the new invert; the new invert appears to match invert proposed at new DMH providing 0% slope between the two structures.** The existing manhole will bypass the detention system. The invert has been updated. The origin of the 8" PVC was not available, but can be updated at construction if needed.
34. **Maximum of 0.6 foot-candles allowable at property lines as per Village Code. Proposed lighting range shall extend to the property line to confirm conformance.** The lighting has been extended.
35. **Landscaping height & variety seem inefficient for screening purposes. Northerly boxwoods will be sufficient for headlight screening but not general screening of the parking lot.** There is an existing sewer easement and sewermain that runs behind the boxwoods. Larger trees were not proposed because we did not want to impact the sewer main. Some additional plants have been added to the rear and southern side.
36. **Silt fence to be extended along northern and southern property line, parallel to proposed contours.** Additional silt fence is now provided.
37. **Silt fence near northwest corner of property appears to conflict with existing trees to remain. Applicant to review erosion control, grading in this area.** The silt fence has been revised.
38. **Clearing limit line to be clearly indicated. A Zoning Board conditional approval discusses maintaining the northerly and westerly forested areas. Proposed grading operations may impact these locations.** There are some trees to the northeast corner that will remain as well as an area to the northwest. Grading will change the ground by about 1' foot in the area of some of these trees.
39. **Drainage Outlet Structure: Note 5 and provided dimensions appear to conflict regarding size of structure.** The dimension has been updated.
40. **Applicant to provide detail of interconnection of solid 36" HDPE system and access ports for future maintenance of the system.** An oversized 6' diameter manhole is now shown to provide more room for the connection.

41. **Village of Wesley Hills Standard Details** to be utilized where applicable. The details have been updated.
42. **Regrading, improvements, and structure modification within Town of Ramapo Sewer Easement** subject to review and approval by Town of Ramapo. Comment noted.
43. **Village of Wesley Hills Standard Details** to be utilized where applicable. The details have been updated.
44. **Applicant to confirm previously approved Drainage Report and Stormwater maintenance agreement do not require adjustment as a result of the proposed addition.** An updated stormwater summary is now provided.

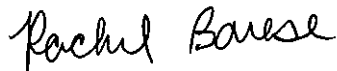
Comments from Nelson Pope Voorhis dated March 7, 2024

1. **It is unclear based on the submission the timeline regarding phasing of the project. Please clarify the timeline when the applicant intends to complete each phase, both on the plans and in an updated narrative letter.** The time line is still being determined, but additional information about what is included in each phase is now provided.
2. **It is unclear whether the proposed at-grade access walkway in front of the building will be constructed in Phase 1 or 2 as it is shown in both phases on Sheets 1 and 5. Please clarify exactly what items will be constructed in each phase.** The walkway is now only shown for phase 2.
3. **Please provide a floor plan, cross section, and elevations of the proposed building addition. Please label the uses in each room and include a room schedule with square footages. It appears that the north wing of the building will be increased from 900+ sf to 1500+ sf, after the proposed Phase 2 construction.** Details are not yet available.
4. **Page 5 of the plans notes that in Phase 2, the existing canopy will be removed, and a pervious paver patio is proposed. Please clarify the layout, location, and specification of the proposed pavers and the Village Engineer shall determine if this surface will adjust the impervious surface calculations. See figure on next page.** Additional information is now provided. The canopy will be removed in Phase 1 and the patio is proposed for phase 2.
5. **On page 1 of the plans, the applicant provides a table of dimensional requirements for the project for Phase 1. It appears that even though a variance was granted by the ZBA in 2019 to allow up to a 0.56 maximum impervious surface ration, the existing condition at the site is an impervious surface ratio of 0.34. Apparently, the current proposal with the parking lot, walkways, and expanded building footprint will bring the site up to the 0.56 maximum impervious surface limit established by the 2019 variance, and no additional variances would be needed for this application. However, this is not well explained. Please provide a copy of the July 17, 2019 ZBA variance resolution for the Planning Board's records, and clarify in the updated narrative why and how no new variances will be needed. See comment 7 below. The PB secretary was researching to look for a copy of the resolution. We have not received it yet.**

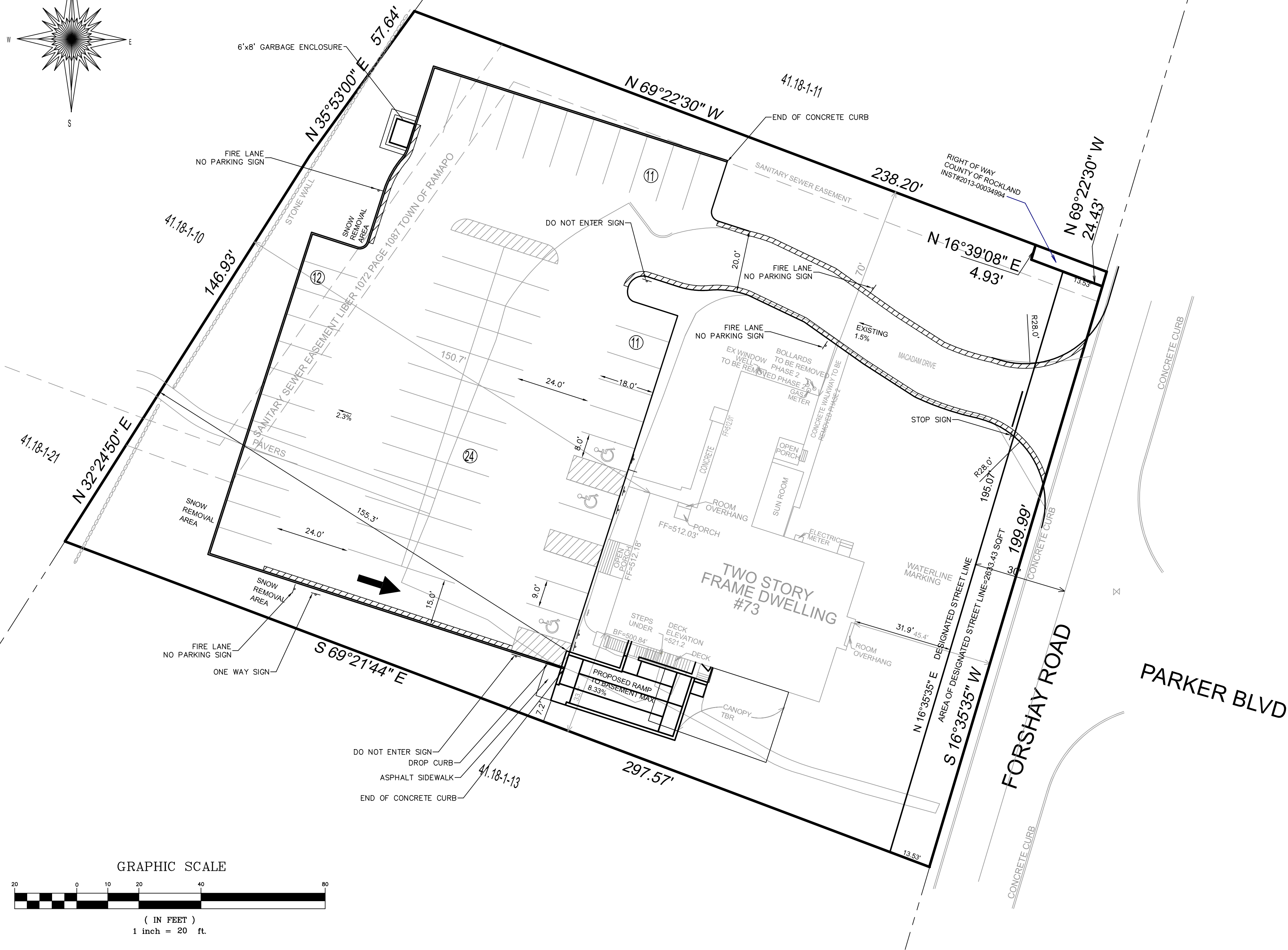
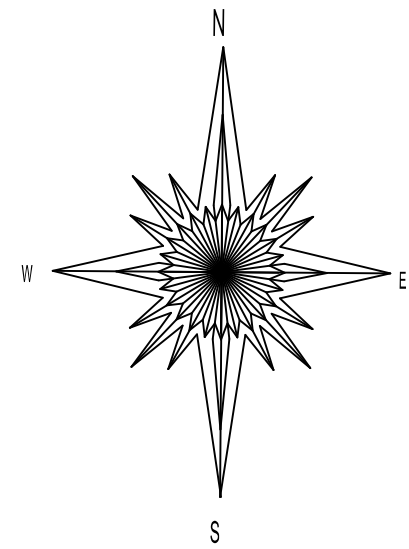
6. **Please provide a Table of Dimensional Requirements Table for both sheets 1 and 5. Each table should have different values, corresponding to the construction proposed in each phase. For instance, each table for each phase should show different values for the maximum impervious surface ratio, to reflect changes between phase 1 and phase 2 of the project, when the building footprint will be increased. Separate bulk tables are now provided for phase 1 and phase 2.**
7. **The south AD ramp proposed for Phase 1 is within the required side yard, and it is only 7.2 feet from the property line at its closest point. It is a large ramp with three landings, with an overall footprint of 42' by 22'. It does not appear that this structure would be exempted from side yard setback requirements in 230-14.J or O. See also 230-14.G. The required side yard in R-35 is 25 feet. The Planning Board attorney and building inspector should opine n whether a new variance will be required. The ramp is going down to the basement so it is a below grade structure. It is not raised. We defer to the building inspector's determination.**
8. **No landscaping is proposed along the south property line. Please add additional landscaping.** Additional landscaping has been added.
9. **We recommend that the Planning Board classify this action as a type II action, requiring no SEQRA review, since it involves the expansion of a non-residential facility involving less than 4,000 square feet.** Comment noted.
10. **This application is located on Forshay Road, County Route 81, and GML review will be required. A GML review letter was generated for a previous project proposed for this site on August 22, 2022, but would not be applicable to this new application.** Comment noted.

Please contact me at (845) 547-2241 or by email at rbarese@civil-tec.com with any questions or concerns you may have.

Sincerely,



Rachel Barese, P.E.
President



GRAPHIC SCALE

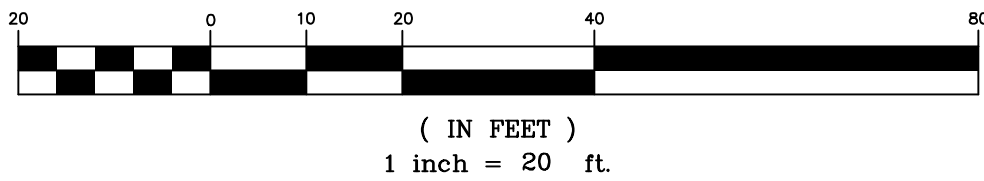


TABLE OF DIMENSIONAL REQUIREMENTS: R-35													
Use Group	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height		Maximum Exposed Building Height
											Stories	Feet	
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2 ½	25	40
Existing per Oct 31 1996 Variances	48,634 SF	200 FT	200 FT	34 FT	35 FT (25' permitted by variance)	97 FT (50' permitted by variance)	72 FT	0.32	0.16	0.09	2	<25	<40
Variances Granted Nov 19, 2003								0.48					
Existing Measured	53,557 SF	199 FT	199 FT	45 FT	33 FT	103 FT	150 FT	0.34	0.13	0.09	2	<25	<40
Existing per Jan 2020 approved site plan	Net 52,240 SF	199 FT	199 FT	31.9 FT	33 FT	103 FT	150 FT	0.56	0.19	0.09	2	<25	<40
Variances Granted July 17, 2019				31.9 FT				0.56					
Proposed Phase 1	Net 52,240 SF	199 FT	199 FT	31.9 FT	33 FT	103 FT	150 FT	0.55	0.19	0.09	2	<25	<40

NET LOT AREA:
53,557 SF GROSS AREA - 50% * (2,633.43 SF DEDICATION) = 52,240 SF NET LOT AREA

EXISTING MAX. IMPERVIOUS SURFACE RATIO:
17,870 SF IMPERVIOUS/52,240 SF LOT AREA = 0.342
DEC 2003 PLAN LISTS MAX IMPERVIOUS SURFACE VARIANCE FROM OCT 1996 OF 0.32, VARIANCE FROM NOV 2003 OF 0.48

PROPOSED MAX. IMPERVIOUS SURFACE RATIO PHASE 1:
28,687 SF/52,240 SF NET LOT AREA = 0.549

EXISTING MAX. FRONT YARD IMPERVIOUS SURFACE RATIO:
1,310 SF IMPERVIOUS/9,879 SF FRONT YARD AREA = 0.13

PROPOSED MAX. FRONT YARD IMPERVIOUS SURFACE RATIO PHASE 1:
1,856 SF IMPERVIOUS/9,946 SF FRONT YARD AREA = 0.19

PHASE 1 BUILDING COVERAGE CALCULATION:
4,680 SF BUILDING/52,240 SF NET LOT AREA = 0.090

PARKING REQUIRED:
NEIGHBORHOOD GATHERING REQUIRES 20 SPACES

EXISTING PARKING: ESTIMATED 18 SPACED
PROPOSED PARKING: 58 SPACES, INCLUDING 3 ADA SPACES
TOTAL SPACES ADDED: 40 SPACES



VICINITY MAP
1" = 300'

GENERAL NOTES

- RECORD OWNER AND APPLICANT:
CONG AHAVAS YITZCHOK
73 FORSHAY RD
MONSEY, NY 10952
- PROPERTY ADDRESS: 73 FORSHAY ROAD
MONSEY, NY 10952
- TAX PARCEL: 41.18-1-12
- OVERALL AREA: 53,557 SF
- BASEMAP BASED ON SURVEY COMPLETED BY ANTHONY CELENTANO, P.L.S. ON OCTOBER 18, 2018.
- ALL SOIL AND EROSION CONTROL MEASURES MUST BE IN PLACE FOR THE SITE PRIOR TO ANY CONSTRUCTION OR GRADING. MEASURES MUST MEET THE LATEST EDITION (NOVEMBER 2016) OF THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- ZONE: R-35
- FIRE DISTRICT: MONSEY
- SCHOOL DISTRICT: EAST RAMAPO
- WATER DISTRICT: RAMAPO CONSOLIDATED
- WATER SUPPLY BY: VEOLIA WATER
- SEWER DISTRICT: BENEFITTED AREA NO. 5
- ALL UTILITIES UNDERGROUND, ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN 2 INCH DIAMETER.
- ALL THE ZONING BOARD OF APPEALS ON JUNE 22, 1989 AS CASE NO XBA 289 IN THE APPLICATION OF CONGREGATION AHAVAS ISRAEL GRANTED A VARIANCE FOR LESS THAN THE REQUIRED LOT AREA AND LESS THAN THE REQUIRED PARKING. VARIANCES WERE AGAIN GRANTED ON OCTOBER 31, 1996.
- THE ZONING BOARD OF APPEALS ON NOVEMBER 19, 2003 IN THE APPLICATION OF CONGREGATION AHAVAS YITZCHOK OF WESLEY HILLS GRANTED VARIANCES FOR A FRONT YARD OF 34', A SIDE YARD OF 25', A REAR YARD OF 72', A MAXIMUM IMPERVIOUS SURFACE OF 0.48, AND PARKING OF 18-23 SPACES.
- ALL PLANTINGS AS SHOWN ON THE PLANTING PLAN SHALL BE CONTINUALLY MAINTAINED. PLANTS THAT DO NOT SURVIVE SHALL BE REPLACED IN LIKE KIND WITHIN A REASONABLE TIME.
- ALL SITE LIGHTING WILL BE TURNED OFF WHEN SYNAGOGUE ACTIVITIES ARE NOT TAKING PLACE ON THE SITE.
- A ROCKLAND COUNTY HIGHWAY PERMIT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- NO PROPOSED STRUCTURES MAY BE PLACED ON THE TOWN OF RAMAPO'S SEWER EASEMENT.
- THE UNDERSIGNED OWNER AND/OR APPLICANT, AS A CONDITION OF APPROVAL OF THIS SITE PLAN, HEREBY AGREES TO COMPLETE THE WITHIN SITE DEVELOPMENT PLAN AS DRAWN AND ALL IMPROVEMENTS SHOWN THEREON. AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT/OWNER IS AWARE THAT NO CHANGES IN THIS PLAN MAY BE MADE UNLESS APPROVED BY THE PLANNING BOARD.

OWNER

DATE

MAY 6, 2024
SEPTEMBER 22, 2023
AUGUST 23, 2023
AUGUST 2, 2023
JUNE 23, 2023
AUGUST 29, 2022
JUNE 15, 2022

REV 7

REV 6

REV 5

REV 4

REV 3

REV 2

REV 1

REV PER CDRC

REV PER CLIENT

REV PER CLIENT

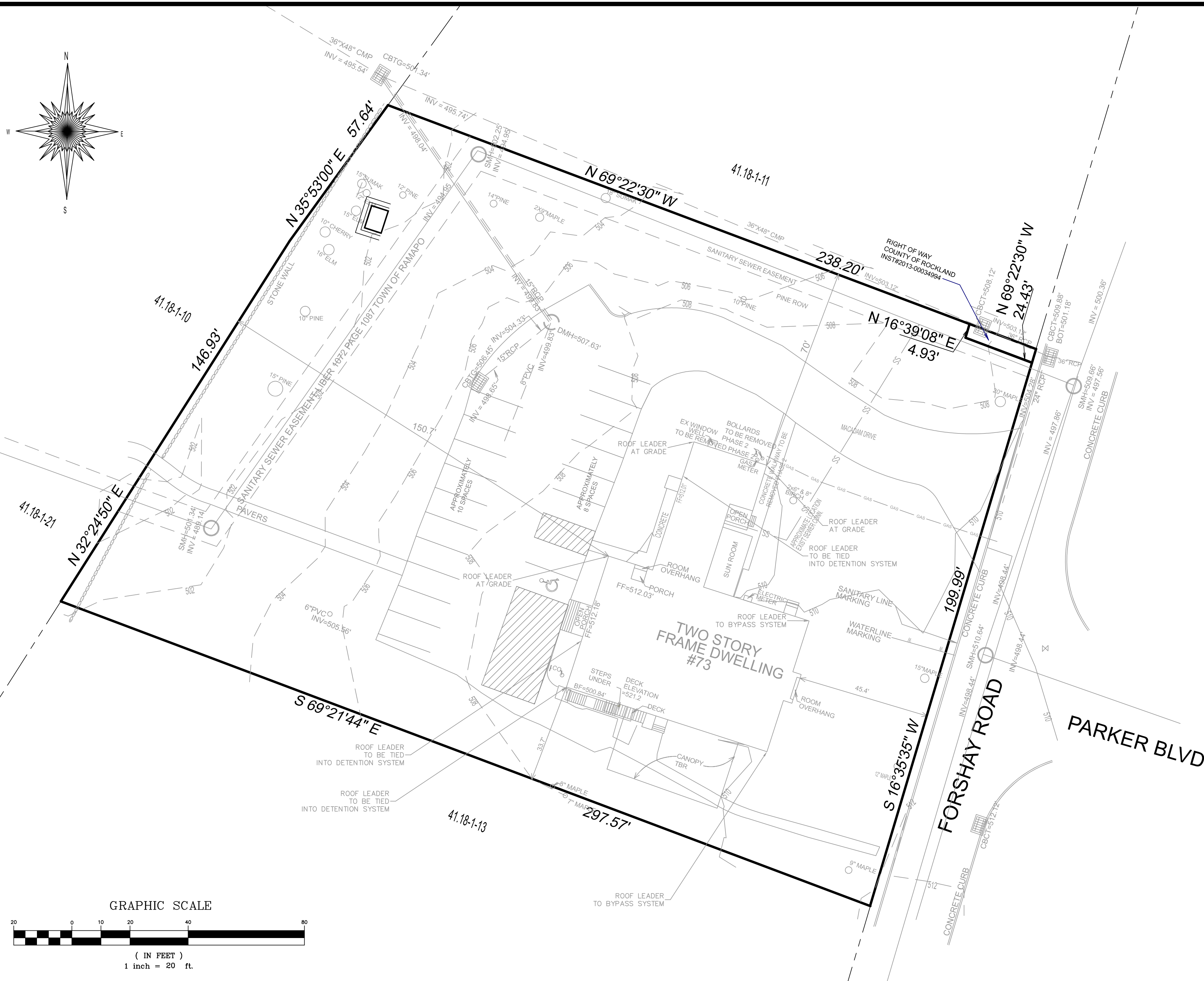
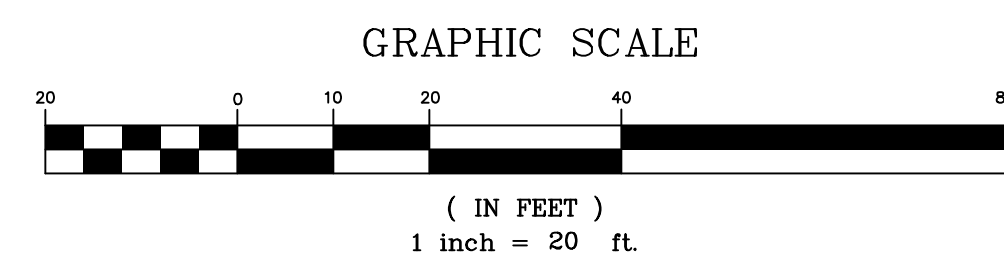
REV PER CLIENT

REV PER PB

REV PER PB

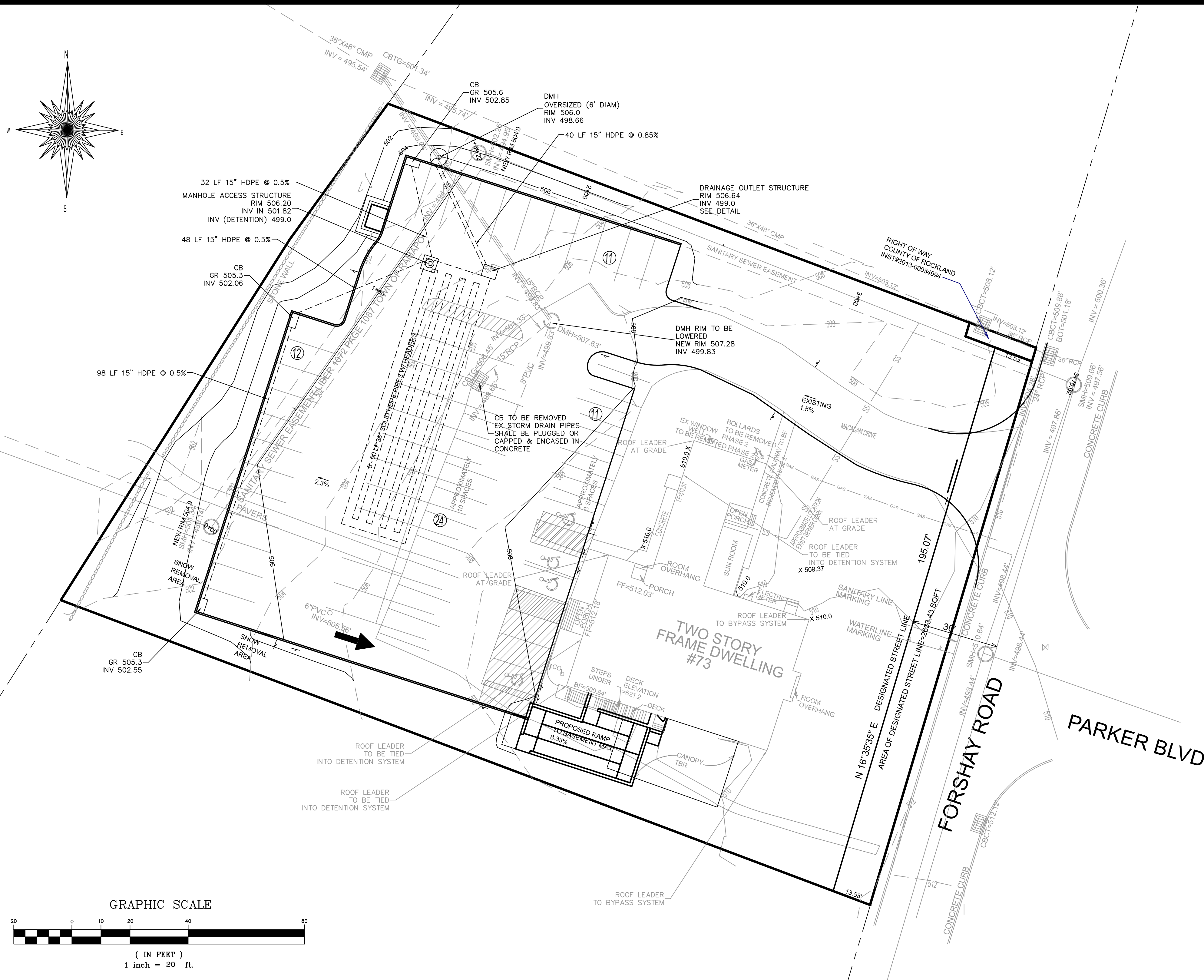
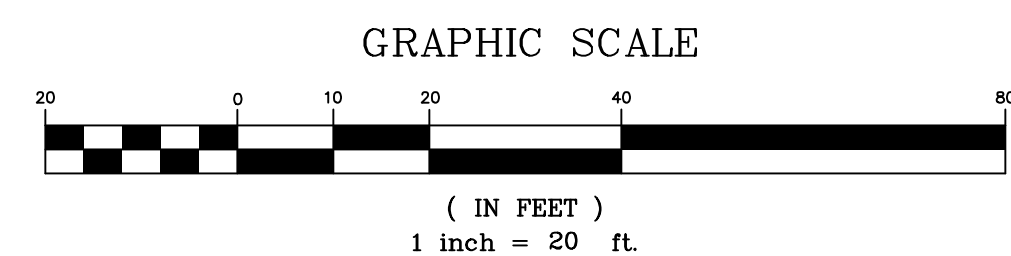
REV PER CDRC

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
AMENDED SITE PLAN PHASE 1			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 2241 - F 845 547 2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845 610 3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 10			298



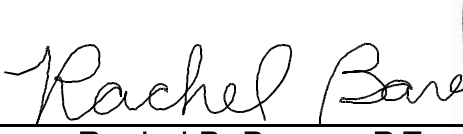
NOTE:
EXISTING CONDITIONS PLAN BASED ON SURVEY COMPLETED BY ANTHONY CELENTANO, P.L.S. ON OCTOBER 18, 2018.
REFERENCE DEED BOOK 411 PAGE 1011.
PARKING SPACES ARE NOT STRIPED. LINES ARE TO PROVIDE AN APPROXIMATE NUMBER OF SPACES FOR THE EXISTING CONDITION.

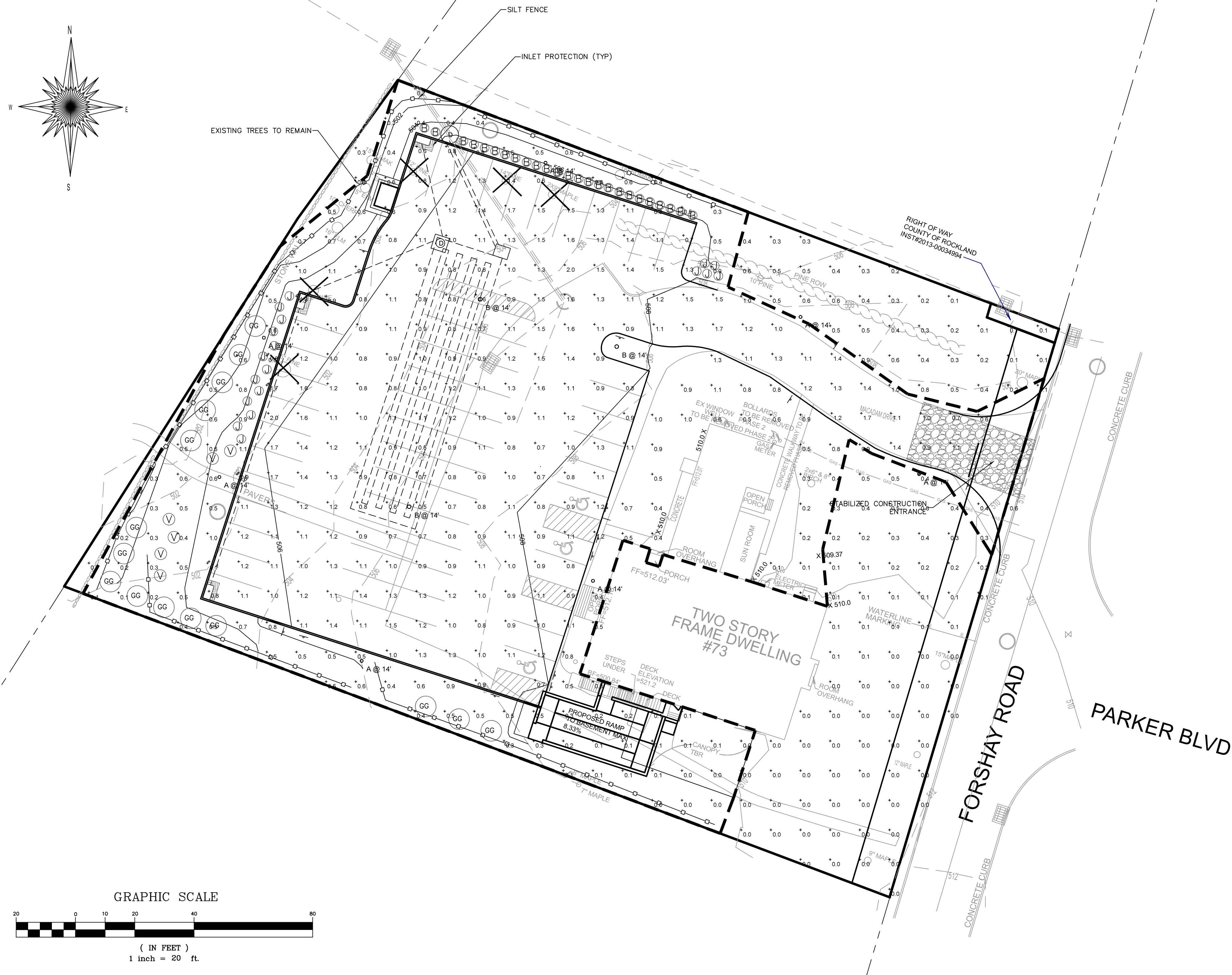
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41 18-1-12 EXISTING CONDITIONS FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC 139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243 111 Main Street Chester, NY 10918 845.810.3621			DATE: 3/9/22 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 3688 SCALE: 1"=20' DWG No. 2 OF 2
<i>Rachel B. Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



NOTE: EXISTING SEWER AND WATER CONNECTIONS TO REMAIN IN USE

MAY 24, 2023	REV 7	REVPER CDCR
SEPTEMBER 22, 2023	REV 6	REVPER CLIENT
AUGUST 23, 2023	REV 5	REVPER CLIENT
AUGUST 2, 2023	REV 4	REVPER CLIENT
JUNE 23, 2023	REV 3	REVPER PB
AUGUST 29, 2022	REV 2	REVPER PB
JUNE 15, 2022	REV 1	REVPER CDCR

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
GRADING, DRAINAGE & UTILITIES PLAN PHASE 1 FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD 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			DATE: 3/9/22 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 3688 SCALE: 1"=20' DWG No. 3 OF 3
111 Main Street Chester, NY 10918 845.810.3621 			
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143			



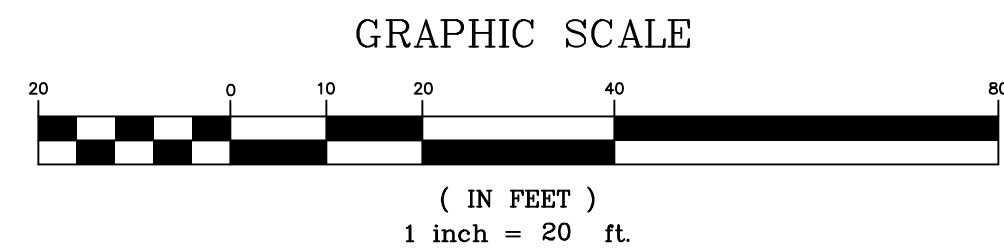
NOTES:

- 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 SEEDED, 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
- ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
- ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

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 SEEDED 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.



PLANT LIST			
KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
GG	15	GREEN GIANT ARBORVITAE/THUJA PLICATA 'GREEN GIANT'	4'-6' HT
B	25	WINTER GEM BOXWOOD/CORNUS KOUSA	24" HT 3 GAL
V	6	KOREAN SPICE VIBURNUM/VIBURNUM CARLES	36"-42" HT B&B
J	18	COMPACT PRITZER JUNIPER/JUNIPERUS CHINENSIS SARGENTI	5 GAL

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	7	Holophane	GVD2 P30 30K AS 3 R AO WITH 12FT CHA POLE	Granville II LED, LED Package 30, 3000K, 120-277V, Type 3 distribution with Ribs & bands	LED COB	1	GVD2_P30_3 OK_AS_3_R1 es	6347	0.85	60
○	B	3	Holophane	GPD2 P30 30K AS 5 R AO WITH 12FT CHA POLE	Granville Premier II LED, LED Package 30, 60W, 3000K, 120-277V, Type 5 distribution, distribution with Ribs & bands	LED COB	1	GPD2_P30_3 OK_AS_5_N1 es	7016	0.85	60

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	1.1 ft	2.0 ft	0.5 ft	4.0 ft	2.2 ft

MAY 6, 2024	REV 7	REV PER CDCR
SEPTEMBER 22, 2023	REV 6	REV PER CLIENT
AUGUST 23, 2023	REV 5	REV PER CLIENT
AUGUST 2, 2023	REV 4	REV PER CLIENT
JUNE 23, 2023	REV 3	REV PER PB
AUGUST 29, 2022	REV 2	REV PER PB
JUNE 15, 2022	REV 1	REV PER CDCR

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41-18-1-12			
LANDSCAPING, LIGHTING, & EROSION CONTROL PLAN PHASE 1			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 40			301

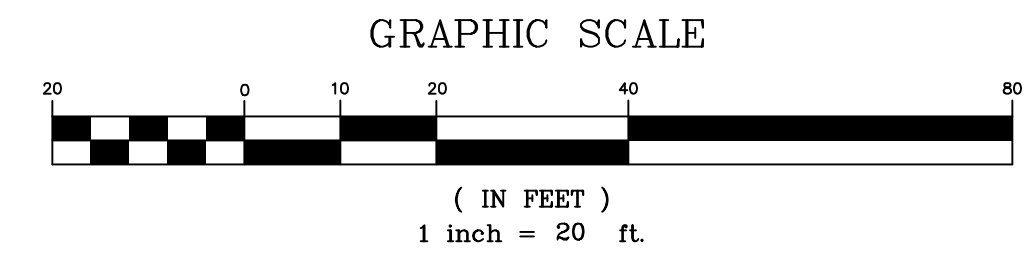
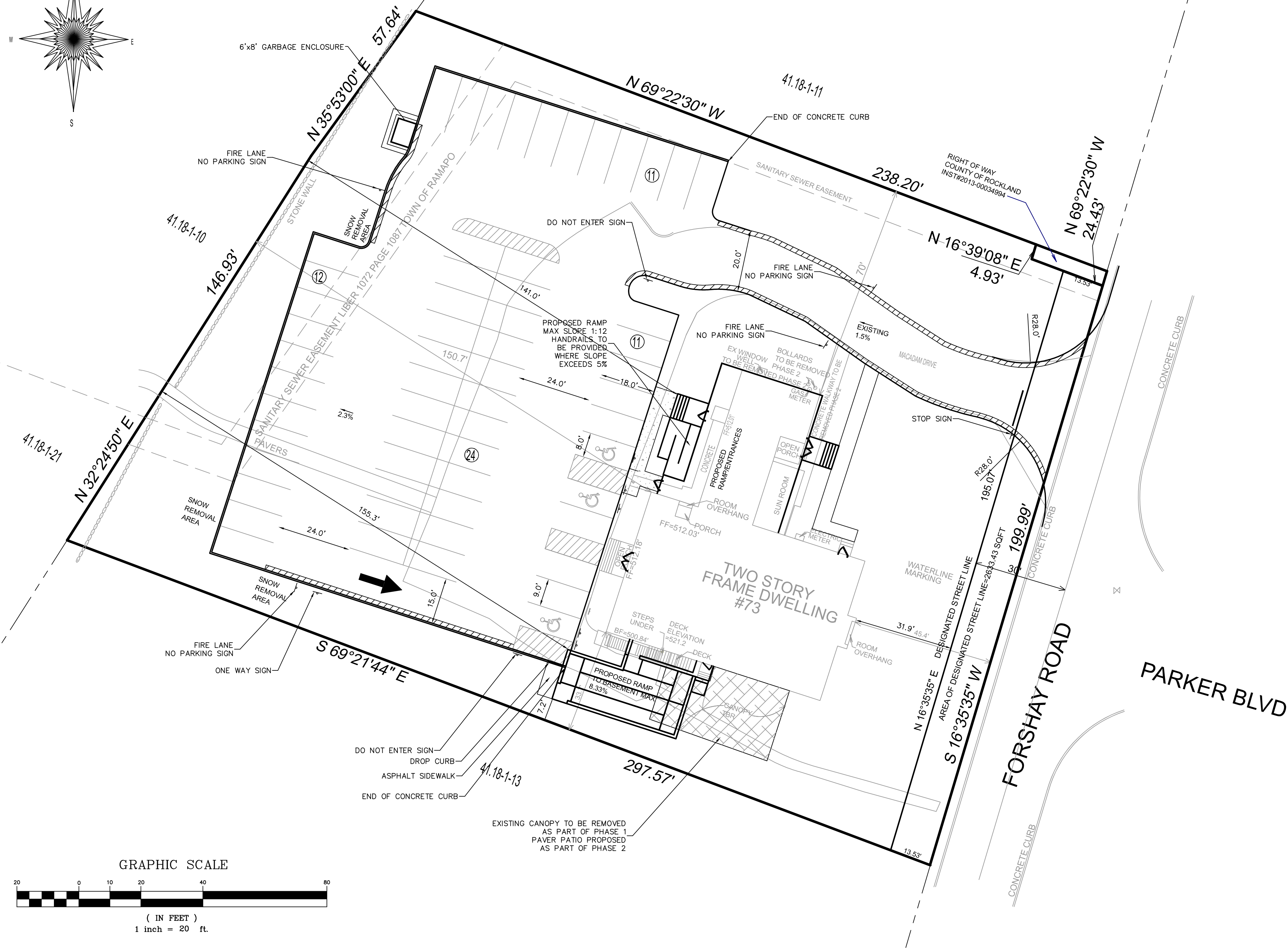
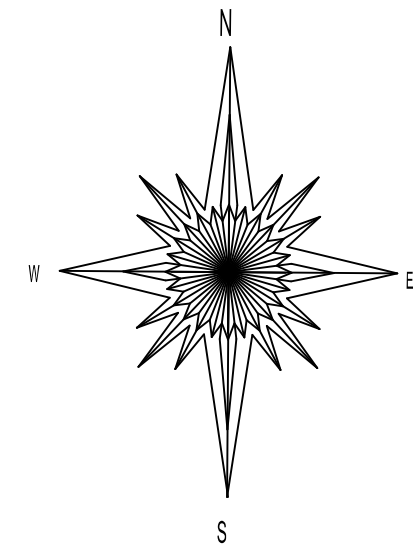


TABLE OF DIMENSIONAL REQUIREMENTS: R-35													
Use Group	Min. Lot Area	Min. Lot Frontage	Min. Lot Width	Min. Front Yard	Min. Side Yard	Min. Total Side Yard	Min. Rear Yard	Max. Impervious Surface Ratio	Max. Front Yard Impervious Surface Ratio	Maximum Building Coverage	Max. Building Height		Maximum Exposed Building Height
											Stories	Feet	
Required	35,000 SF	100 FT	125 FT	50 FT	25 FT	60 FT	50 FT	0.25	0.2	0.1	2½	25	40
Existing per Oct 31 1996 Variances	48,634 SF	200 FT	200 FT	34 FT	35 FT (25' permitted by variance)	97 FT (50' permitted by variance)	72 FT	0.32	0.16	0.09	2	<25	<40
Variances Granted Nov 19, 2003								0.48					
Existing Measured	53,557 SF	199 FT	199 FT	45 FT	33 FT	103 FT	150 FT	0.34	0.13	0.09	2	<25	<40
Existing per Jan 2020 approved site plan	Net 52,240 SF	199 FT	199 FT	31.9 FT	33 FT	103 FT	150 FT	0.56	0.19	0.09	2	<25	<40
Variances Granted July 17, 2019				31.9 FT				0.56					
Proposed Phase 2	Net 52,240 SF	199 FT	199 FT	31.9 FT	33 FT	103 FT	141 FT	0.575	0.19	0.097	2	<25	<40

NET LOT AREA:
53,557 SF GROSS AREA - 50% * (2,633.43 SF DEDICATION) = 52,240 SF NET LOT AREA

EXISTING MAX. IMPERVIOUS SURFACE RATIO:
17,870 SF IMPERVIOUS/52,240 SF LOT AREA = 0.342
DEC 2003 PLAN LISTS MAX IMPERVIOUS SURFACE VARIANCE FROM OCT 1996 OF 0.32, VARIANCE FROM NOV 2003 OF 0.48

PROPOSED MAX. IMPERVIOUS SURFACE RATIO PHASE 2:
30,020 SF/52,240 SF NET LOT AREA = 0.575

EXISTING MAX. FRONT YARD IMPERVIOUS SURFACE RATIO:
1,310 SF IMPERVIOUS/9,879 SF FRONT YARD AREA = 0.13

PROPOSED MAX. FRONT YARD IMPERVIOUS SURFACE RATIO:
1,856 SF IMPERVIOUS/9,946 SF FRONT YARD AREA = 0.19

BUILDING COVERAGE CALCULATION:
5,093 SF BUILDING/52,240 SF NET LOT AREA = 0.097

PARKING REQUIRED:
NEIGHBORHOOD GATHERING REQUIRES 20 SPACES

EXISTING PARKING: ESTIMATED 18 SPACES
PROPOSED PARKING: 58 SPACES, INCLUDING 3 ADA SPACES
TOTAL SPACES ADDED: 40 SPACES

MAY 6, 2024
SEPTEMBER 22, 2023
AUGUST 23, 2023

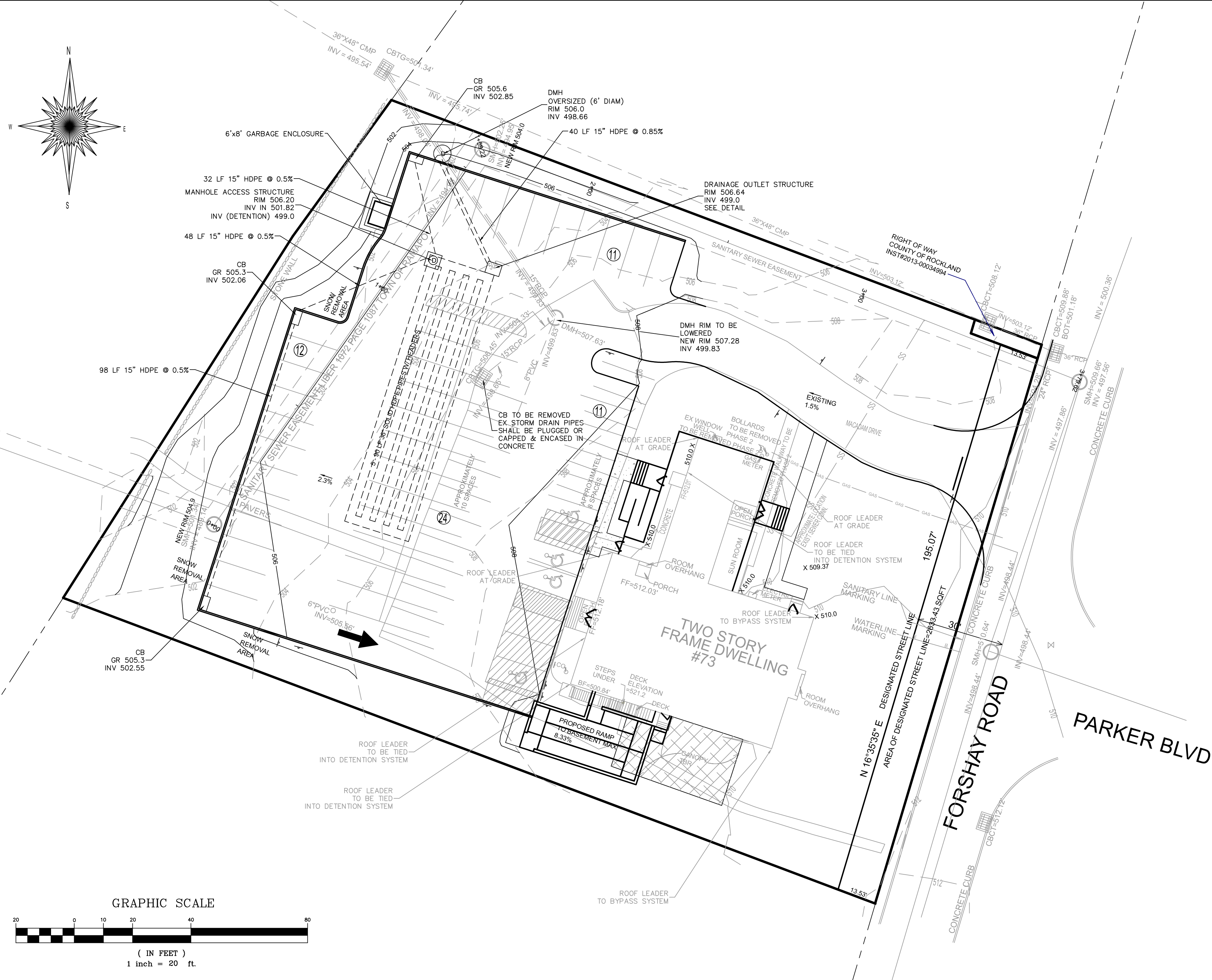
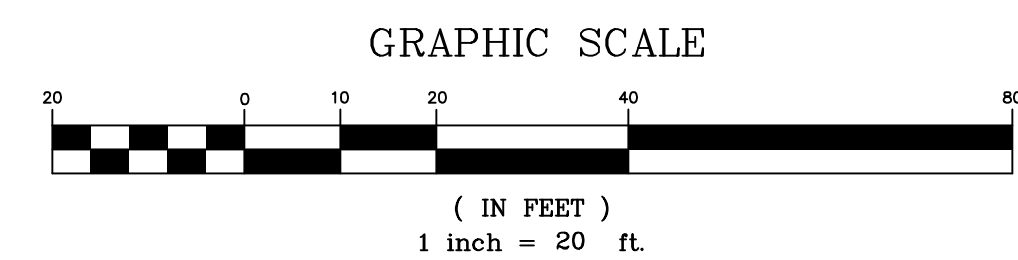
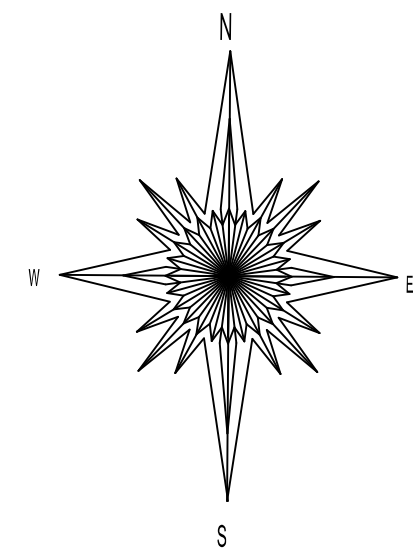
REV 3
REV 2
REV 1

REV PER CDRC
REV PER CLIENT
REV PER CLIENT

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
AMENDED SITE PLAN PHASE 2			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 8/2/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 50			

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





NOTE: EXISTING SEWER AND WATER CONNECTIONS TO REMAIN IN USE

NEW ROOF LEADERS FOR THE ADDITION SHALL BE DIRECTED TO THE UNDERGROUND DETENTION SYSTEM.

MAY 6, 2024
SEPTEMBER 22, 2023
AUGUST 23, 2023

REV 3
REV 2
REV 1

REV PER CDRC
REV PER CLIENT
REV PER CLIENT

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
GRADING, DRAINAGE & UTILITIES PLAN PHASE 2			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 8/2/23
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
JOB No. 3688			SCALE: 1"=20'
DWG No. 60			303

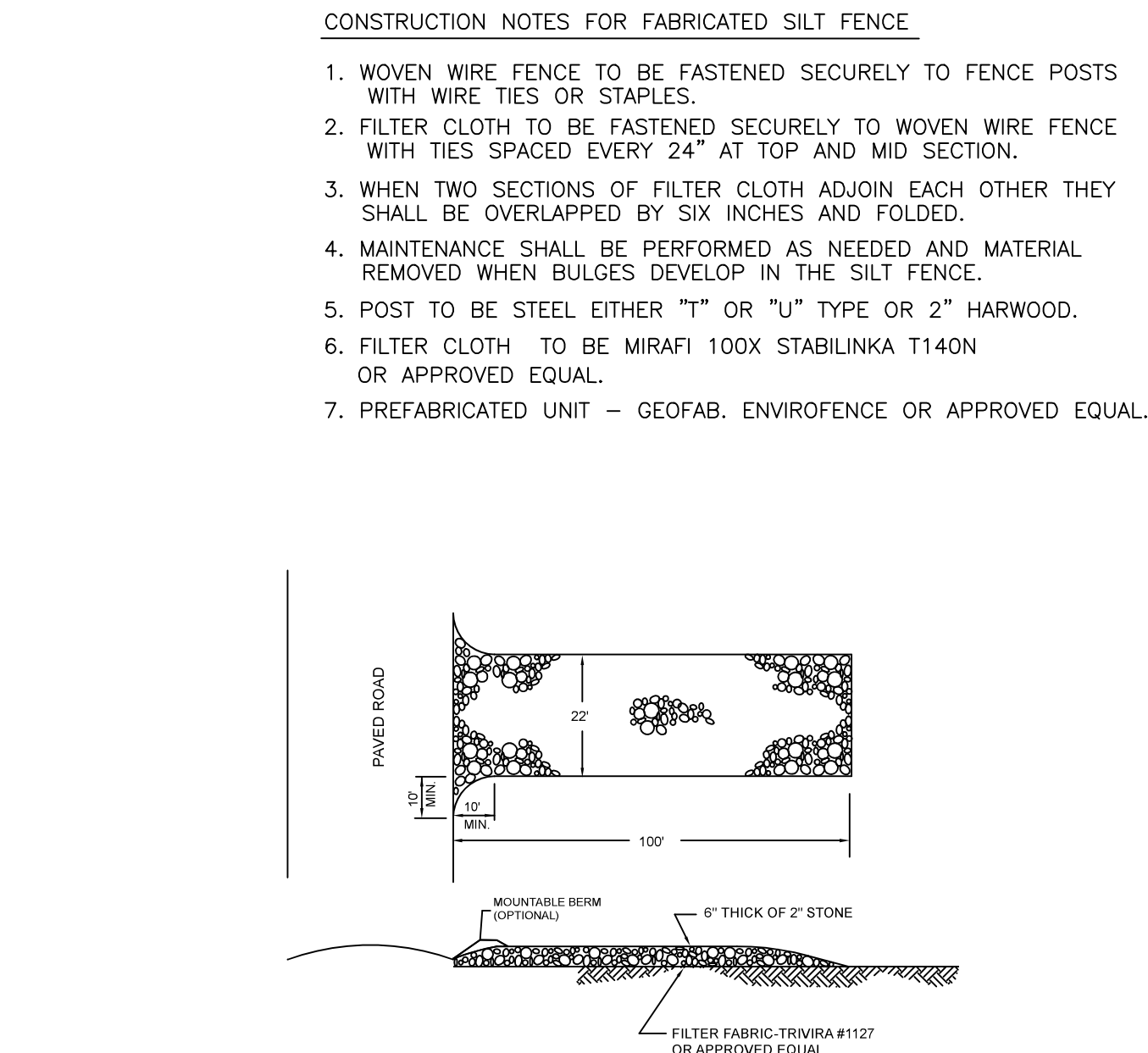
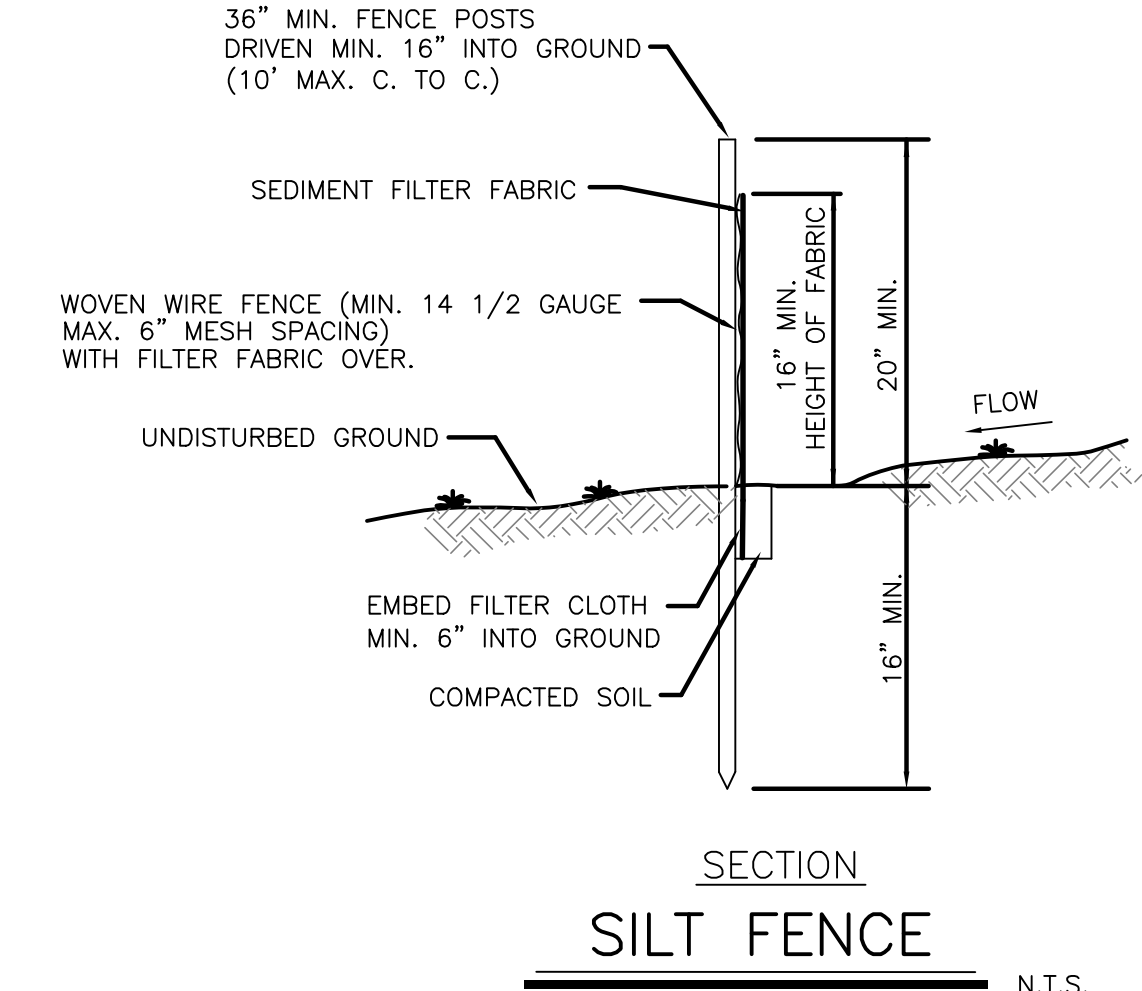
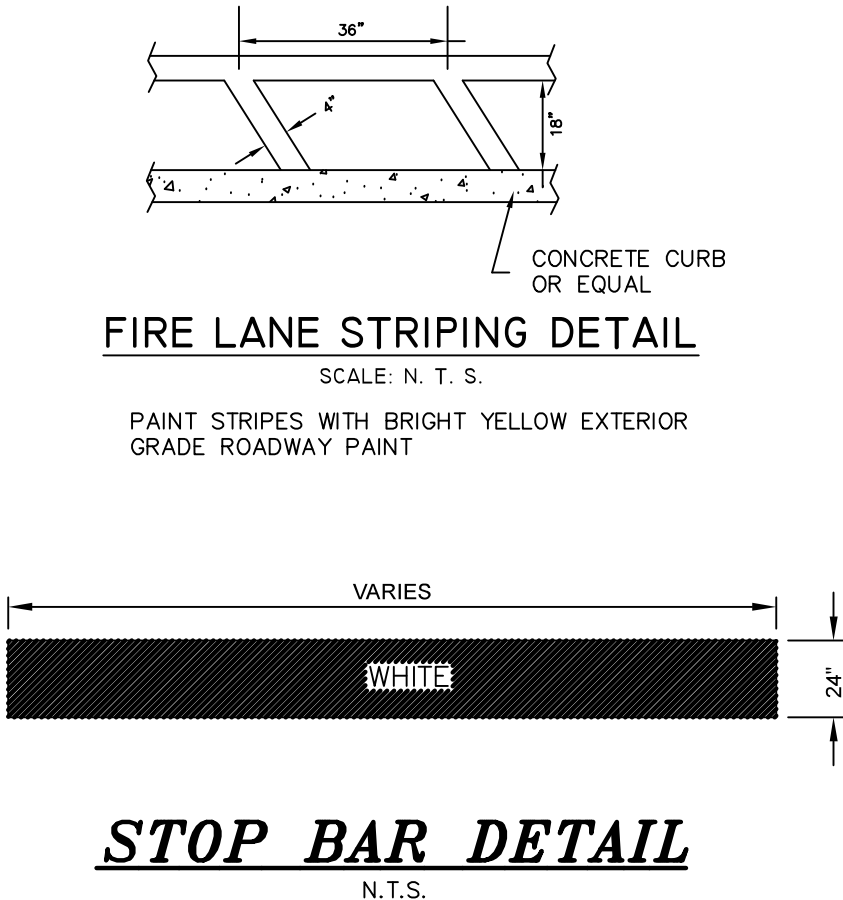
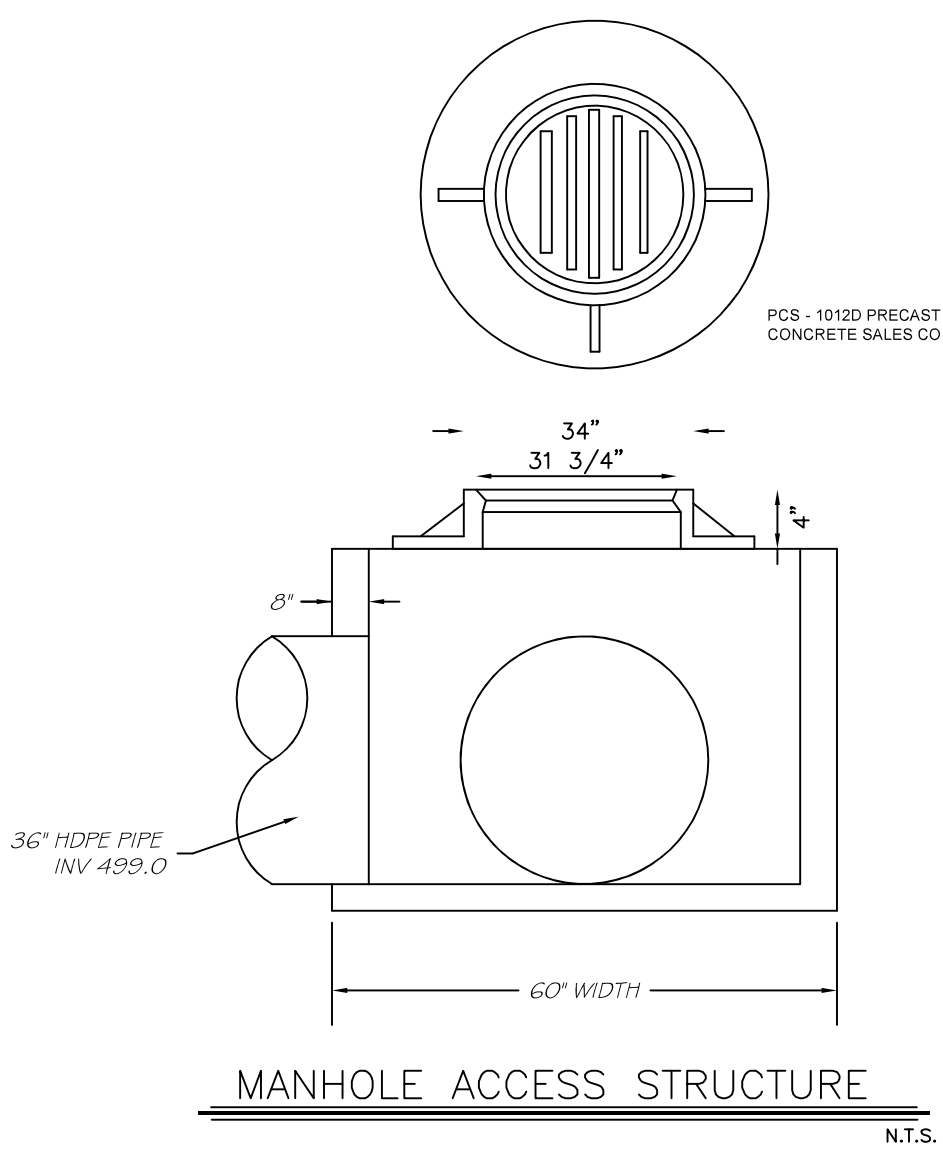
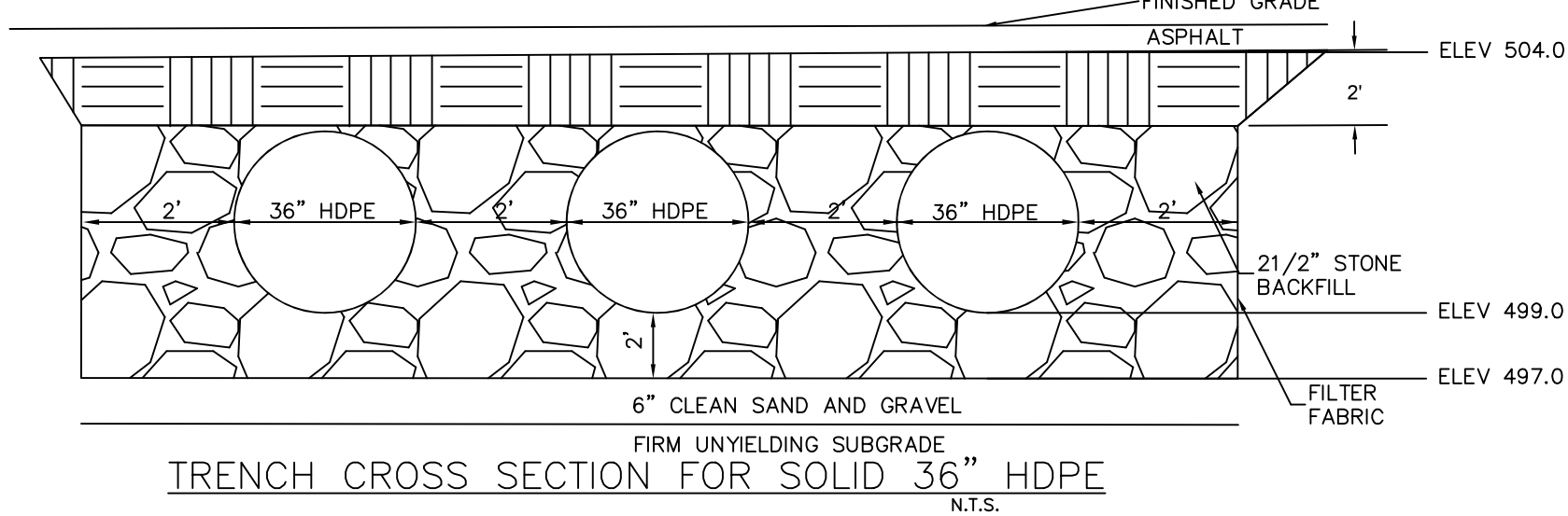
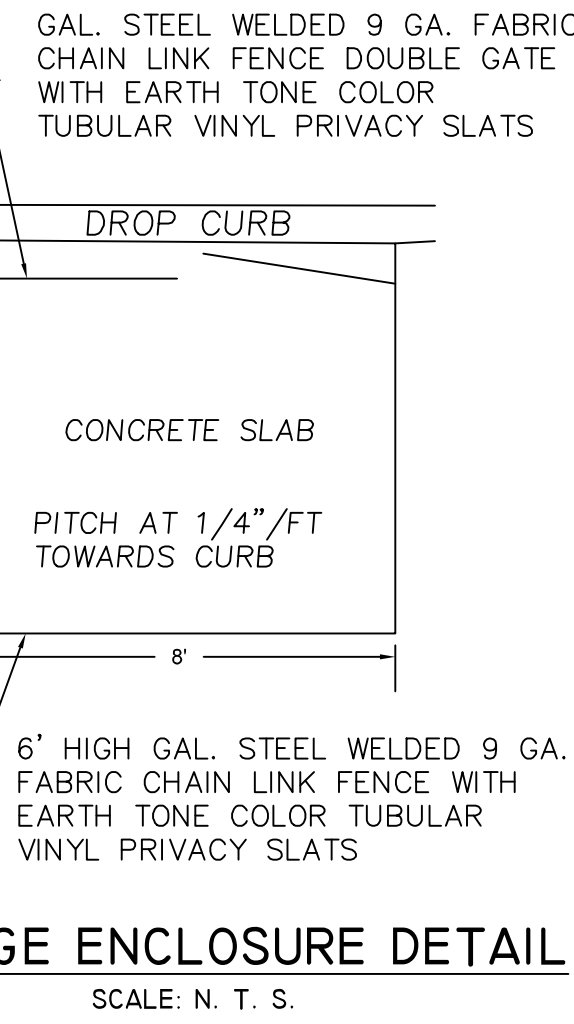
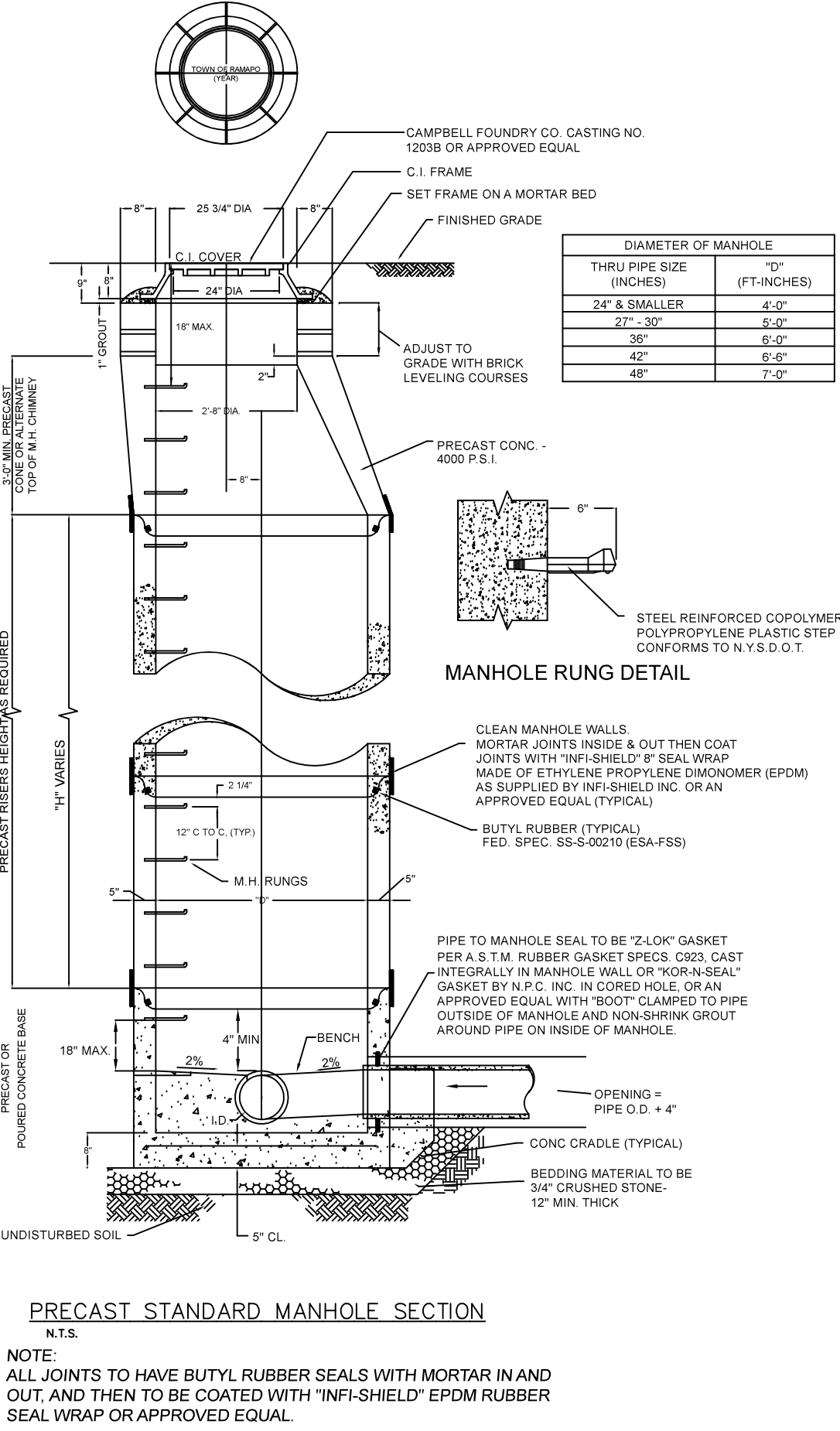
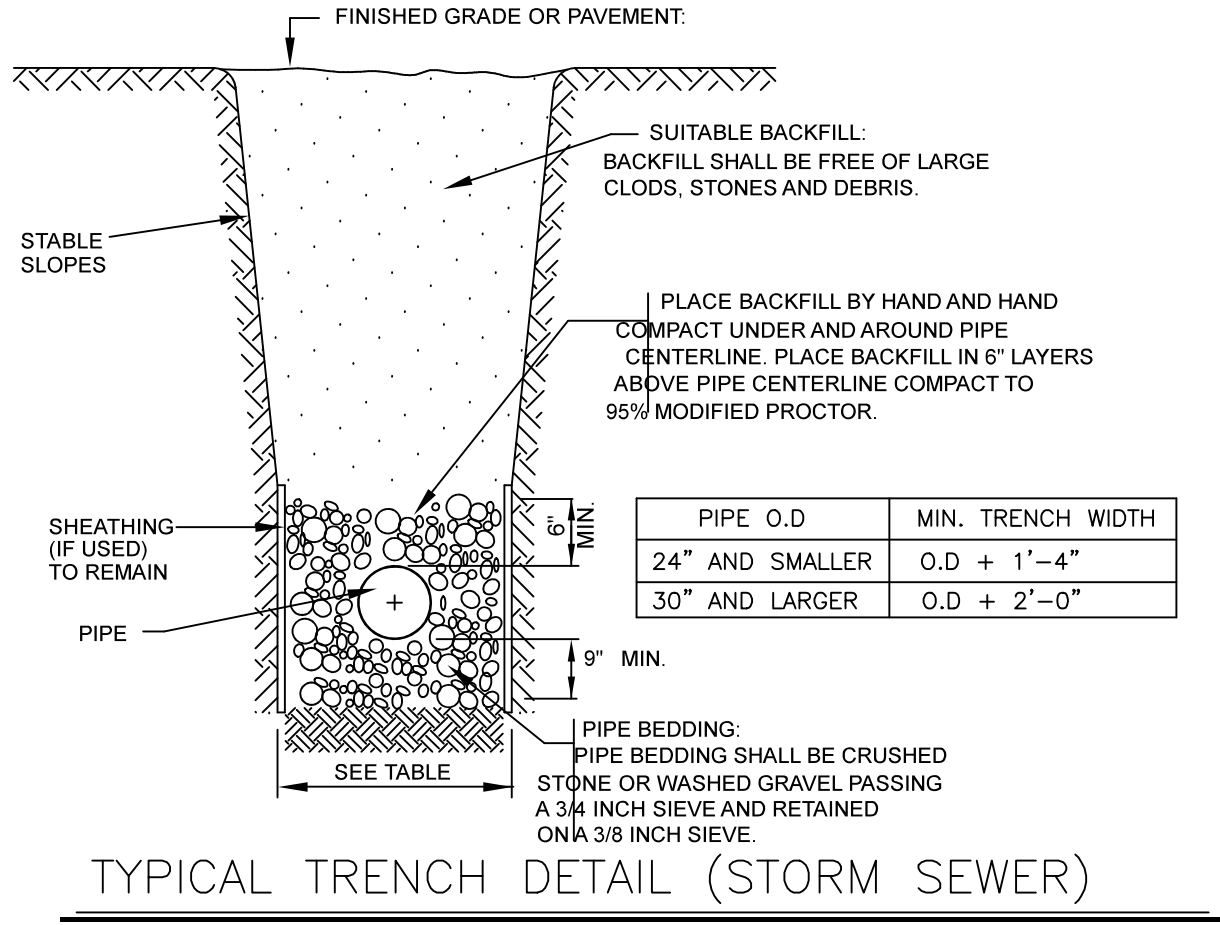
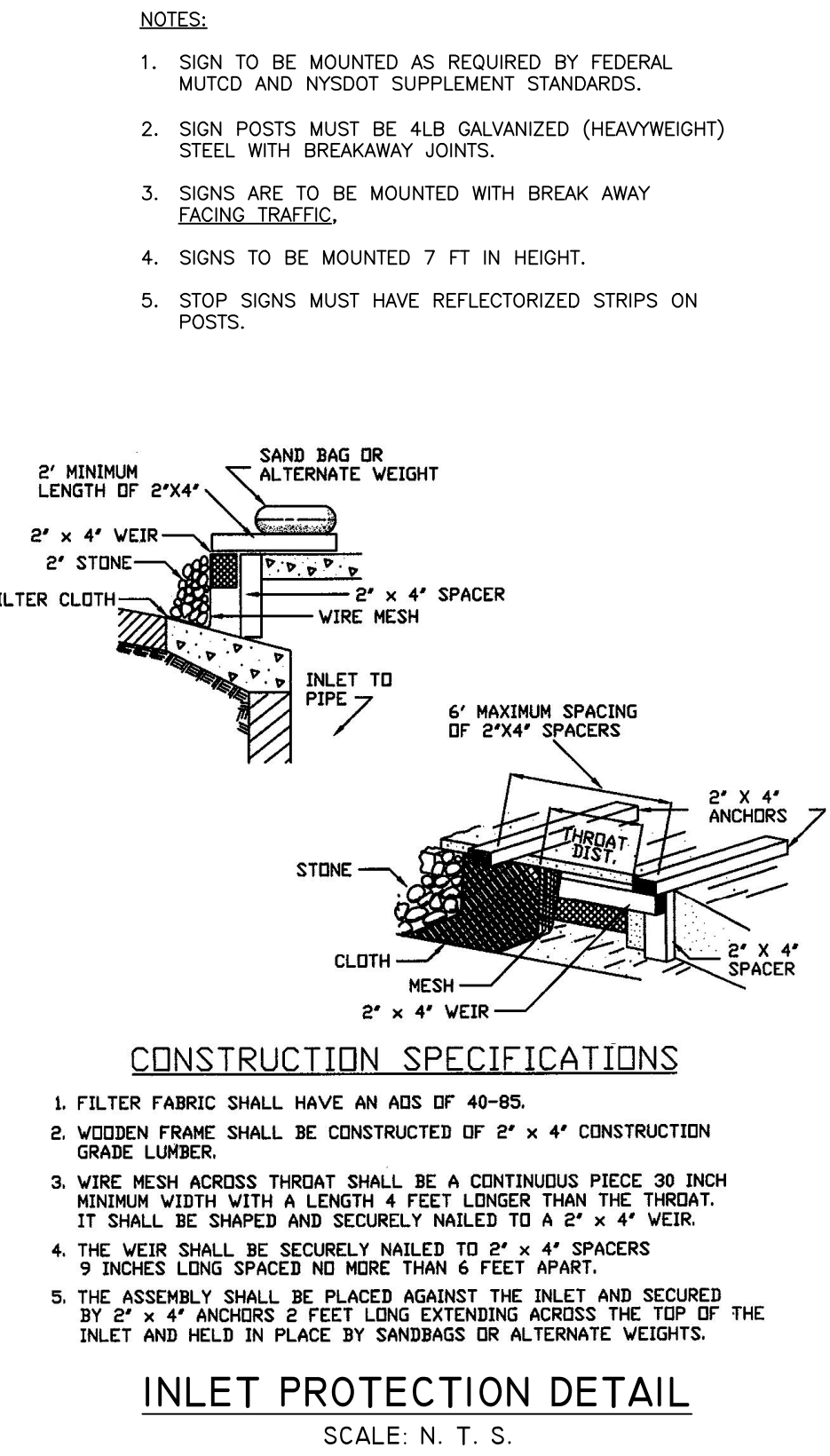
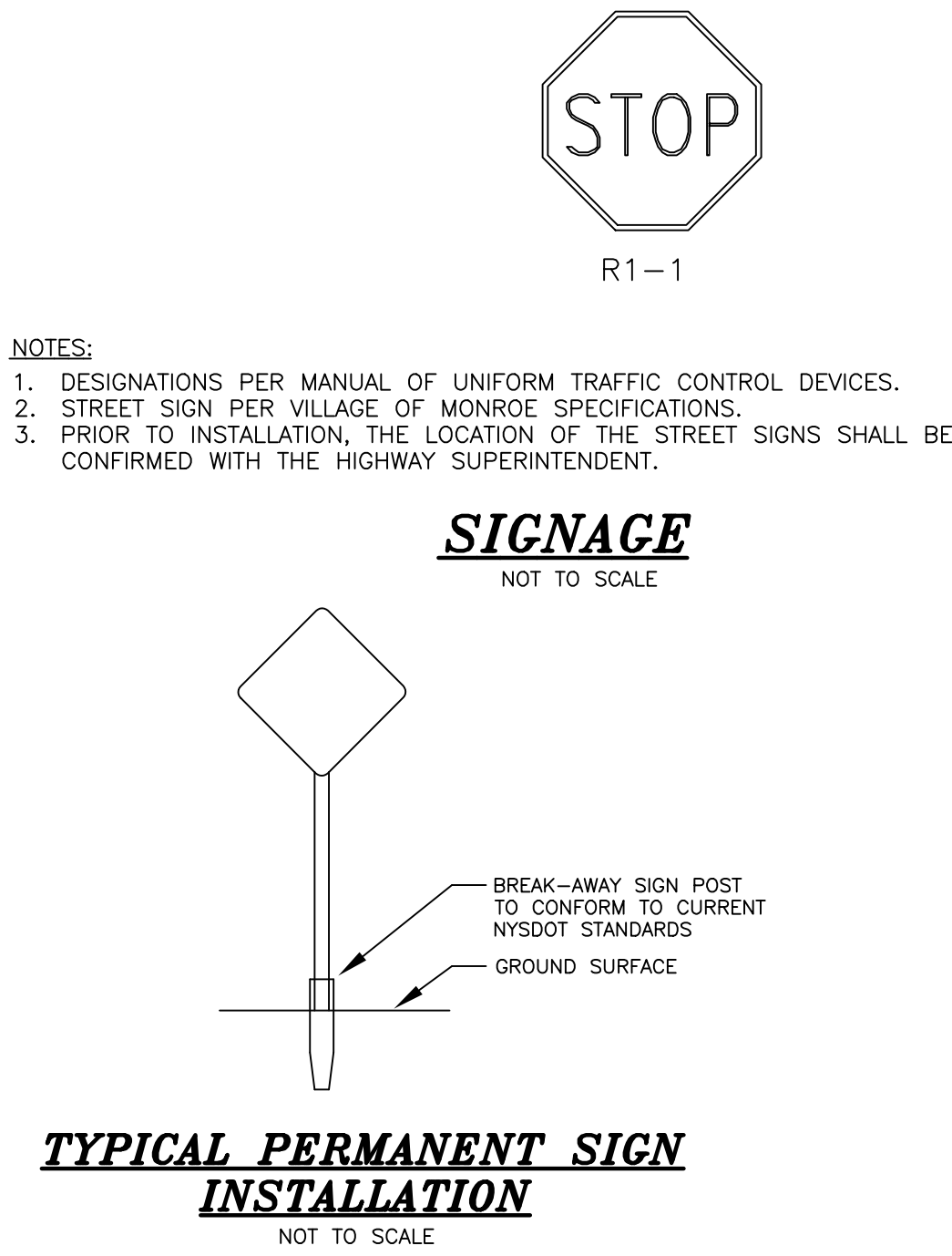
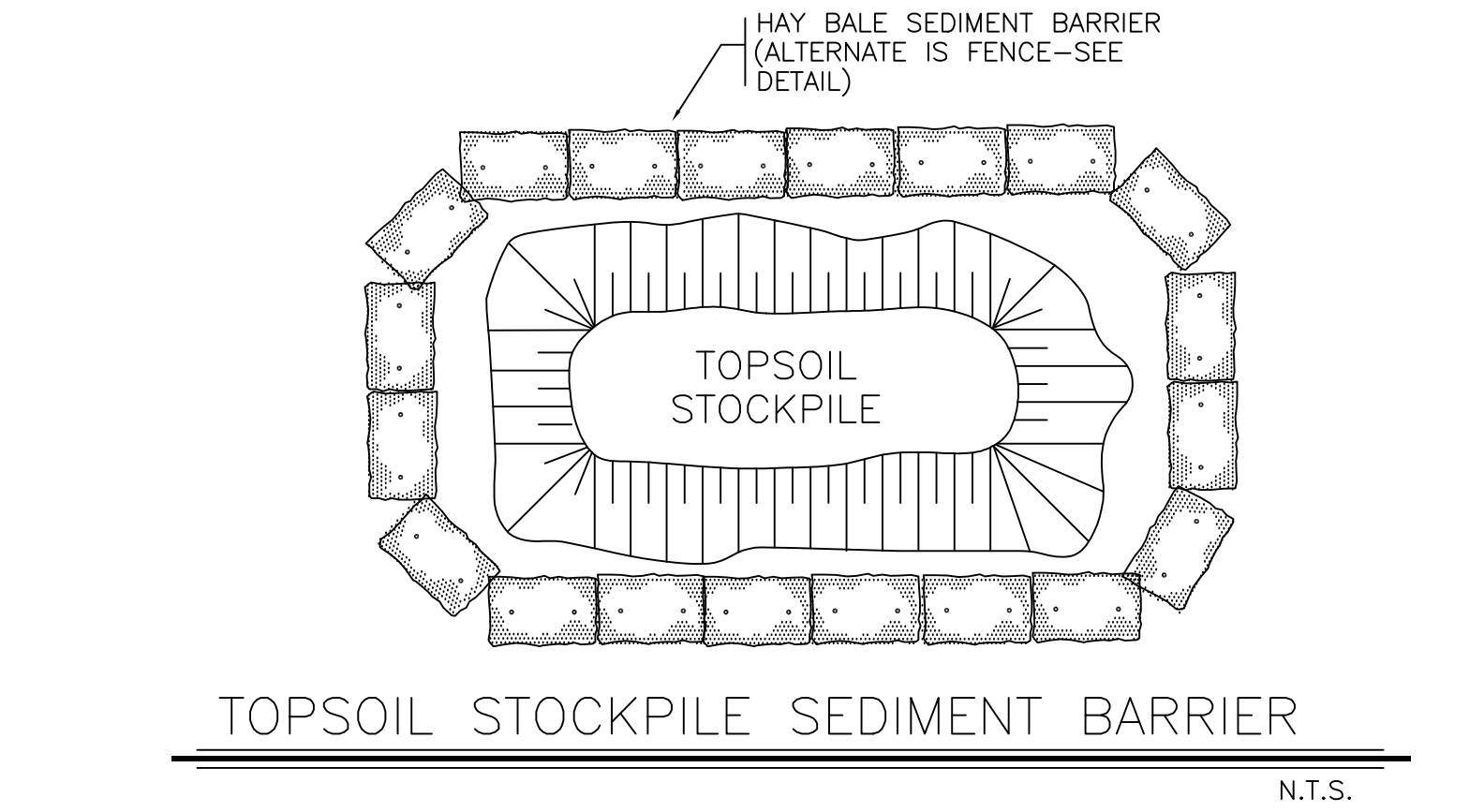
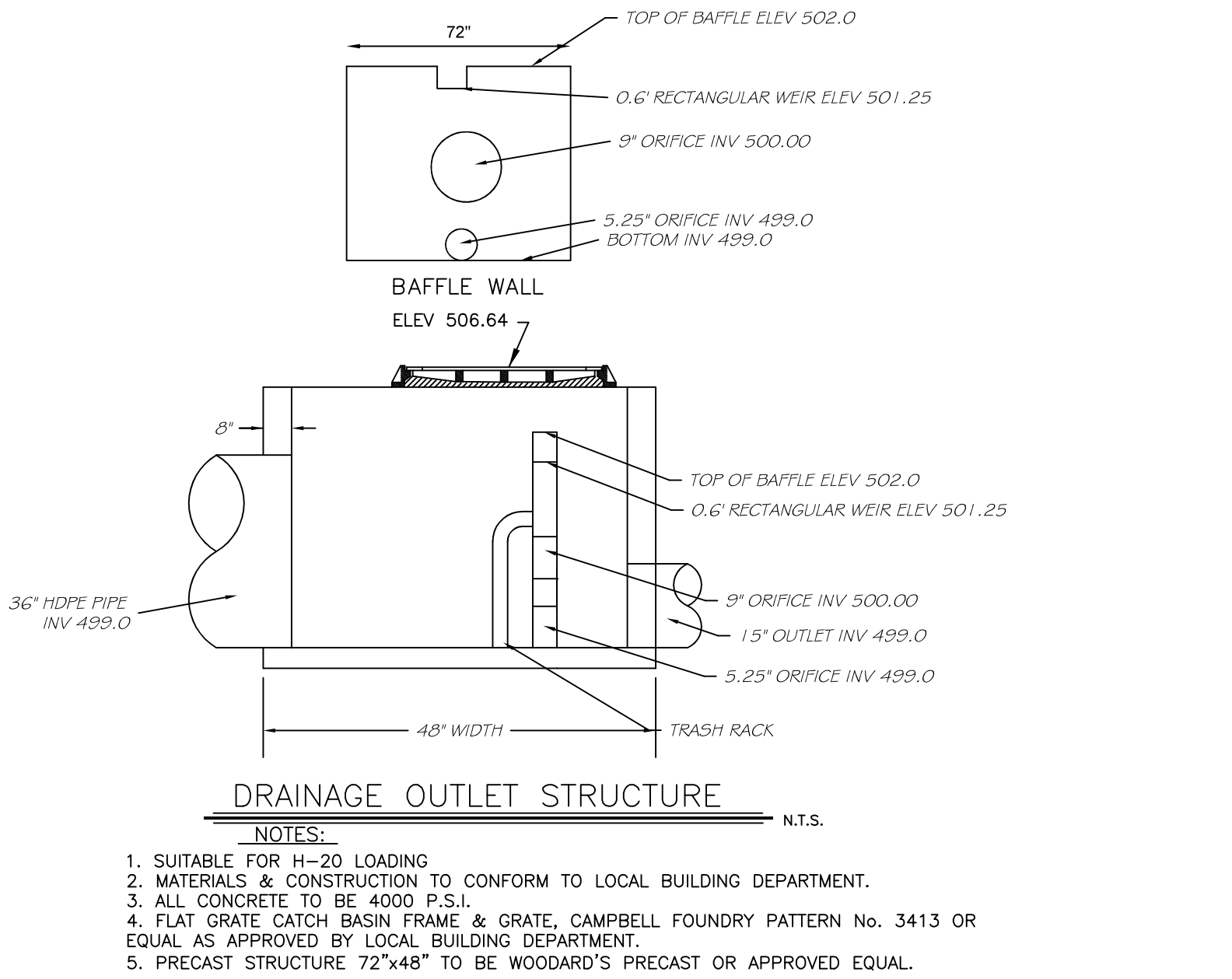
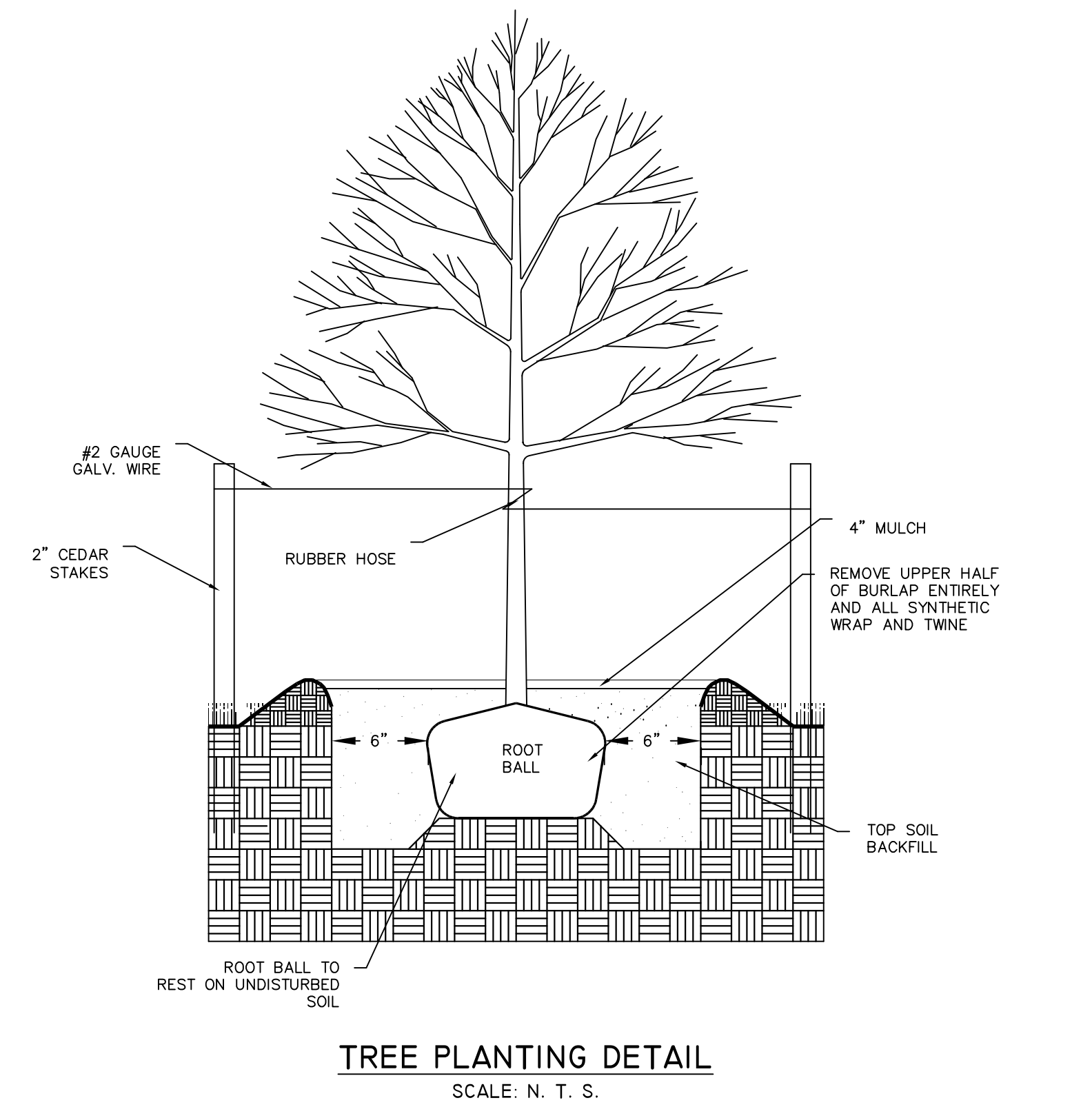
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

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AUGUST 23, 2023	REV 1	REV PER CLIENT	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
LANDSCAPING, LIGHTING, & EROSION CONTROL PLAN PHASE 2 FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD 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			DATE: 8/2/23 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 3688 SCALE: 1"=20' DWG No. 7 OF 12
111 Main Street Chester, NY 10918 845.610.3621  <i>Rachel Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			

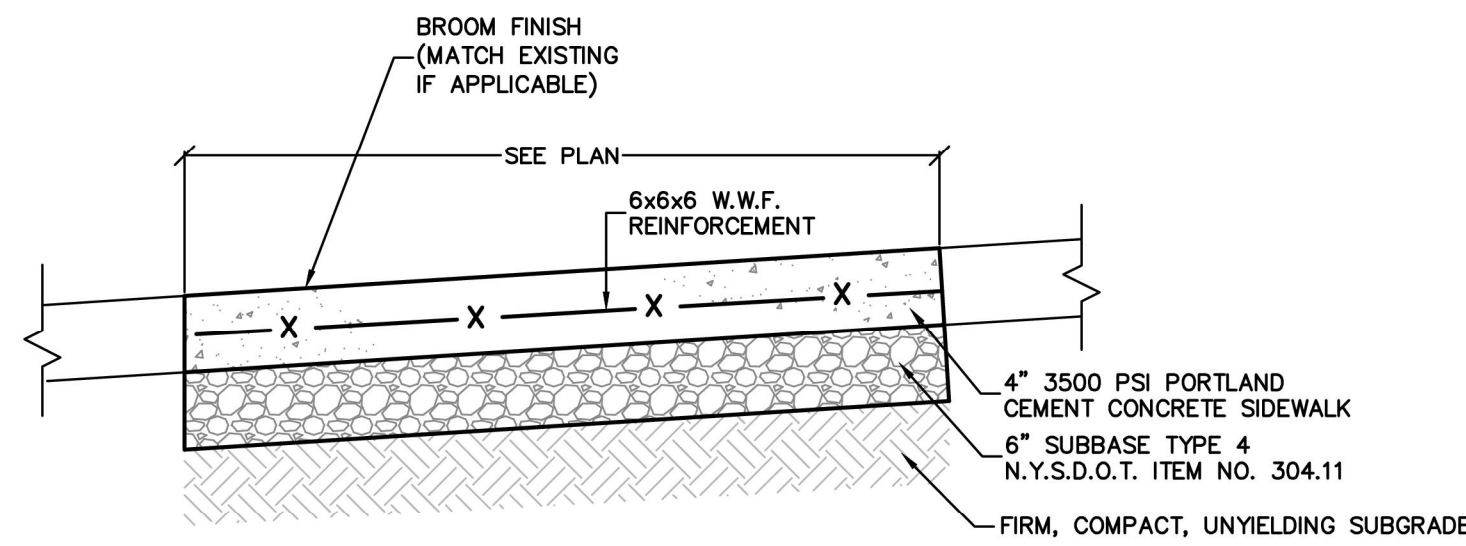


MAY 6, 2024
SEPTEMBER 22, 2023
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AUGUST 2, 2023
JUNE 23, 2023
AUGUST 29, 2022
JUNE 15, 2022

REV 7
REV 6
REV 5
REV 4
REV 3
REV 2
REV 1

REV PER CDRC
REV PER CLIENT
REV PER CLIENT
REV PER CLIENT
REV PER PB
REV PER PB
REV PER CDRC

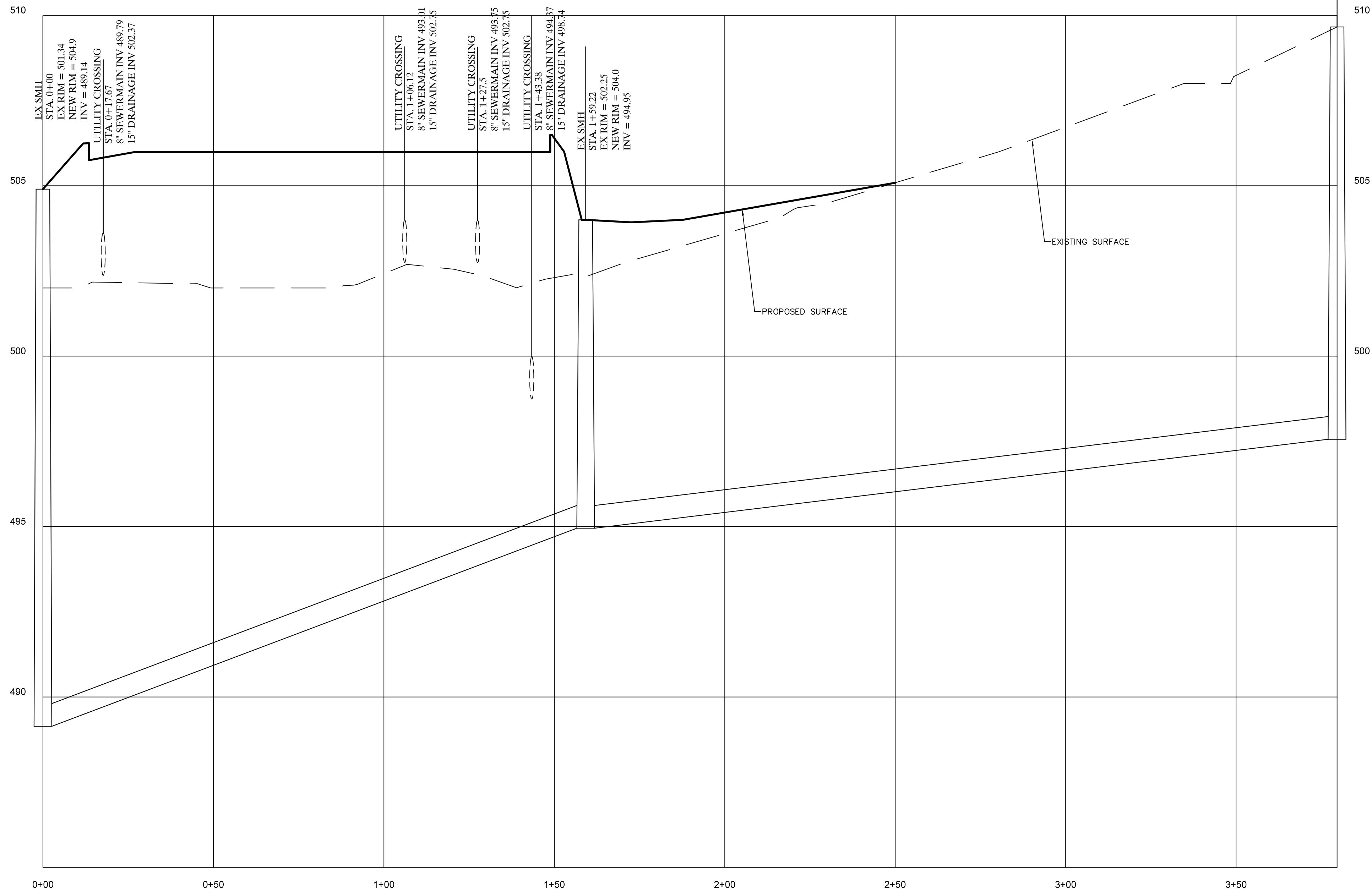
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41-18-1-12			
DETAILS			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243		DRAWN BY:	RB/LT
111 Main Street Chester, NY 10918 845.610.3621		CHKD BY:	RB/LT
Rachel B. Barese, P.E. N.Y. Lic. No. 90143		JOB No.	3688
		SCALE:	1"=20'
		DWG No.	8 OF 305

**CONCRETE SIDEWALK NOTES**

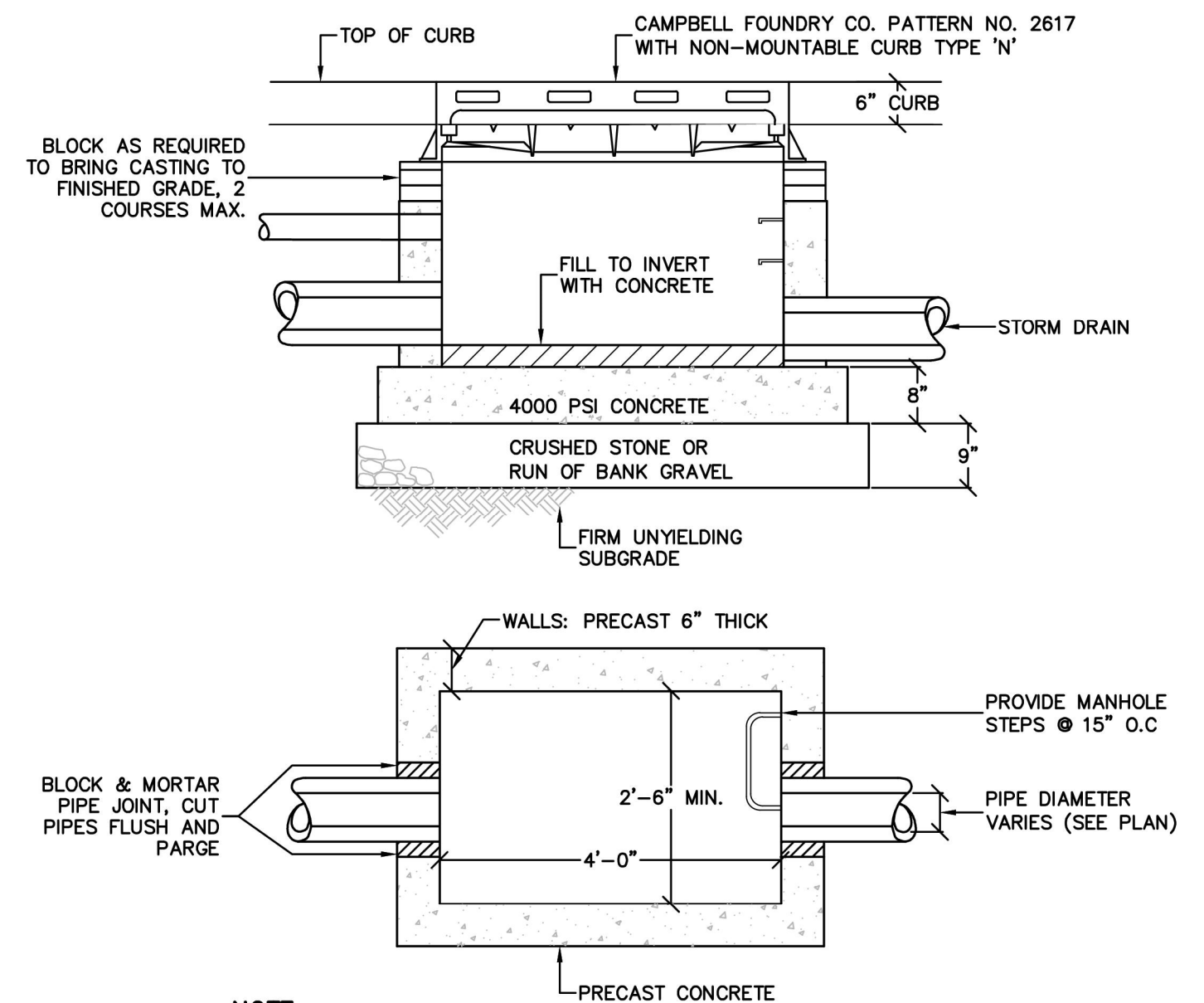
1. FULL DEPTH TRANSVERSE CONSTRUCTION JOINTS SHALL BE PLACED EVERY 18-20 FEET.
2. CONCRETE SURFACE SHALL BE SCORED AND TOOLED EVERY 5 FEET.
3. ALL EDGES SHALL BE FINISHED WITH AN EDGING TOOL WITH A RADIUS OF 1/4 INCH.
4. A 3/4 INCH BITUMINOUS JOINT FILLER SHALL BE PLACED AT ALL JOINTS BETWEEN SIDEWALK, CURB, PAVEMENT, BUILDING, ETC.
5. THE CONCRETE SHALL BE FINISHED TO PRODUCE A SMOOTH FINISH AND THEN LIGHTLY BROOMED TO A UNIFORM TEXTURE.
6. A CLEAR MEMBRANE CURING COMPOUND SHALL BE USED UPON COMPLETION OF FINISHING.
7. ALL SIDEWALKS SHALL ADHERE TO ADA GUIDELINES.

CONCRETE SIDEWALK DETAIL
N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
CONCRETE SIDEWALK DETAIL

**SEWERMAIN PROFILE**

H: 1"=20'
V: 1"=2'



NOTE:
MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE
STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

CATCH BASIN DETAIL
N.T.S.

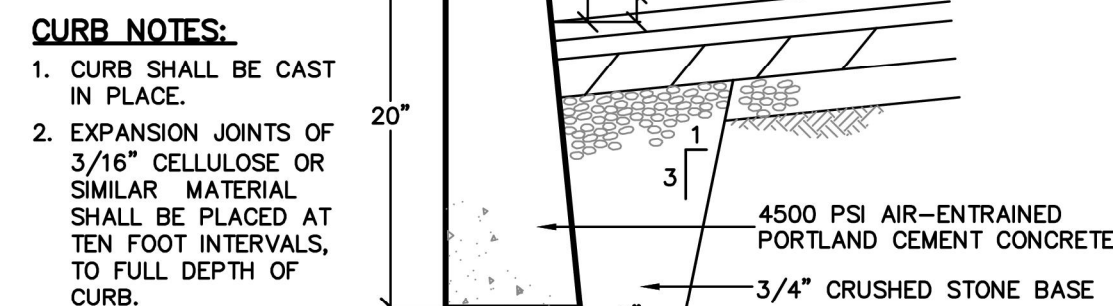
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
CATCH BASIN DETAIL

MAY 6, 2024	REV 7	REV PER CDRC
SEPTEMBER 22, 2023	REV 6	REV PER CLIENT
AUGUST 23, 2023	REV 5	REV PER CLIENT
AUGUST 2, 2023	REV 4	REV PER CLIENT
JUNE 23, 2023	REV 3	REV PER PB
AUGUST 29, 2022	REV 2	REV PER PB
JUNE 15, 2022	REV 1	REV PER CDRC

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
DETAILS			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 3/9/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
			JOB No. 3688
			SCALE: 1"=20'
			DWG No. 9 OF 306

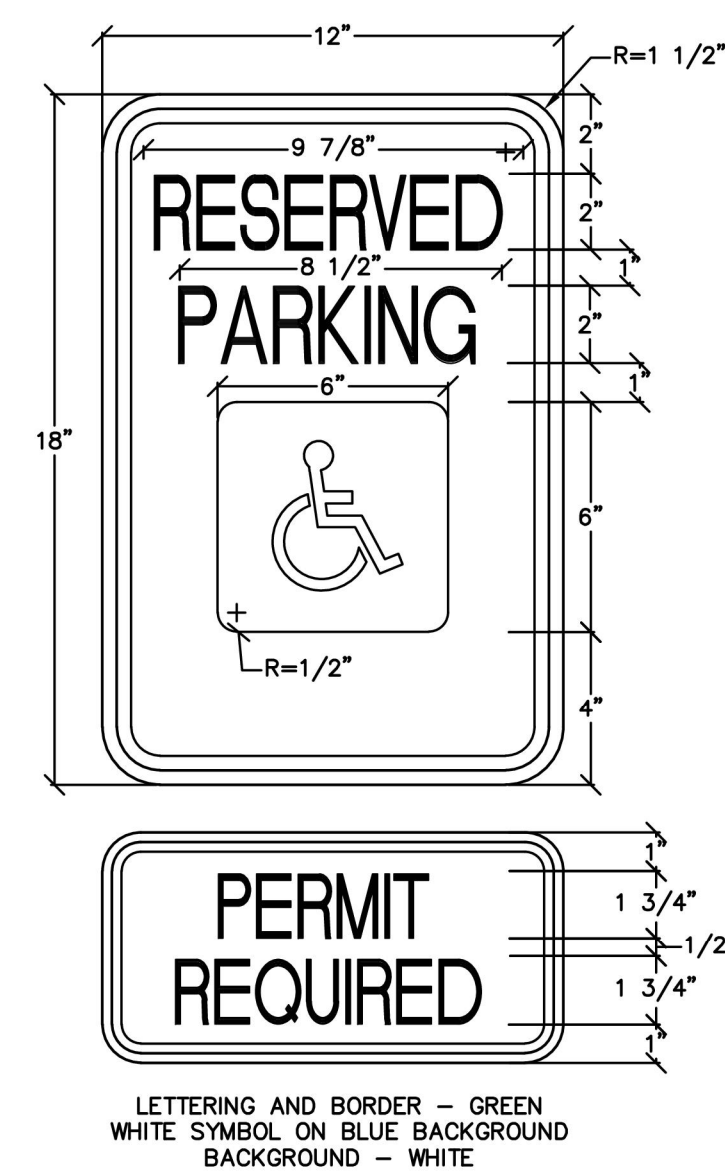
Rachel B. Barese
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

STATE OF NEW YORK
RACHEL B. BARESE
080143
LICENSED PROFESSIONAL ENGINEER



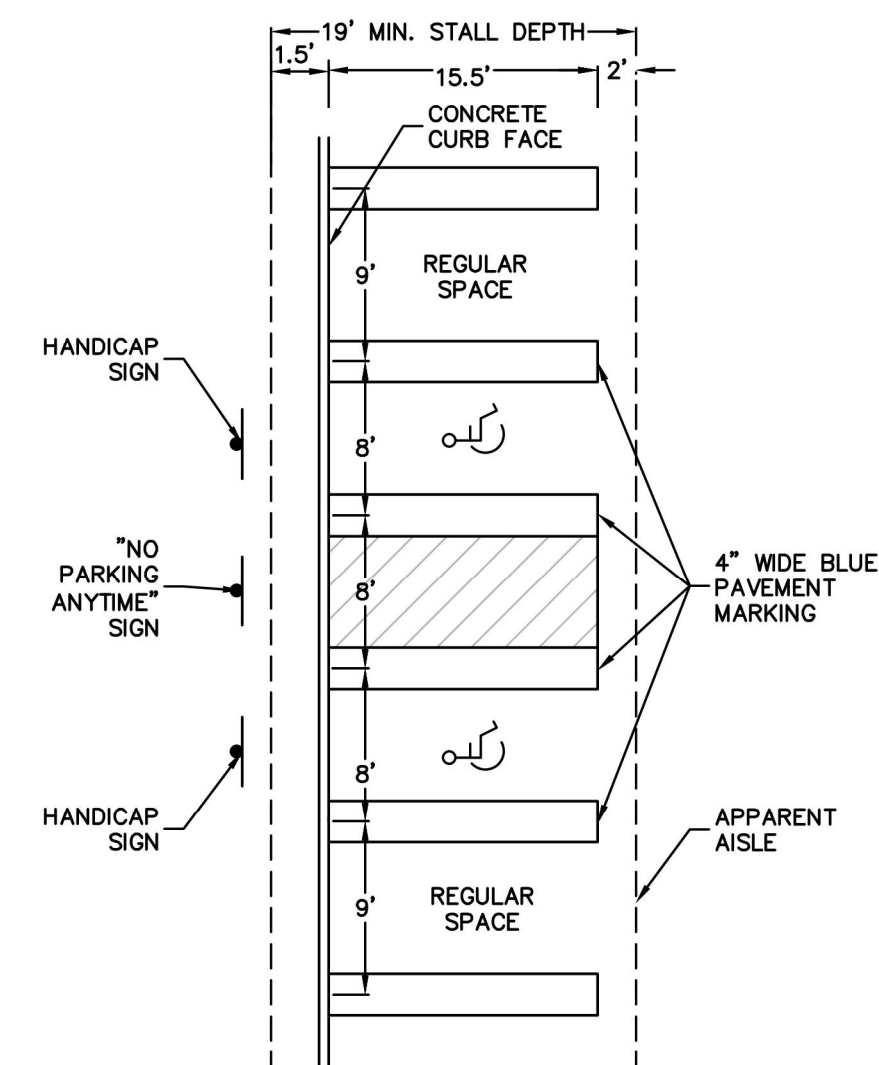
CONCRETE CURB DETAIL
N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
CONCRETE CURB DETAIL



HANDICAP PARKING SIGN
N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
HANDICAP PARKING SIGN



NOTES:

1. EACH ACCESSIBLE PARKING SPACE SHALL BE PROVIDED WITH SIGNAGE DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. EACH ACCESS AISLE SHALL BE PROVIDED WITH SIGNAGE READING "NO PARKING ANYTIME".
3. SIGN SHALL BE PERMANENTLY INSTALLED AT A CLEAR HEIGHT OF BETWEEN 60 INCHES (1525 MM) AND 84 INCHES (2185 MM) ABOVE GRADE AND SHALL NOT INTERFERE WITH AN ACCESSIBLE ROUTE FROM AN ACCESS AISLE.

HANDICAP PARKING STRIPING DETAIL
N.T.S.

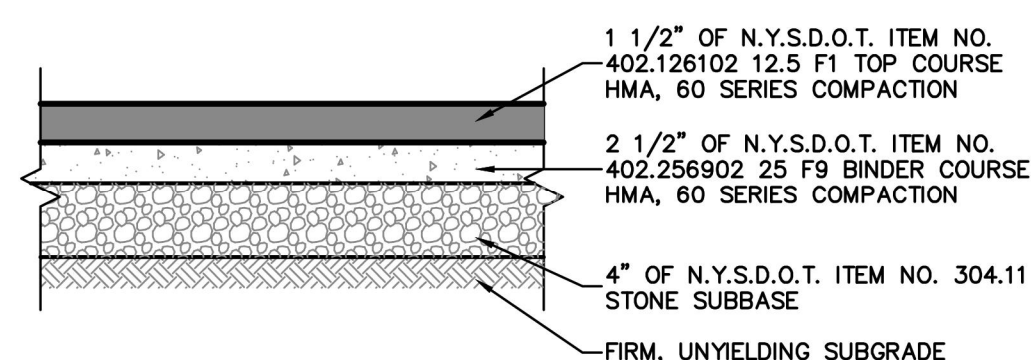
VILLAGE OF WESLEY HILLS ROCKLAND COUNTY, N.Y.
HANDICAP PARKING STRIPING DETAIL



LETTERING AND BORDER – RED
BACKGROUND – WHITE

NO PARKING / NO STANDING SIGN
N.T.S.

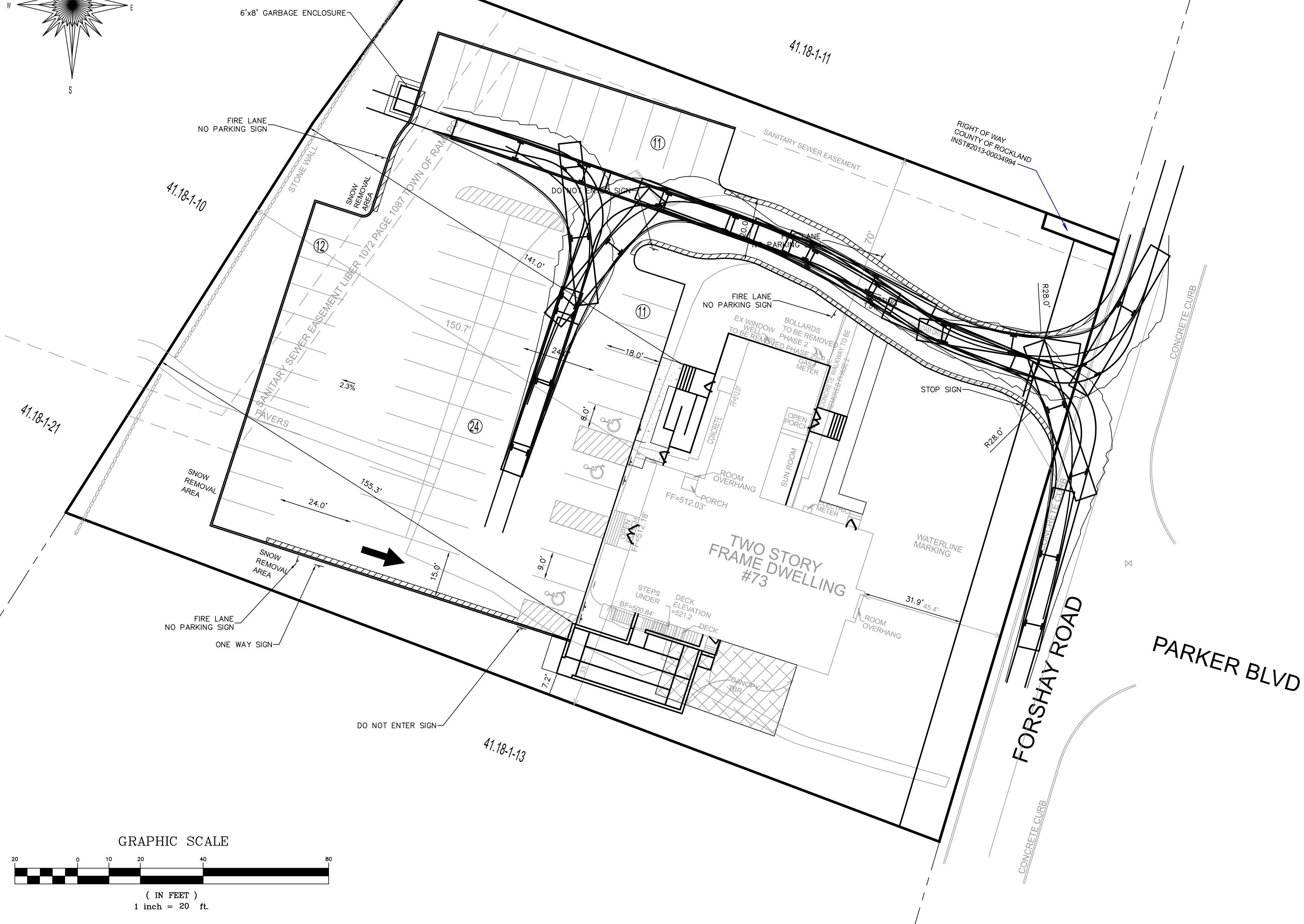
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
NO PARKING / NO STANDING SIGN



PARKING LOT PAVEMENT SECTION
N.T.S.

VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, N.Y.
OFF STREET PARKING PAVEMENT SECTION

DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12 DETAILS FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD 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			DATE: 5/6/24
111 Main Street Chester, NY 10918 845.610.3621			DRAWN BY: RB/LT
<i>Rachel B. Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			CHKD BY: RB/LT
			JOB No. 3688
			SCALE: 1"=20'
			DWG No. 10



FIRE TRUCK WHEELBASE BASED ON MONSEY 7 TOWER TRUCK.

MAY 6, 2024	REV 3	REV PER CDCR
JUNE 23, 2023	REV 2	REV PER PB
AUGUST 29, 2022	REV 1	REV PER PB
DATE	ISSUE	DESCRIPTION
S.B.L. 41.18-1-12		
FIRE TRUCK MANEUVERABILITY PLAN FOR CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK		
CIVIL TEC Engineering & Surveying PC		DATE: 6/28/22 DRAWN BY: RB/LT CHKD BY: RB/LT JOB No. 3688 SCALE: 1"=20' DWG No. 1 OF 3
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
		
 Rachel B. Barese, P.E. N.Y. Lic. No. 90143		



MAR 27 2024

BUILDING,
PLANNING & ZONING

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340

Orangeburg, New York 10962

Phone: (845) 365-6111 Fax: (845) 365-6686

RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

March 23, 2024

Ms. Alicia Schultz
Deputy Village Clerk
Village of Wesley Hills
432 Route 306
Monsey, NY 10952

Re: Congregation Ahavas Yitzchok
73 Forshay Road
Tax Lot 11/41.18-1-12 (formerly 9./76/A1)

Dear Ms. Schultz:

Our office has received and reviewed an amended site plan that was last revised on September 22, 2023, which Civil Tec Engineering & Surveying prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

1. As this application modifies the existing non-residential use, Rockland County Sewer District No. 1's "Commercial/Non-residential Wastewater Questionnaire" and the County Planning Information Certification must be re-submitted to and approved by this office. **The owner or rabbi must sign the wastewater questionnaire.**
2. Approval of this special permit application for an addition to and expansion of the existing neighborhood gathering use (house of worship) on a 53,557 square foot lot in the R-35 District does not require the applicant to pay an impact fee, in accordance with the Rockland County *Sewer Use Law* as last amended in 2010. **However, if the use or occupancy of the property exceeds one (1) unit (e.g., if the social hall in the basement is used for catered events like weddings or bar mitzvahs, or with a mikvah, a school, a daycare center, dwelling units, guest suites, or a congregation of 100 families), the District will require further review and the owner will have to pay an impact fee.**
3. The details for sanitary sewer construction as shown on the plans must comply with the District's construction standards.
4. Details for regrading the sanitary sewer manholes in the easement as shown on Drawing No. 3 (Grading, Drainage & Utilities Plan Phase 1) and Drawing No. 6 (Grading, Drainage &

Ms. Alicia Schultz

Page 2

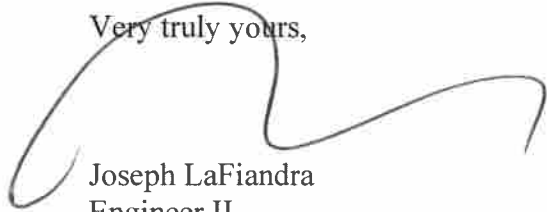
March 23, 2024

Item 3.

Utilities Plan Phase 2) are subject to approval by the Town of Ramapo Department of Public Works.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Joseph LaFiandra
Engineer II

Attachments

cc: M. Saber M. Dolphin D. Gregory J. Roth
Michael Kezner – Rockland County Department of Planning
Michael Sadowski, P.E. – Town of Ramapo DPW
Rachel Barese, P.E. – Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue, 2nd
Floor, Suffern, NY 10901-5614
Jeffrey Neeman – 10 Quince Lane, Montebello, NY 10901-3304
Raanan Dvir – Congregation Ahavas Israel of Wesley Hills, 1 Ash Street, Monsey, NY
10952-1620

File: TOR 41.18-1-12 – Congregation Ahavas Yitzchok
Reader



ROCKLAND COUNTY SEWER DISTRICT #1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

WASTEWATER DISCHARGE QUESTIONNAIRE FOR RESTAURANTS/CATERERS/BAKERIES/FOOD
MANUFACTURERS/BARS/BANQUET HALLS/FOOD PACKAGERS/FOOD DISPENSERS FAST FOOD
TAKE OUTS/CAFETERIAS AND ANYONE DISPENSING OR PREPARING FOOD ON LOCATION

Dear Sewer System User:

Federal and State regulations impose restrictions on the quality of wastewater being discharged into the Hudson River by Rockland County Sewer District No. 1.

In order to protect the environment and ensure that the receiving waters are protected from pollutants passing through the treatment facilities, the District administers a Pretreatment Program. This program is intended to protect the District's wastewater treatment facilities from damage and interference with its proper operation.

The Rockland County Health Department, municipal building, planning and environmental control departments may require comments from this office prior to action on your application. In accordance with the Pretreatment Program, you must complete the attached questionnaire (Form-CWOI) and return it to the Sewer District at the above address, along with the following:

1. A site plan showing the existing and/or proposed sewer line(s) in the street. The plan should also show the existing sewer connection or details for the proposed connection to the line in the street. The sewer elevations should also be clearly shown.
2. County Planning Information Certification form
3. A plumbing layout of the proposed facility, if available.
4. Details of any existing or proposed grease traps.
5. The Wastewater Questionnaire must be signed by a principle of the Corporation.

In all written correspondence please refer to the Tax Map Block and Lot number of the property, and the name and address of the project.

Your concern for the environment is greatly appreciated.

Should you have any questions or need additional information please call this office.

Very truly yours,

Joan Roth
Compliance Administrator

ROCKLAND COUNTY SEWER DISTRICT NO. 1

(845) 365-6111
FAX (845) 365-6686

Item 3.

**QUESTIONNAIRE TO BE FILED BY DISCHARGERS PREPARING/DISPENSING FOOD ON
LOCATION (CW01)**

Name of Project: _____

Address of Project: _____ Tax/Lot/Block No.: _____

Applicants' Name: _____ Telephone No.: _____

Owner of Property: _____ Telephone No.: _____

Name of Engineer/Architect: _____ Telephone No.: _____

Is this Facility: ☐ An Addition ☐ New ☐ Existing ☐ Change of Ownership

1. Will food be prepared at this location? ☐ Yes ☐ No

2. Will food be served at this location? ☐ Yes ☐ No On reusable plates ☐ Yes ☐ No

3. Is this a restaurant/cafeteria? ☐ Yes ☐ No

4. Is this a place of worship? ☐ Yes ☐ No If Yes, number of families _____

5. Does or will the facility have a fryer? ☐ Yes ☐ No

6. Does or will the facility have a grill? ☐ Yes ☐ No

7. Is there an existing grease trap at this location? ☐ Yes ☐ No

8. If yes to No. 7, then give details: _____

9. Does the facility have a 3-compartment sink? ☐ Yes ☐ No

10. The location of the sewer this facility is or will be discharging to: _____

11. The total seating capacity (excluding the bar): _____ Number of employees: Part time: _____ Full Time: _____

12. Does the facility have a bar? ☐ Yes ☐ No If yes, it's seating capacity: _____

13. Does the facility have a separate water meter? ☐ Yes ☐ No Gallons Per Day, Used or Expected: _____

14. Does the facility provide takeout food? ☐ Yes ☐ No If yes, % takeout: _____

15. Does this facility cater or provide to catering services? ☐ Yes ☐ No If yes, average meals per day: _____

16. Hours of operation for the kitchen: _____

17. For Banquet Halls, seating capacity: _____

Remarks, if any: _____

I certify under penalty of Law that I have personally examined and familiar with the information submitted herein and based on inquiry of those individuals immediately responsible for obtaining information, I believe the information above is true, accurate and complete. I am aware of the Rockland County Sewer Use Law as last amended in 2010 and that there are significant penalties for submitting false information.

Name/Title: _____ Signature: _____

Date: _____ Email: _____

Mailing Address: _____ Tel: _____

COUNTY PLANNING INFORMATION CERTIFICATION

Pursuant to Rockland County Executive Order No. 1 of 2017 applicants for County approvals for property development reviewed by the County's Commissioner of Planning, must make certain information and documents available to the County before the County will give its approval.

In the case of the present application before the Rockland County Sewer District No. 1 (RCSD No. 1) for [RCSD No. 1 Approval sought]_____

Property Address_____

Tax Map/Block/Lot_____

Check A, B, C, D or E. If B, C, D or E is selected, please ensure the proper documentation accompanies the Certification.

- A. ☐ The matter was NOT the subject of review by the Rockland County Commissioner of Planning
- B. ☐ The Rockland County Commissioner of Planning 'APPROVED' the proposal a copy of the Commissioner's report is attached to this Certification
- C. ☐ The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was NOT OVERRIDDEN by the local board
 - a. a copy of the Commissioner of Planning's report is attached to this Certification
 - b. a copy of the minutes of the local board adopting the Commissioner's report or failing to override the Commissioner's report are attached
- D. ☐ The Rockland County Commissioner of Planning 'MODIFIED' or 'DISAPPROVED' the proposal and the Commissioner's report was OVERRIDDEN by the local board
 - a. a copy of the Commissioner of Planning's report is attached to this Certification
 - b. a certified copy of the minutes of the local board overriding the report of the County Commissioner of Planning, in whole or in part, are attached
 - c. a certified written copy of the local board's reasons for the override, as required by GML § 239-m and/or 239-n are attached to this certification.
- E. ☐ I request that the requirement of this Certification be waived because:
 - a. The issues raised by the Commissioner of Planning are not relevant to the application sought. I have provided a copy of the Commissioner of Planning's review with this request; or
 - b. Since the criteria for disconnect is restricted to user's request, and there is no issue concerning additional capacity, safety, health or other burden on the system, no comment of the County Planning Commissioner is relevant; or
 - c. Other: _____

[Dept use only: _____ granted; _____ denied]

I, certify under the penalties for perjury, that I have reviewed this Certification, and that the information stated is true, correct and complete.

Name of Applicant: _____
(If applicant is a corporation please state the full corporate name)

Signature of Applicant: _____ Date: _____
(Please note title of signatory if Applicant is a corporation)

use E, b

For disconnections that have not completed County Planning process

RECEIVED
VILLAGE OF WESLEY HILLS

MAR 27 2024

BUILDING,
PLANNING & ZONING**DEPARTMENT OF PLANNING**Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
*Acting Commissioner***Richard M. Schiafo**
Deputy Commissioner

March 27, 2024

Wesley Hills Planning Board
432 Route 306
Wesley Hills, NY 10952**Tax Data:** 41.18-1-12**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M**Map Date:** 09/22/2023**Date Review Received:** 03/01/2024**Item:** **CONGREGATION AHAVAS YITZCHOK (Whi-44K)**

Amended site plan and special permit for a building addition and the expansion of a parking lot at an existing house of worship located on 1.20 net acres (1.23 gross acres) in the R-35 zoning district. Phase one will include the expansion of the parking lot to 58 spaces and a new ramp. The building addition will be a part of phase two.

West side of Forshay Road, opposite Parker Boulevard

Reason for Referral:

Forshay Road (CR 81), Town of Ramapo

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

****Recommend the following modifications***

1 Special permit uses are, by definition, subject to a higher standard of review than as-of-right uses. In addition to complying with the bulk requirements of the zone in which they are proposed, the modified neighborhood gathering use must meet the general standards for special permits outlined in Section 230-22, as well as the individual standards found in Section 230-26G. The Village must be satisfied that these requirements have been met.

2 The applicant must comply with the comments made by the Rockland County Highway Department in their letter dated March 12, 2024.

3 A review of the September 22, 2023 site plan must be completed by the Rockland County Department of Health. In addition, as per their letter dated June 6, 2019, application is to be made to them for review to ensure compliance with the County Mosquito Code.

4 A review of the September 22, 2023 site plan must be completed by the Rockland County Sewer District No. 1, any concerns addressed, and any required permits obtained.

CONGREGATION AHAVAS YITZCHOK (Whi-44K)

5 A review must be completed by the County of Rockland Office of Fire and Emergency Services, Village of Wesley Hills fire inspector, or the Monsey Fire Department to ensure that the site is designed in a safe manner and that there is easy access to the structure, in the event of an emergency.

6 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is adjacent to the eastern property line of the parcel. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Town of Ramapo must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

7 Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.

8 There shall be no net increase in the peak rate of discharge from the site at all design points.

9 A stormwater pollution prevention plan (SWPPP) was not provided. The SWPPP, if required, shall conform to the current regulations, including the New York State Stormwater Management and Design Manual (January 2015) and local ordinances.

10 The proposed impervious surface ratio is listed as 0.56 on the bulk table. The calculation indicates it will be 0.54. The June 15, 2022 revision of the site plan that was submitted to our department with a previous application includes the same impervious surface ratio calculation as the September 22, 2023 map that was submitted with this application. However, the current drawing shows a slightly different configuration of the site, which has likely increased the amount of impervious surfaces. A new impervious surface ratio calculation must be provided. If it is greater than 0.56, a variance will be required. We request the opportunity to review any additional variances, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

11 To help reduce the impact of this development, reduction of impervious surface should be considered. The Amended Site Plan Phase 2 (Drawing 5 of 9) indicates that pervious pavers are proposed to be used for a patio at the southern side of the structure. It is recommended that porous pavers or porous concrete be considered to replace the use of conventional asphalt in additional areas of the site, as well. If installed correctly and properly maintained porous pavers have been shown to be effective in helping manage off-site runoff of stormwater. In addition to permeable pavers, other green infrastructure techniques should be considered such as bioswales, rain gardens, and rainwater capture. For long term effectiveness of permeable pavers and other green infrastructure techniques it is recommended that the Village and the applicant review Chapter 5 'Green Infrastructure Practices' of the 2015 NYSDEC Stormwater Design Manual.

12 The walkway to Judith Lane at the rear of the property must be continued around the parking area or have a dedicated crosswalk through the parking area in order to maintain safe access for pedestrians.

CONGREGATION AHAVAS YITZCHOK (Whi-44K)

13 This department recommends that the applicant use plants that are native to New York for the proposed landscaping to help preserve and promote biodiversity. Native plants are better adapted to the local climate and soils, making them easier to care for, and result in the need for less fertilizer, pesticides, and use of water. They also have deeper root systems that help prevent erosion and increased runoff into local waterbodies. A pdf titled "Native Plants for Gardening and Landscaping Fact Sheets" that lists native species and the environments in which they can grow can be found on the New York State Department of Environmental Conservation's website: <https://www.dec.ny.gov/get-involved/living-green/sustainable-landscaping>.

14 The lighting plan provided does not extend to the property lines. The lighting plan shall be amended to demonstrate that the intensity of the candle lumens is less than 0.1 at the property line.

15 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

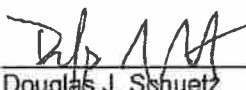
16 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

17 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The board may have already addressed these points or may disregard them without any formal vote under the GML process:

17.1 This application was officially received by the Rockland County Planning Department on March 1, 2024. The application materials indicate that the public hearing will be held on March 27, 2024. As a reminder, State General Municipal Law, Section 239 (m) 4.(b) states that "Such county planning agency or regional planning council, or an authorized agent of said agency or council, shall have thirty days after receipt of a full statement of such proposed action, or such longer period as may have been agreed upon by the county planning agency or regional planning council and the referring body, to report its recommendations to the referring body, accompanied by a statement of the reasons for such recommendations." Adequate time must be provided to the Rockland County Planning Department in order for us to do our review before the public hearing is scheduled and the matter heard before the board.

17.2 The Referral Form lists the parcel acreage as 1.185. This must be corrected to reflect the net lot area of 1.20 acres and a gross lot area of 1.23 acres.

17.3 The site must be centered on the vicinity map.


 Douglas J. Schuetz
 Acting Commissioner of Planning

cc: Mayor Marshall Katz, Wesley Hills
 Rockland County Department of Health
 Rockland County Highway Department
 Rockland County Office of Fire and Emergency Services
 Rockland County Sewer District No. 1
 Monsey Fire District

 Civil Tec Engineering & Surveying
 Town of Ramapo Planning Department

CONGREGATION AHAVAS YITZCHOK (Whi-44K)

Rockland County Planning Board Members

"NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings. The review undertaken by the County of Rockland Department of Planning is pursuant to, and follows the mandates of Article 12-D of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions, nor does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §209-m(c), the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action. A referring body which fails to submit a recommendation or modification or if applicable if a proposed action shall set forth the reasons for the contrary action in such report.



Town of Ramapo
 Department of Public Works
 18 Pioneer Avenue
 Tallman, New York 10982
 (845) 357-0591
 Fax: (845) 357-0895

RECEIVED

APR - 5 2024

VILLAGE OF WESLEY HILLS

MICHAEL B. SPECHT
Supervisor
 March 28, 2024

MICHAEL SADOWSKI, PE
Deputy Director of Public Works

Ms. Janice Golda
 Deputy Village Clerk
 Village of Wesley Hills
 432 Route 306
 Monsey, NY 10952

Re: Congregation Ahavas Yitzchok (73 Forshay Road)
 Section 41.18-1-12

Dear Ms. Golda,

Our office is in receipt of and has reviewed a plan prepared by Civil Tec for the above referenced project which was last revised September 22, 2023. We thank you for the opportunity to comment on this plan. Our comments are as follows:

- 1) No proposed structures can be placed on the Town's easement. A note stating such should be placed on the plans.
- 2) The existing sewer connection must be verified that it is 6 inches.
- 3) A detail for the raising of the manhole covers must be provided. It must be done with brick and not extension rings.
- 4) Provide copy of latest sewer study.
- 5) A wastewater questionnaire must be filled out and approved by the RCSD#1.
- 6) Confirm elevation of drainage doesn't effect sewer main.

Please keep us informed of all developments in this project. If you should have any questions or comments, do not hesitate to contact me at 357-0591.

Very truly yours,

Paul Gdanski, P.E.
 Engineer II

File: Congregation Ahavas Yitzchok (73 Forshay Road)

Cc: Hannah Ross

**Cong. Ahavas Yitzchak
73 Forshay Road
Village of Wesley Hills, Rockland County, New York
41.18-1-12
Project Number 3688
February 2019
Revised May 2024**

This site plan is for Cong. Ahavas Israel located at 73 Forshay Road in the Village of Wesley Hills, New York. It proposes a phased project including improving the parking lot for the existing house of worship and a ramp in phase 1. Phase 2 will include an addition to the existing building and a patio. The existing building will remain. The lot is approximately 1.23 acres, but the area of disturbance is under an acre. In accordance with NYSDEC regulations, we have reviewed the stormwater from the site and are proposing underground detention. The discharge from the detention will be directed in to an existing drainage pipe onsite which discharges into an existing drainage system to the rear of the property.

The site is comprised of soil which is labeled CuB and is considered a B soil. The type of soil was considered when examining the curve numbers (CNs) for both the existing and proposed site. All CN calculations are attached. The existing CN is based on a covering of impervious and good lawn with all discharge as runoff. The proposed CN is also based on a covering of impervious and good lawn.

Routing calculations were made using the HydroCAD 10.20-4b computer modeling program. This program uses standard SCS methods of overall hydrograph calculations (TR-20 and TR-55), and allows, for example, direct entry of sub-watershed characteristics to calculate Time of Concentration (TCs). The model description and calculation methodology is attached. Precipitation events have been utilized based on the Northeast Regional Climate Center Extreme Precipitation.

Storm Event	24 hour
1 Year	2.75 cfs
2 Year	3.36 cfs
5 Year	4.21 cfs
10 Year	4.99 cfs
25 Year	6.27 cfs
50 Year	7.45 cfs

100 Year	8.86 cfs
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Summary of Model Results

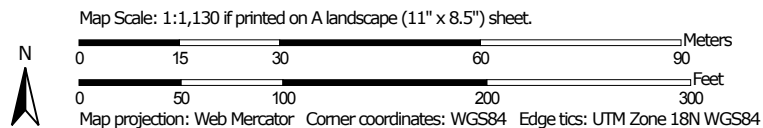
Basin (Hydr. #)	Peak Flow, CFS		
	1-YR	10-YR	100-YR
Existing	0.73	2.66	6.57
Proposed to treatment	0.59	1.89	3.96
Proposed to Bypass	0.16	0.79	2.23
Proposed Combined	0.73	2.66	6.13
Difference in Discharge	-0.0	-0.0	-0.44

An underground detention system is proposed. The outlet structure will have an overflow pipe with a 5.25" orifice, a 9" orifice, a 0.6' rectangular weir, and a 15" culvert that discharges to the existing drainage onsite.

In summary, the proposed stormwater facilities should be adequate for the proposed site improvements. There is either no difference in discharge, or a decrease in the discharge from the site.

Soil Map—Rockland County, New York

Item 3.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/14/2019
Page 1 of 3

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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockland County, New York

Survey Area Data: Version 16, Sep 3, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CuB	Cheshire-Urban land complex, 2 to 8 percent slopes	6.3	100.0%
Totals for Area of Interest		6.3	100.0%

Rockland County, New York

CuB—Cheshire-Urban land complex, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 9v48

Mean annual precipitation: 47 to 50 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 135 to 215 days

Farmland classification: Not prime farmland

Map Unit Composition

Cheshire and similar soils: 45 percent

Urban land: 30 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cheshire

Setting

Landform: Hills, till plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loamy till derived mostly from reddish sandstone, shale, and conglomerate

Typical profile

H1 - 0 to 10 inches: gravelly fine sandy loam

H2 - 10 to 22 inches: gravelly fine sandy loam

H3 - 22 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat):

Moderately high to high (0.57 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Hydric soil rating: No

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

Hydric soil rating: Unranked

Minor Components

Udorthents

Percent of map unit: 5 percent

Hydric soil rating: No

Watchaug

Percent of map unit: 5 percent

Hydric soil rating: No

Wethersfield

Percent of map unit: 5 percent

Hydric soil rating: No

Yalesville

Percent of map unit: 5 percent

Hydric soil rating: No

Cheshire, very stony

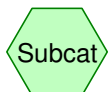
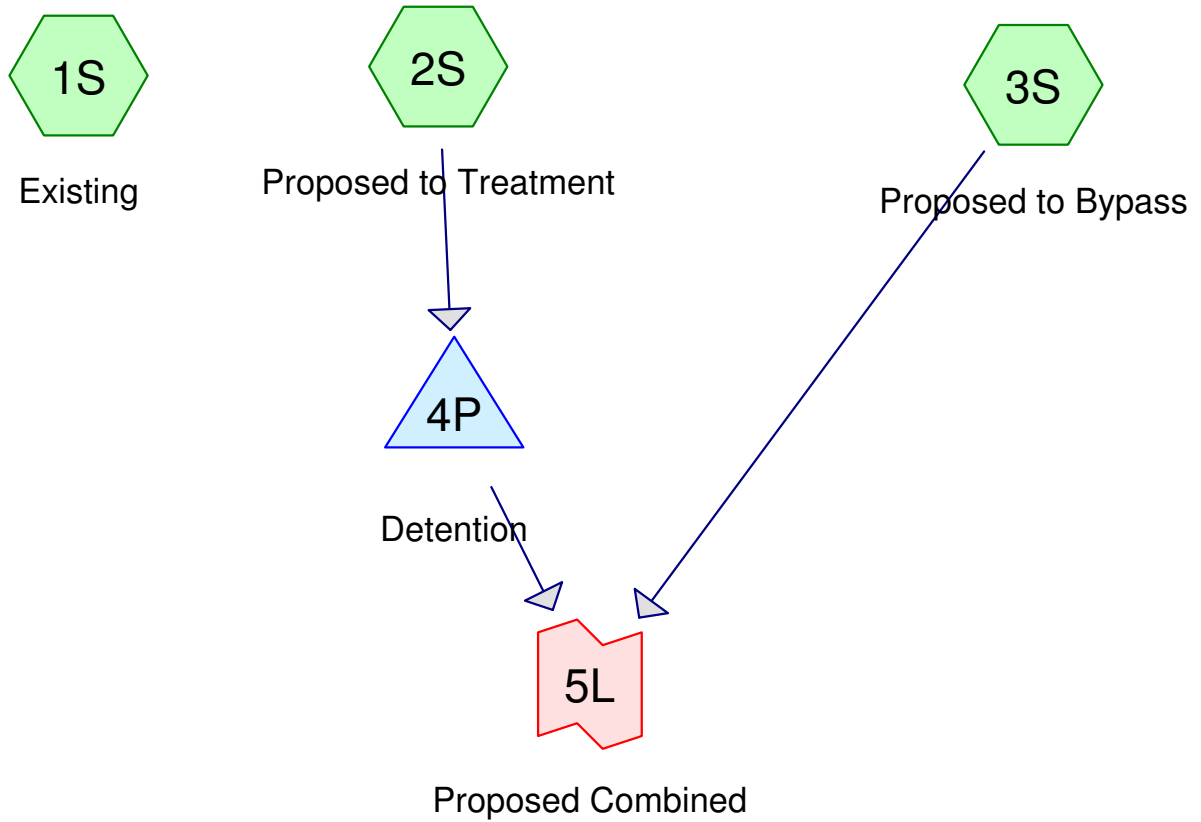
Percent of map unit: 5 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Rockland County, New York

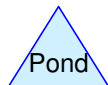
Survey Area Data: Version 16, Sep 3, 2018



Subcat



Reach



Pond



Link

Routing Diagram for 73 Forshay 5-3-24

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73 Forshay 5-3-24

Prepared by Civil Tec Engineering & Surveyin

Printed 5/6/2024

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Project Notes

Defined 9 rainfall events from 73 FORshay IDF

Defined 9 rainfall events from 73 FORshay IDF

73 Forshay 5-3-24

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-yr	Type III 24-hr		Default	24.00	1	2.75	2
2	10-yr	Type III 24-hr		Default	24.00	1	4.99	2
3	100-yr	Type III 24-hr		Default	24.00	1	8.86	2

73 Forshay 5-3-24

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.430	61	>75% Grass cover, Good, HSG B (1S, 2S, 3S)
1.090	98	Impervious (1S, 2S, 3S)
2.520	77	TOTAL AREA

73 Forshay 5-3-24

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.430	HSG B	1S, 2S, 3S
0.000	HSG C	
0.000	HSG D	
1.090	Other	1S, 2S, 3S
2.520		TOTAL AREA

73 Forshay 5-3-24

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.430	0.000	0.000	0.000	1.430	>75% Grass cover, Good	1S, 2S, 3S
0.000	0.000	0.000	0.000	1.090	1.090	Impervious	1S, 2S, 3S
0.000	1.430	0.000	0.000	1.090	2.520	TOTAL AREA	

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	4P	499.00	498.66	40.0	0.0085	0.013	0.0	15.0	0.0	

73 Forshay 5-3-24*Type III 24-hr 1-yr Rainfall=2.75"*

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing

Runoff Area=1.230 ac 32.52% Impervious Runoff Depth=0.71"
 Flow Length=285' Tc=11.9 min CN=73 Runoff=0.73 cfs 0.073 af

Subcatchment 2S: Proposed to Treatment

Runoff Area=0.810 ac 75.31% Impervious Runoff Depth=1.68"
 Tc=6.0 min CN=89 Runoff=1.56 cfs 0.113 af

Subcatchment 3S: Proposed to Bypass

Runoff Area=0.480 ac 16.67% Impervious Runoff Depth=0.47"
 Flow Length=285' Tc=11.9 min CN=67 Runoff=0.16 cfs 0.019 af

Pond 4P: Detention

Peak Elev=499.92' Storage=0.037 af Inflow=1.56 cfs 0.113 af
 Outflow=0.59 cfs 0.102 af

Link 5L: Proposed Combined

Inflow=0.73 cfs 0.120 af
 Primary=0.73 cfs 0.120 af

Total Runoff Area = 2.520 ac Runoff Volume = 0.204 af Average Runoff Depth = 0.97"
56.75% Pervious = 1.430 ac 43.25% Impervious = 1.090 ac

73 Forshay 5-3-24

Type III 24-hr 1-yr Rainfall=2.75"

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Summary for Subcatchment 1S: Existing

Runoff = 0.73 cfs @ 12.19 hrs, Volume= 0.073 af, Depth= 0.71"

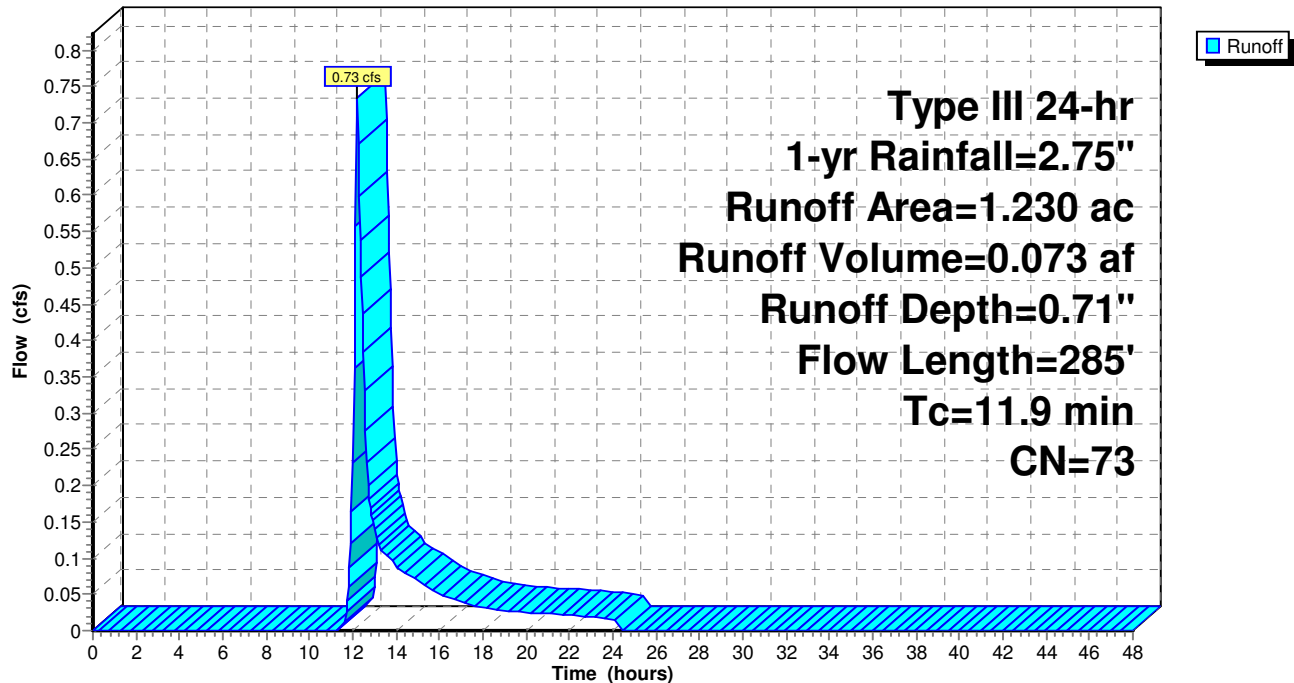
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.75"

Area (ac)	CN	Description
* 0.400	98	Impervious
0.830	61	>75% Grass cover, Good, HSG B
1.230	73	Weighted Average
0.830		67.48% Pervious Area
0.400		32.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0350	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
1.0	185	0.0400	3.22		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
11.9	285	Total			

Subcatchment 1S: Existing

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 1-yr Rainfall=2.75"

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Hydrograph for Subcatchment 1S: Existing

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	2.75	0.71	0.00
0.50	0.01	0.00	0.00	26.50	2.75	0.71	0.00
1.00	0.03	0.00	0.00	27.00	2.75	0.71	0.00
1.50	0.04	0.00	0.00	27.50	2.75	0.71	0.00
2.00	0.06	0.00	0.00	28.00	2.75	0.71	0.00
2.50	0.07	0.00	0.00	28.50	2.75	0.71	0.00
3.00	0.08	0.00	0.00	29.00	2.75	0.71	0.00
3.50	0.10	0.00	0.00	29.50	2.75	0.71	0.00
4.00	0.12	0.00	0.00	30.00	2.75	0.71	0.00
4.50	0.14	0.00	0.00	30.50	2.75	0.71	0.00
5.00	0.16	0.00	0.00	31.00	2.75	0.71	0.00
5.50	0.18	0.00	0.00	31.50	2.75	0.71	0.00
6.00	0.20	0.00	0.00	32.00	2.75	0.71	0.00
6.50	0.22	0.00	0.00	32.50	2.75	0.71	0.00
7.00	0.25	0.00	0.00	33.00	2.75	0.71	0.00
7.50	0.28	0.00	0.00	33.50	2.75	0.71	0.00
8.00	0.31	0.00	0.00	34.00	2.75	0.71	0.00
8.50	0.35	0.00	0.00	34.50	2.75	0.71	0.00
9.00	0.40	0.00	0.00	35.00	2.75	0.71	0.00
9.50	0.46	0.00	0.00	35.50	2.75	0.71	0.00
10.00	0.52	0.00	0.00	36.00	2.75	0.71	0.00
10.50	0.60	0.00	0.00	36.50	2.75	0.71	0.00
11.00	0.69	0.00	0.00	37.00	2.75	0.71	0.00
11.50	0.82	0.00	0.01	37.50	2.75	0.71	0.00
12.00	1.37	0.09	0.23	38.00	2.75	0.71	0.00
12.50	1.93	0.29	0.38	38.50	2.75	0.71	0.00
13.00	2.06	0.35	0.14	39.00	2.75	0.71	0.00
13.50	2.15	0.39	0.10	39.50	2.75	0.71	0.00
14.00	2.23	0.43	0.09	40.00	2.75	0.71	0.00
14.50	2.29	0.46	0.08	40.50	2.75	0.71	0.00
15.00	2.35	0.49	0.07	41.00	2.75	0.71	0.00
15.50	2.40	0.51	0.06	41.50	2.75	0.71	0.00
16.00	2.44	0.53	0.05	42.00	2.75	0.71	0.00
16.50	2.47	0.55	0.04	42.50	2.75	0.71	0.00
17.00	2.50	0.57	0.04	43.00	2.75	0.71	0.00
17.50	2.53	0.58	0.04	43.50	2.75	0.71	0.00
18.00	2.55	0.60	0.03	44.00	2.75	0.71	0.00
18.50	2.57	0.61	0.03	44.50	2.75	0.71	0.00
19.00	2.59	0.62	0.03	45.00	2.75	0.71	0.00
19.50	2.61	0.63	0.03	45.50	2.75	0.71	0.00
20.00	2.63	0.64	0.03	46.00	2.75	0.71	0.00
20.50	2.65	0.65	0.02	46.50	2.75	0.71	0.00
21.00	2.67	0.66	0.02	47.00	2.75	0.71	0.00
21.50	2.68	0.67	0.02	47.50	2.75	0.71	0.00
22.00	2.70	0.68	0.02	48.00	2.75	0.71	0.00
22.50	2.71	0.69	0.02				
23.00	2.73	0.69	0.02				
23.50	2.74	0.70	0.02				
24.00	2.75	0.71	0.02				
24.50	2.75	0.71	0.00				
25.00	2.75	0.71	0.00				
25.50	2.75	0.71	0.00				

73 Forshay 5-3-24

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Type III 24-hr 1-yr Rainfall=2.75"

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Summary for Subcatchment 2S: Proposed to Treatment

Runoff = 1.56 cfs @ 12.09 hrs, Volume= 0.113 af, Depth= 1.68"
 Routed to Pond 4P : Detention

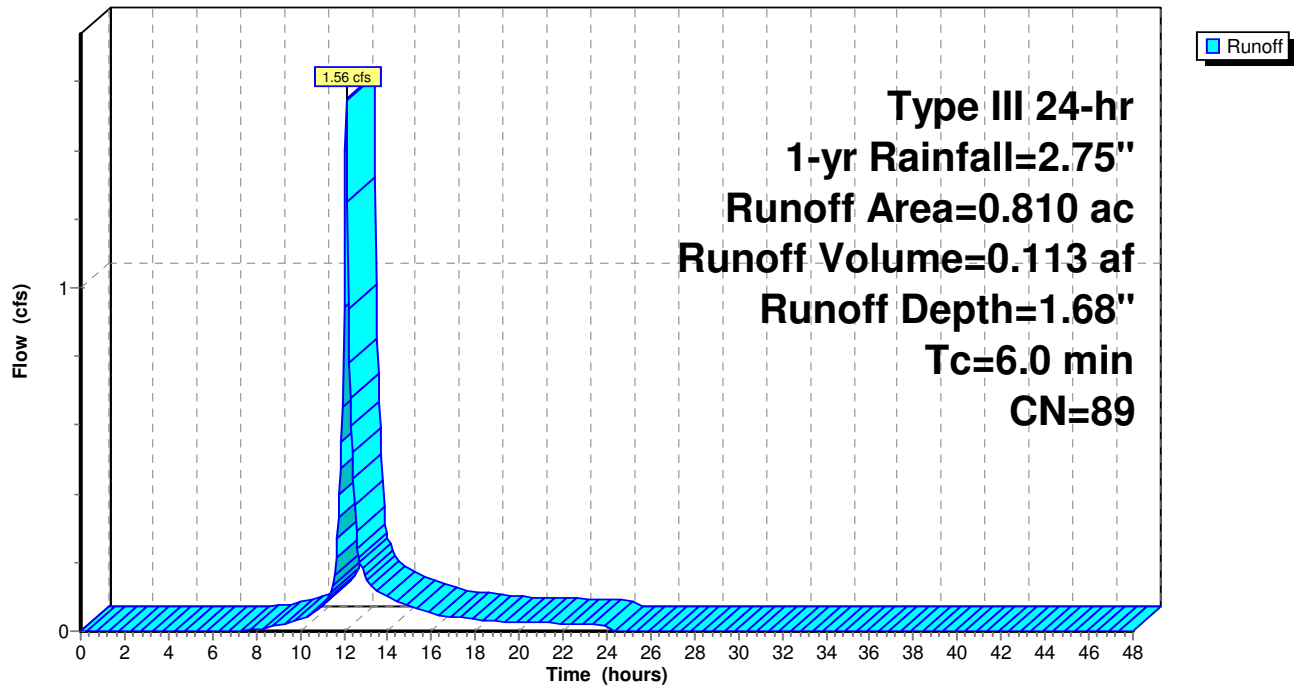
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type III 24-hr 1-yr Rainfall=2.75"

Area (ac)	CN	Description
* 0.610	98	Impervious
0.200	61	>75% Grass cover, Good, HSG B
0.810	89	Weighted Average
0.200		24.69% Pervious Area
0.610		75.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Proposed to Treatment

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 1-yr Rainfall=2.75"

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Hydrograph for Subcatchment 2S: Proposed to Treatment

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	2.75	1.68	0.00
0.50	0.01	0.00	0.00	26.50	2.75	1.68	0.00
1.00	0.03	0.00	0.00	27.00	2.75	1.68	0.00
1.50	0.04	0.00	0.00	27.50	2.75	1.68	0.00
2.00	0.06	0.00	0.00	28.00	2.75	1.68	0.00
2.50	0.07	0.00	0.00	28.50	2.75	1.68	0.00
3.00	0.08	0.00	0.00	29.00	2.75	1.68	0.00
3.50	0.10	0.00	0.00	29.50	2.75	1.68	0.00
4.00	0.12	0.00	0.00	30.00	2.75	1.68	0.00
4.50	0.14	0.00	0.00	30.50	2.75	1.68	0.00
5.00	0.16	0.00	0.00	31.00	2.75	1.68	0.00
5.50	0.18	0.00	0.00	31.50	2.75	1.68	0.00
6.00	0.20	0.00	0.00	32.00	2.75	1.68	0.00
6.50	0.22	0.00	0.00	32.50	2.75	1.68	0.00
7.00	0.25	0.00	0.00	33.00	2.75	1.68	0.00
7.50	0.28	0.00	0.00	33.50	2.75	1.68	0.00
8.00	0.31	0.00	0.01	34.00	2.75	1.68	0.00
8.50	0.35	0.01	0.01	34.50	2.75	1.68	0.00
9.00	0.40	0.02	0.02	35.00	2.75	1.68	0.00
9.50	0.46	0.03	0.02	35.50	2.75	1.68	0.00
10.00	0.52	0.05	0.03	36.00	2.75	1.68	0.00
10.50	0.60	0.08	0.05	36.50	2.75	1.68	0.00
11.00	0.69	0.12	0.07	37.00	2.75	1.68	0.00
11.50	0.82	0.18	0.13	37.50	2.75	1.68	0.00
12.00	1.37	0.54	0.94	38.00	2.75	1.68	0.00
12.50	1.93	0.97	0.37	38.50	2.75	1.68	0.00
13.00	2.06	1.08	0.15	39.00	2.75	1.68	0.00
13.50	2.15	1.16	0.12	39.50	2.75	1.68	0.00
14.00	2.23	1.22	0.10	40.00	2.75	1.68	0.00
14.50	2.29	1.28	0.09	40.50	2.75	1.68	0.00
15.00	2.35	1.32	0.07	41.00	2.75	1.68	0.00
15.50	2.40	1.36	0.06	41.50	2.75	1.68	0.00
16.00	2.44	1.40	0.05	42.00	2.75	1.68	0.00
16.50	2.47	1.43	0.05	42.50	2.75	1.68	0.00
17.00	2.50	1.46	0.04	43.00	2.75	1.68	0.00
17.50	2.53	1.48	0.04	43.50	2.75	1.68	0.00
18.00	2.55	1.50	0.03	44.00	2.75	1.68	0.00
18.50	2.57	1.52	0.03	44.50	2.75	1.68	0.00
19.00	2.59	1.54	0.03	45.00	2.75	1.68	0.00
19.50	2.61	1.55	0.03	45.50	2.75	1.68	0.00
20.00	2.63	1.57	0.03	46.00	2.75	1.68	0.00
20.50	2.65	1.59	0.02	46.50	2.75	1.68	0.00
21.00	2.67	1.60	0.02	47.00	2.75	1.68	0.00
21.50	2.68	1.61	0.02	47.50	2.75	1.68	0.00
22.00	2.70	1.63	0.02	48.00	2.75	1.68	0.00
22.50	2.71	1.64	0.02				
23.00	2.73	1.65	0.02				
23.50	2.74	1.66	0.02				
24.00	2.75	1.68	0.02				
24.50	2.75	1.68	0.00				
25.00	2.75	1.68	0.00				
25.50	2.75	1.68	0.00				

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Type III 24-hr 1-yr Rainfall=2.75"

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Summary for Subcatchment 3S: Proposed to Bypass

Runoff = 0.16 cfs @ 12.21 hrs, Volume= 0.019 af, Depth= 0.47"

Routed to Link 5L : Proposed Combined

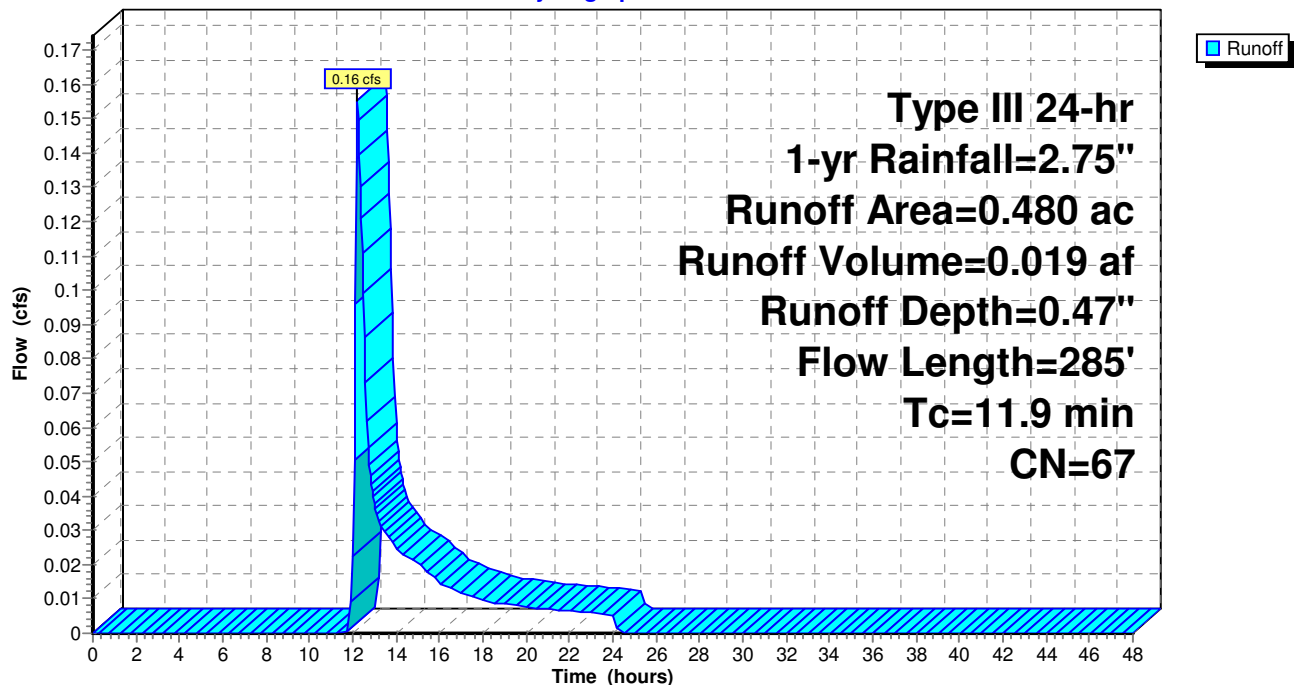
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 1-yr Rainfall=2.75"

Area (ac)	CN	Description
* 0.080	98	Impervious
0.400	61	>75% Grass cover, Good, HSG B
0.480	67	Weighted Average
0.400		83.33% Pervious Area
0.080		16.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0350	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
1.0	185	0.0400	3.22		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
11.9	285	Total			

Subcatchment 3S: Proposed to Bypass

Hydrograph



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Type III 24-hr 1-yr Rainfall=2.75"

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Hydrograph for Subcatchment 3S: Proposed to Bypass

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	2.75	0.47	0.00
0.50	0.01	0.00	0.00	26.50	2.75	0.47	0.00
1.00	0.03	0.00	0.00	27.00	2.75	0.47	0.00
1.50	0.04	0.00	0.00	27.50	2.75	0.47	0.00
2.00	0.06	0.00	0.00	28.00	2.75	0.47	0.00
2.50	0.07	0.00	0.00	28.50	2.75	0.47	0.00
3.00	0.08	0.00	0.00	29.00	2.75	0.47	0.00
3.50	0.10	0.00	0.00	29.50	2.75	0.47	0.00
4.00	0.12	0.00	0.00	30.00	2.75	0.47	0.00
4.50	0.14	0.00	0.00	30.50	2.75	0.47	0.00
5.00	0.16	0.00	0.00	31.00	2.75	0.47	0.00
5.50	0.18	0.00	0.00	31.50	2.75	0.47	0.00
6.00	0.20	0.00	0.00	32.00	2.75	0.47	0.00
6.50	0.22	0.00	0.00	32.50	2.75	0.47	0.00
7.00	0.25	0.00	0.00	33.00	2.75	0.47	0.00
7.50	0.28	0.00	0.00	33.50	2.75	0.47	0.00
8.00	0.31	0.00	0.00	34.00	2.75	0.47	0.00
8.50	0.35	0.00	0.00	34.50	2.75	0.47	0.00
9.00	0.40	0.00	0.00	35.00	2.75	0.47	0.00
9.50	0.46	0.00	0.00	35.50	2.75	0.47	0.00
10.00	0.52	0.00	0.00	36.00	2.75	0.47	0.00
10.50	0.60	0.00	0.00	36.50	2.75	0.47	0.00
11.00	0.69	0.00	0.00	37.00	2.75	0.47	0.00
11.50	0.82	0.00	0.00	37.50	2.75	0.47	0.00
12.00	1.37	0.03	0.02	38.00	2.75	0.47	0.00
12.50	1.93	0.15	0.10	38.50	2.75	0.47	0.00
13.00	2.06	0.19	0.04	39.00	2.75	0.47	0.00
13.50	2.15	0.22	0.03	39.50	2.75	0.47	0.00
14.00	2.23	0.25	0.03	40.00	2.75	0.47	0.00
14.50	2.29	0.27	0.02	40.50	2.75	0.47	0.00
15.00	2.35	0.30	0.02	41.00	2.75	0.47	0.00
15.50	2.40	0.31	0.02	41.50	2.75	0.47	0.00
16.00	2.44	0.33	0.01	42.00	2.75	0.47	0.00
16.50	2.47	0.34	0.01	42.50	2.75	0.47	0.00
17.00	2.50	0.36	0.01	43.00	2.75	0.47	0.00
17.50	2.53	0.37	0.01	43.50	2.75	0.47	0.00
18.00	2.55	0.38	0.01	44.00	2.75	0.47	0.00
18.50	2.57	0.39	0.01	44.50	2.75	0.47	0.00
19.00	2.59	0.40	0.01	45.00	2.75	0.47	0.00
19.50	2.61	0.40	0.01	45.50	2.75	0.47	0.00
20.00	2.63	0.41	0.01	46.00	2.75	0.47	0.00
20.50	2.65	0.42	0.01	46.50	2.75	0.47	0.00
21.00	2.67	0.43	0.01	47.00	2.75	0.47	0.00
21.50	2.68	0.43	0.01	47.50	2.75	0.47	0.00
22.00	2.70	0.44	0.01	48.00	2.75	0.47	0.00
22.50	2.71	0.45	0.01				
23.00	2.73	0.45	0.01				
23.50	2.74	0.46	0.01				
24.00	2.75	0.47	0.01				
24.50	2.75	0.47	0.00				
25.00	2.75	0.47	0.00				
25.50	2.75	0.47	0.00				

73 Forshay 5-3-24

Type III 24-hr 1-yr Rainfall=2.75"

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Summary for Pond 4P: Detention

Inflow Area = 0.810 ac, 75.31% Impervious, Inflow Depth = 1.68" for 1-yr event
 Inflow = 1.56 cfs @ 12.09 hrs, Volume= 0.113 af
 Outflow = 0.59 cfs @ 12.35 hrs, Volume= 0.102 af, Atten= 62%, Lag= 15.8 min
 Primary = 0.59 cfs @ 12.35 hrs, Volume= 0.102 af
 Routed to Link 5L : Proposed Combined

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 499.92' @ 12.35 hrs Surf.Area= 0.057 ac Storage= 0.037 af

Plug-Flow detention time= 101.2 min calculated for 0.102 af (90% of inflow)
 Center-of-Mass det. time= 53.4 min (870.6 - 817.3)

Volume	Invert	Avail.Storage	Storage Description
#1A	498.50'	0.066 af	27.50'W x 90.00'L x 4.50'H Field A 0.256 af Overall - 0.091 af Embedded = 0.164 af x 40.0% Voids
#2A	499.00'	0.073 af	ADS N-12 36" x 20 Inside #1 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf 20 Chambers in 5 Rows 24.50' Header x 7.10 sf x 2 = 347.9 cf Inside
		0.139 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	15.0" Round Culvert L= 40.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 499.00' / 498.66' S= 0.0085 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	499.00'	5.2" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	500.00'	9.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	501.25'	0.6' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#5	Device 1	502.00'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=0.59 cfs @ 12.35 hrs HW=499.92' (Free Discharge)

- 1=Culvert (Passes 0.59 cfs of 2.72 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.59 cfs @ 4.03 fps)
 3=Orifice/Grate (Controls 0.00 cfs)
 4=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)
 5=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

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Pond 4P: Detention - Chamber Wizard Field A**Chamber Model = ADS N-12 36" (ADS N-12® Pipe)**

Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf

Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf

42.0" Wide + 21.0" Spacing = 63.0" C-C Row Spacing

4 Chambers/Row x 20.00' Long +3.50' Header x 2 = 87.00' Row Length +18.0" End Stone x 2 = 90.00'
Base Length

5 Rows x 42.0" Wide + 21.0" Spacing x 4 + 18.0" Side Stone x 2 = 27.50' Base Width

6.0" Stone Base + 42.0" Chamber Height + 6.0" Stone Cover = 4.50' Field Height

20 Chambers x 142.0 cf + 24.50' Header x 7.10 sf x 2 = 3,187.9 cf Chamber Storage

20 Chambers x 177.2 cf + 24.50' Header x 8.86 sf x 2 = 3,978.6 cf Displacement

11,137.5 cf Field - 3,978.6 cf Chambers = 7,158.9 cf Stone x 40.0% Voids = 2,863.5 cf Stone Storage

Chamber Storage + Stone Storage = 6,051.4 cf = 0.139 af

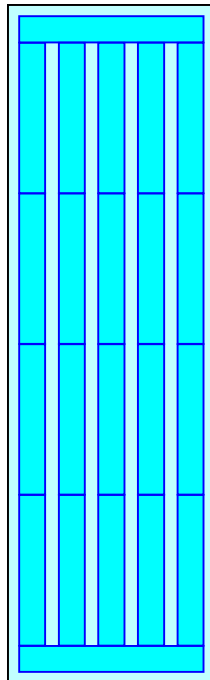
Overall Storage Efficiency = 54.3%

Overall System Size = 90.00' x 27.50' x 4.50'

20 Chambers

412.5 cy Field

265.1 cy Stone



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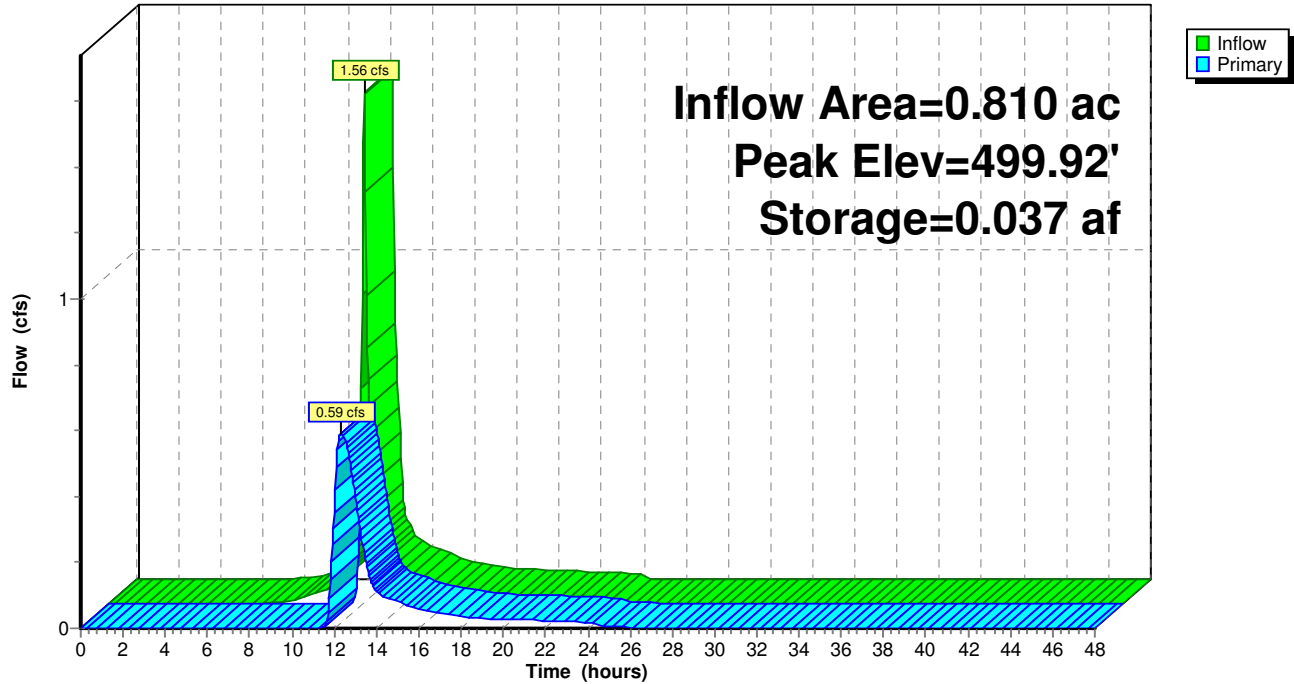
Type III 24-hr 1-yr Rainfall=2.75"

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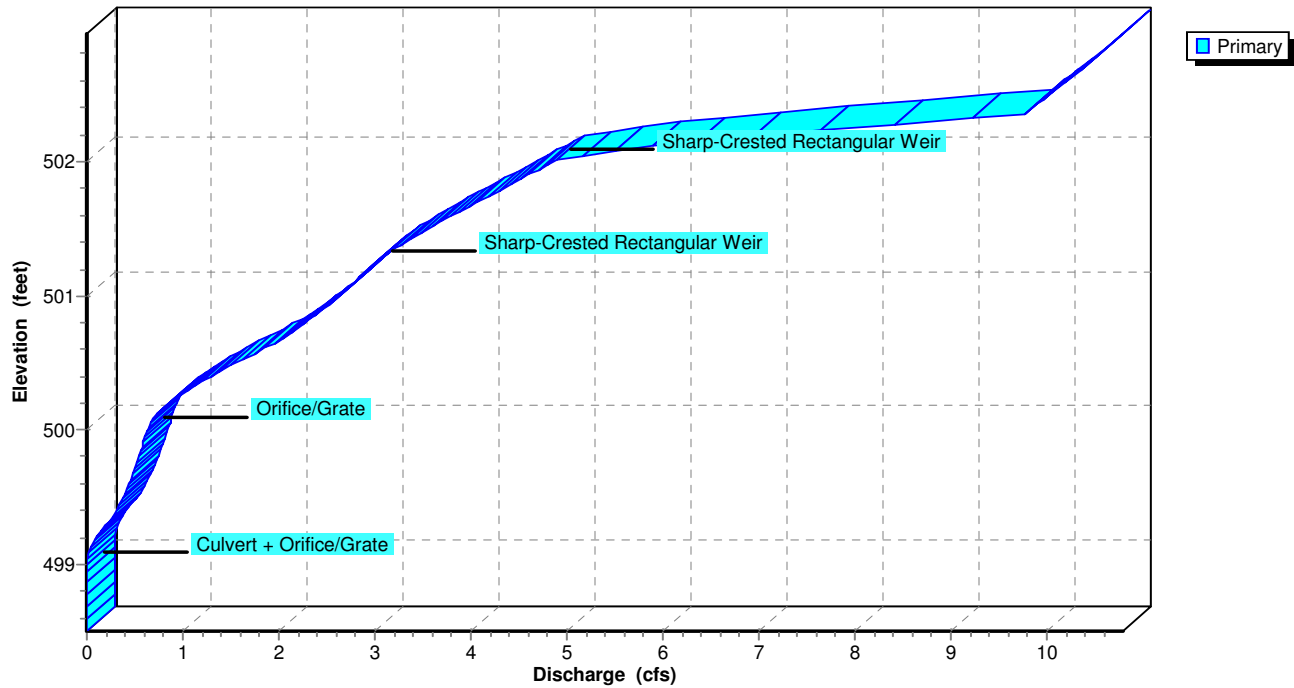
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Pond 4P: Detention

Hydrograph

**Pond 4P: Detention**

Stage-Discharge



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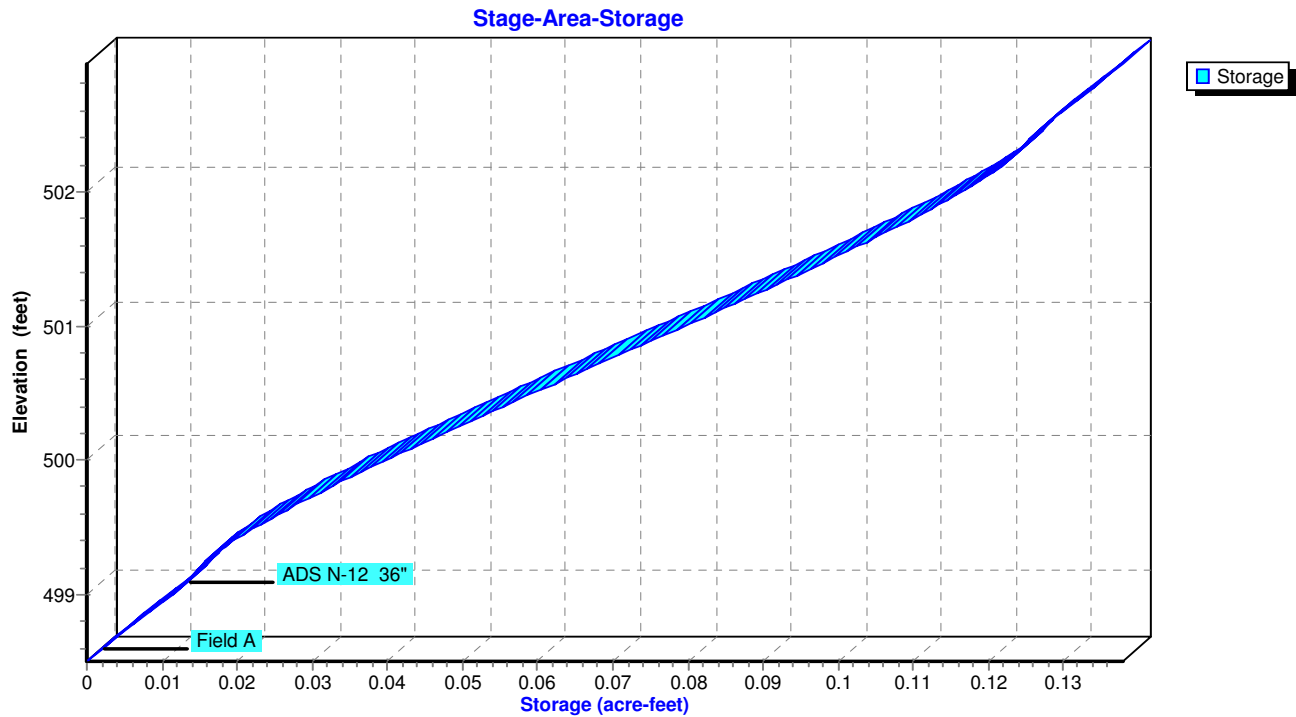
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Type III 24-hr 1-yr Rainfall=2.75"

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Pond 4P: Detention

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Type III 24-hr 1-yr Rainfall=2.75"

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Hydrograph for Pond 4P: Detention

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	498.50	0.00
1.00	0.00	0.000	498.50	0.00
2.00	0.00	0.000	498.50	0.00
3.00	0.00	0.000	498.50	0.00
4.00	0.00	0.000	498.50	0.00
5.00	0.00	0.000	498.50	0.00
6.00	0.00	0.000	498.50	0.00
7.00	0.00	0.000	498.50	0.00
8.00	0.01	0.000	498.51	0.00
9.00	0.02	0.001	498.54	0.00
10.00	0.03	0.003	498.63	0.00
11.00	0.07	0.007	498.82	0.00
12.00	0.94	0.021	499.46	0.35
13.00	0.15	0.024	499.54	0.40
14.00	0.10	0.015	499.21	0.11
15.00	0.07	0.015	499.18	0.08
16.00	0.05	0.014	499.15	0.06
17.00	0.04	0.014	499.13	0.05
18.00	0.03	0.014	499.11	0.04
19.00	0.03	0.013	499.10	0.03
20.00	0.03	0.013	499.10	0.03
21.00	0.02	0.013	499.09	0.02
22.00	0.02	0.013	499.09	0.02
23.00	0.02	0.013	499.09	0.02
24.00	0.02	0.013	499.08	0.02
25.00	0.00	0.012	499.04	0.01
26.00	0.00	0.012	499.03	0.00
27.00	0.00	0.012	499.02	0.00
28.00	0.00	0.012	499.01	0.00
29.00	0.00	0.012	499.01	0.00
30.00	0.00	0.011	499.01	0.00
31.00	0.00	0.011	499.00	0.00
32.00	0.00	0.011	499.00	0.00
33.00	0.00	0.011	499.00	0.00
34.00	0.00	0.011	499.00	0.00
35.00	0.00	0.011	499.00	0.00
36.00	0.00	0.011	499.00	0.00
37.00	0.00	0.011	499.00	0.00
38.00	0.00	0.011	499.00	0.00
39.00	0.00	0.011	499.00	0.00
40.00	0.00	0.011	499.00	0.00
41.00	0.00	0.011	499.00	0.00
42.00	0.00	0.011	499.00	0.00
43.00	0.00	0.011	499.00	0.00
44.00	0.00	0.011	499.00	0.00
45.00	0.00	0.011	499.00	0.00
46.00	0.00	0.011	499.00	0.00
47.00	0.00	0.011	499.00	0.00
48.00	0.00	0.011	499.00	0.00

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Type III 24-hr 1-yr Rainfall=2.75"

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Stage-Discharge for Pond 4P: Detention

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
498.50	0.00	501.10	2.79
498.55	0.00	501.15	2.86
498.60	0.00	501.20	2.93
498.65	0.00	501.25	3.00
498.70	0.00	501.30	3.09
498.75	0.00	501.35	3.20
498.80	0.00	501.40	3.31
498.85	0.00	501.45	3.43
498.90	0.00	501.50	3.55
498.95	0.00	501.55	3.68
499.00	0.00	501.60	3.81
499.05	0.01	501.65	3.94
499.10	0.03	501.70	4.07
499.15	0.06	501.75	4.20
499.20	0.10	501.80	4.33
499.25	0.15	501.85	4.47
499.30	0.20	501.90	4.60
499.35	0.26	501.95	4.72
499.40	0.31	502.00	4.85
499.45	0.34	502.05	5.20
499.50	0.38	502.10	5.72
499.55	0.41	502.15	6.36
499.60	0.44	502.20	7.08
499.65	0.47	502.25	7.89
499.70	0.49	502.30	8.76
499.75	0.52	502.35	9.70
499.80	0.54	502.40	9.84
499.85	0.57	502.45	9.93
499.90	0.59	502.50	10.02
499.95	0.61	502.55	10.11
500.00	0.63	502.60	10.19
500.05	0.66	502.65	10.28
500.10	0.71	502.70	10.36
500.15	0.77	502.75	10.45
500.20	0.85	502.80	10.53
500.25	0.94	502.85	10.61
500.30	1.05	502.90	10.69
500.35	1.16	502.95	10.77
500.40	1.29	503.00	10.86
500.45	1.42		
500.50	1.56		
500.55	1.70		
500.60	1.83		
500.65	1.97		
500.70	2.09		
500.75	2.18		
500.80	2.28		
500.85	2.37		
500.90	2.46		
500.95	2.55		
501.00	2.63		
501.05	2.71		

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Type III 24-hr 1-yr Rainfall=2.75"

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Stage-Area-Storage for Pond 4P: Detention

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
498.50	0.000	501.10	0.084
498.55	0.001	501.15	0.086
498.60	0.002	501.20	0.088
498.65	0.003	501.25	0.089
498.70	0.005	501.30	0.091
498.75	0.006	501.35	0.093
498.80	0.007	501.40	0.095
498.85	0.008	501.45	0.097
498.90	0.009	501.50	0.099
498.95	0.010	501.55	0.101
499.00	0.011	501.60	0.103
499.05	0.012	501.65	0.105
499.10	0.013	501.70	0.106
499.15	0.014	501.75	0.108
499.20	0.015	501.80	0.110
499.25	0.016	501.85	0.112
499.30	0.017	501.90	0.113
499.35	0.018	501.95	0.115
499.40	0.020	502.00	0.116
499.45	0.021	502.05	0.118
499.50	0.022	502.10	0.119
499.55	0.024	502.15	0.121
499.60	0.026	502.20	0.122
499.65	0.027	502.25	0.123
499.70	0.029	502.30	0.124
499.75	0.031	502.35	0.125
499.80	0.033	502.40	0.126
499.85	0.034	502.45	0.127
499.90	0.036	502.50	0.128
499.95	0.038	502.55	0.129
500.00	0.040	502.60	0.130
500.05	0.042	502.65	0.131
500.10	0.044	502.70	0.132
500.15	0.046	502.75	0.133
500.20	0.047	502.80	0.134
500.25	0.049	502.85	0.136
500.30	0.051	502.90	0.137
500.35	0.053	502.95	0.138
500.40	0.055	503.00	0.139
500.45	0.057		
500.50	0.059		
500.55	0.061		
500.60	0.063		
500.65	0.065		
500.70	0.067		
500.75	0.069		
500.80	0.071		
500.85	0.074		
500.90	0.076		
500.95	0.078		
501.00	0.080		
501.05	0.082		

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Type III 24-hr 1-yr Rainfall=2.75"

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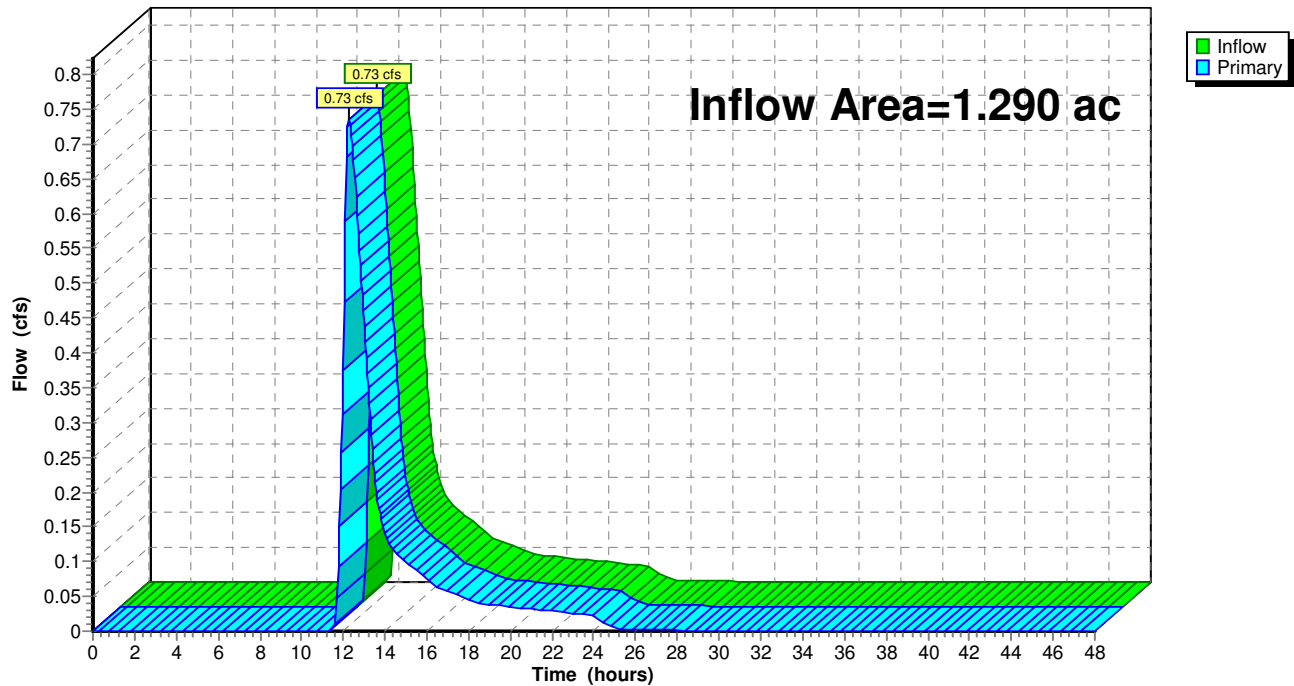
Summary for Link 5L: Proposed Combined

Inflow Area = 1.290 ac, 53.49% Impervious, Inflow Depth = 1.12" for 1-yr event
 Inflow = 0.73 cfs @ 12.26 hrs, Volume= 0.120 af
 Primary = 0.73 cfs @ 12.26 hrs, Volume= 0.120 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 5L: Proposed Combined

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 1-yr Rainfall=2.75"

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Hydrograph for Link 5L: Proposed Combined

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.00	0.00	26.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	26.50	0.00	0.00	0.00
1.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	27.50	0.00	0.00	0.00
2.00	0.00	0.00	0.00	28.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	28.50	0.00	0.00	0.00
3.00	0.00	0.00	0.00	29.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	29.50	0.00	0.00	0.00
4.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	30.50	0.00	0.00	0.00
5.00	0.00	0.00	0.00	31.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	31.50	0.00	0.00	0.00
6.00	0.00	0.00	0.00	32.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	32.50	0.00	0.00	0.00
7.00	0.00	0.00	0.00	33.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00	33.50	0.00	0.00	0.00
8.00	0.00	0.00	0.00	34.00	0.00	0.00	0.00
8.50	0.00	0.00	0.00	34.50	0.00	0.00	0.00
9.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00
9.50	0.00	0.00	0.00	35.50	0.00	0.00	0.00
10.00	0.00	0.00	0.00	36.00	0.00	0.00	0.00
10.50	0.00	0.00	0.00	36.50	0.00	0.00	0.00
11.00	0.00	0.00	0.00	37.00	0.00	0.00	0.00
11.50	0.00	0.00	0.00	37.50	0.00	0.00	0.00
12.00	0.38	0.00	0.38	38.00	0.00	0.00	0.00
12.50	0.68	0.00	0.68	38.50	0.00	0.00	0.00
13.00	0.44	0.00	0.44	39.00	0.00	0.00	0.00
13.50	0.23	0.00	0.23	39.50	0.00	0.00	0.00
14.00	0.14	0.00	0.14	40.00	0.00	0.00	0.00
14.50	0.11	0.00	0.11	40.50	0.00	0.00	0.00
15.00	0.10	0.00	0.10	41.00	0.00	0.00	0.00
15.50	0.09	0.00	0.09	41.50	0.00	0.00	0.00
16.00	0.07	0.00	0.07	42.00	0.00	0.00	0.00
16.50	0.06	0.00	0.06	42.50	0.00	0.00	0.00
17.00	0.06	0.00	0.06	43.00	0.00	0.00	0.00
17.50	0.05	0.00	0.05	43.50	0.00	0.00	0.00
18.00	0.05	0.00	0.05	44.00	0.00	0.00	0.00
18.50	0.04	0.00	0.04	44.50	0.00	0.00	0.00
19.00	0.04	0.00	0.04	45.00	0.00	0.00	0.00
19.50	0.04	0.00	0.04	45.50	0.00	0.00	0.00
20.00	0.04	0.00	0.04	46.00	0.00	0.00	0.00
20.50	0.03	0.00	0.03	46.50	0.00	0.00	0.00
21.00	0.03	0.00	0.03	47.00	0.00	0.00	0.00
21.50	0.03	0.00	0.03	47.50	0.00	0.00	0.00
22.00	0.03	0.00	0.03	48.00	0.00	0.00	0.00
22.50	0.03	0.00	0.03				
23.00	0.03	0.00	0.03				
23.50	0.03	0.00	0.03				
24.00	0.02	0.00	0.02				
24.50	0.01	0.00	0.01				
25.00	0.01	0.00	0.01				
25.50	0.00	0.00	0.00				

73 Forshay 5-3-24*Type III 24-hr 10-yr Rainfall=4.99"*

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing

Runoff Area=1.230 ac 32.52% Impervious Runoff Depth=2.27"
 Flow Length=285' Tc=11.9 min CN=73 Runoff=2.66 cfs 0.233 af

Subcatchment 2S: Proposed to Treatment

Runoff Area=0.810 ac 75.31% Impervious Runoff Depth=3.76"
 Tc=6.0 min CN=89 Runoff=3.39 cfs 0.254 af

Subcatchment 3S: Proposed to Bypass

Runoff Area=0.480 ac 16.67% Impervious Runoff Depth=1.80"
 Flow Length=285' Tc=11.9 min CN=67 Runoff=0.79 cfs 0.072 af

Pond 4P: Detention

Peak Elev=500.62' Storage=0.064 af Inflow=3.39 cfs 0.254 af
 Outflow=1.89 cfs 0.243 af

Link 5L: Proposed Combined

Inflow=2.66 cfs 0.314 af
 Primary=2.66 cfs 0.314 af

Total Runoff Area = 2.520 ac Runoff Volume = 0.559 af Average Runoff Depth = 2.66"
56.75% Pervious = 1.430 ac 43.25% Impervious = 1.090 ac

73 Forshay 5-3-24

Type III 24-hr 10-yr Rainfall=4.99"

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Summary for Subcatchment 1S: Existing

Runoff = 2.66 cfs @ 12.17 hrs, Volume= 0.233 af, Depth= 2.27"

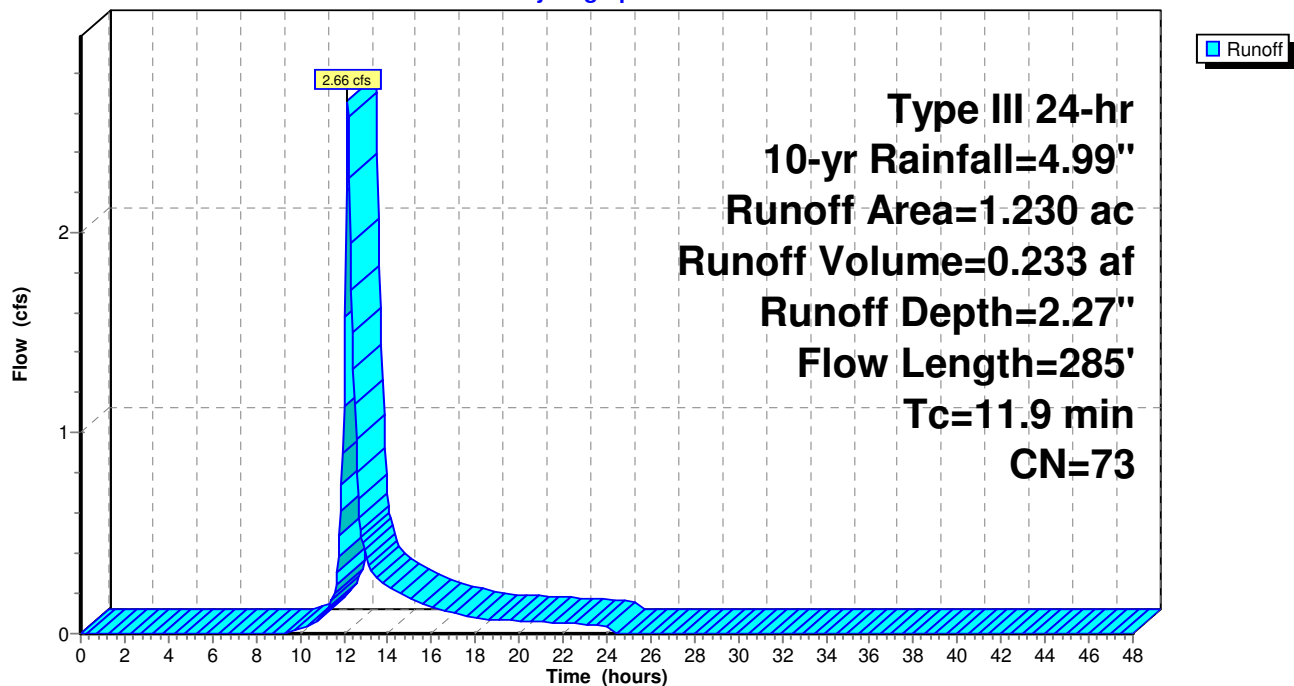
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-yr Rainfall=4.99"

Area (ac)	CN	Description
* 0.400	98	Impervious
0.830	61	>75% Grass cover, Good, HSG B
1.230	73	Weighted Average
0.830		67.48% Pervious Area
0.400		32.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0350	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
1.0	185	0.0400	3.22		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
11.9	285	Total			

Subcatchment 1S: Existing

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 10-yr Rainfall=4.99"

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Hydrograph for Subcatchment 1S: Existing

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	4.99	2.27	0.00
0.50	0.02	0.00	0.00	26.50	4.99	2.27	0.00
1.00	0.05	0.00	0.00	27.00	4.99	2.27	0.00
1.50	0.07	0.00	0.00	27.50	4.99	2.27	0.00
2.00	0.10	0.00	0.00	28.00	4.99	2.27	0.00
2.50	0.13	0.00	0.00	28.50	4.99	2.27	0.00
3.00	0.15	0.00	0.00	29.00	4.99	2.27	0.00
3.50	0.18	0.00	0.00	29.50	4.99	2.27	0.00
4.00	0.21	0.00	0.00	30.00	4.99	2.27	0.00
4.50	0.25	0.00	0.00	30.50	4.99	2.27	0.00
5.00	0.28	0.00	0.00	31.00	4.99	2.27	0.00
5.50	0.32	0.00	0.00	31.50	4.99	2.27	0.00
6.00	0.36	0.00	0.00	32.00	4.99	2.27	0.00
6.50	0.40	0.00	0.00	32.50	4.99	2.27	0.00
7.00	0.45	0.00	0.00	33.00	4.99	2.27	0.00
7.50	0.51	0.00	0.00	33.50	4.99	2.27	0.00
8.00	0.57	0.00	0.00	34.00	4.99	2.27	0.00
8.50	0.64	0.00	0.00	34.50	4.99	2.27	0.00
9.00	0.73	0.00	0.00	35.00	4.99	2.27	0.00
9.50	0.83	0.00	0.01	35.50	4.99	2.27	0.00
10.00	0.94	0.01	0.02	36.00	4.99	2.27	0.00
10.50	1.08	0.03	0.05	36.50	4.99	2.27	0.00
11.00	1.25	0.06	0.09	37.00	4.99	2.27	0.00
11.50	1.49	0.13	0.17	37.50	4.99	2.27	0.00
12.00	2.49	0.56	1.13	38.00	4.99	2.27	0.00
12.50	3.50	1.18	1.14	38.50	4.99	2.27	0.00
13.00	3.74	1.35	0.38	39.00	4.99	2.27	0.00
13.50	3.91	1.46	0.29	39.50	4.99	2.27	0.00
14.00	4.05	1.56	0.24	40.00	4.99	2.27	0.00
14.50	4.16	1.64	0.20	40.50	4.99	2.27	0.00
15.00	4.26	1.72	0.18	41.00	4.99	2.27	0.00
15.50	4.35	1.78	0.16	41.50	4.99	2.27	0.00
16.00	4.42	1.84	0.13	42.00	4.99	2.27	0.00
16.50	4.48	1.88	0.11	42.50	4.99	2.27	0.00
17.00	4.54	1.92	0.10	43.00	4.99	2.27	0.00
17.50	4.59	1.96	0.09	43.50	4.99	2.27	0.00
18.00	4.63	1.99	0.08	44.00	4.99	2.27	0.00
18.50	4.67	2.02	0.07	44.50	4.99	2.27	0.00
19.00	4.71	2.05	0.07	45.00	4.99	2.27	0.00
19.50	4.74	2.08	0.07	45.50	4.99	2.27	0.00
20.00	4.78	2.11	0.06	46.00	4.99	2.27	0.00
20.50	4.81	2.13	0.06	46.50	4.99	2.27	0.00
21.00	4.84	2.15	0.06	47.00	4.99	2.27	0.00
21.50	4.87	2.18	0.06	47.50	4.99	2.27	0.00
22.00	4.89	2.20	0.05	48.00	4.99	2.27	0.00
22.50	4.92	2.22	0.05				
23.00	4.94	2.24	0.05				
23.50	4.97	2.26	0.04				
24.00	4.99	2.27	0.04				
24.50	4.99	2.27	0.00				
25.00	4.99	2.27	0.00				
25.50	4.99	2.27	0.00				

73 Forshay 5-3-24

Type III 24-hr 10-yr Rainfall=4.99"

Prepared by Civil Tec Engineering & Surveyin

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Summary for Subcatchment 2S: Proposed to Treatment

Runoff = 3.39 cfs @ 12.09 hrs, Volume= 0.254 af, Depth= 3.76"
 Routed to Pond 4P : Detention

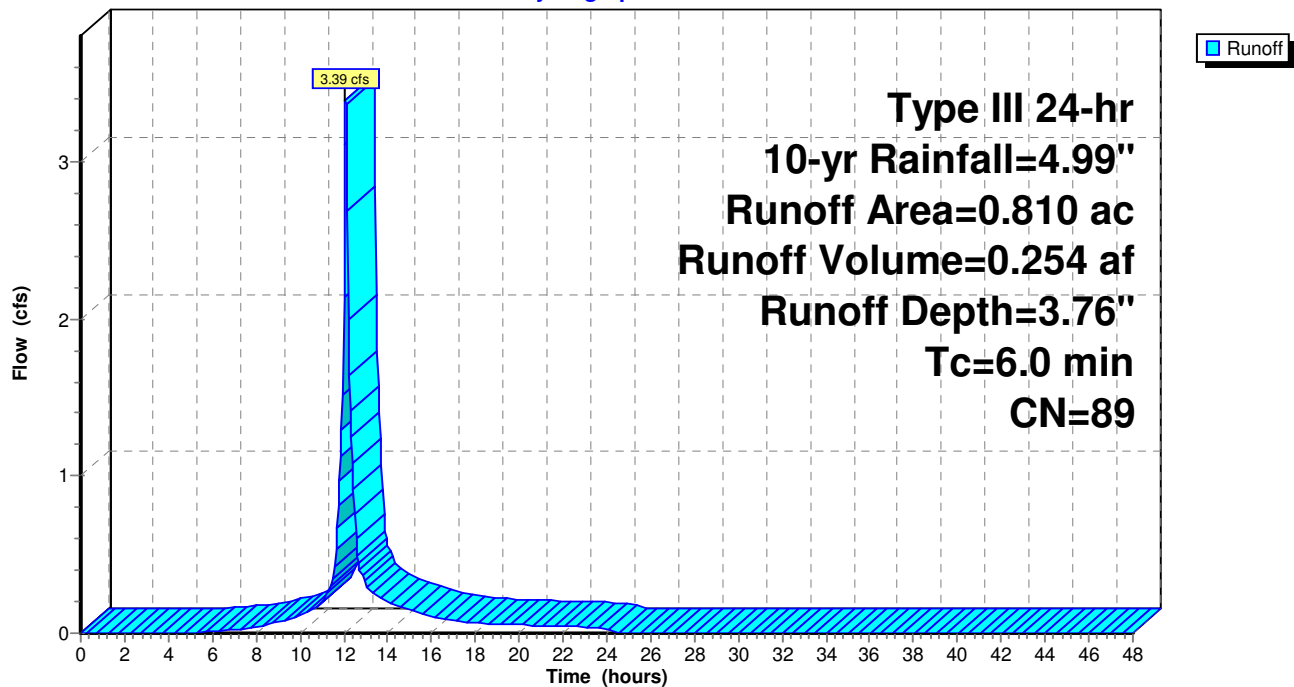
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-yr Rainfall=4.99"

Area (ac)	CN	Description
* 0.610	98	Impervious
0.200	61	>75% Grass cover, Good, HSG B
0.810	89	Weighted Average
0.200		24.69% Pervious Area
0.610		75.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Proposed to Treatment

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 10-yr Rainfall=4.99"

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Hydrograph for Subcatchment 2S: Proposed to Treatment

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	4.99	3.76	0.00
0.50	0.02	0.00	0.00	26.50	4.99	3.76	0.00
1.00	0.05	0.00	0.00	27.00	4.99	3.76	0.00
1.50	0.07	0.00	0.00	27.50	4.99	3.76	0.00
2.00	0.10	0.00	0.00	28.00	4.99	3.76	0.00
2.50	0.13	0.00	0.00	28.50	4.99	3.76	0.00
3.00	0.15	0.00	0.00	29.00	4.99	3.76	0.00
3.50	0.18	0.00	0.00	29.50	4.99	3.76	0.00
4.00	0.21	0.00	0.00	30.00	4.99	3.76	0.00
4.50	0.25	0.00	0.00	30.50	4.99	3.76	0.00
5.00	0.28	0.00	0.00	31.00	4.99	3.76	0.00
5.50	0.32	0.00	0.01	31.50	4.99	3.76	0.00
6.00	0.36	0.01	0.01	32.00	4.99	3.76	0.00
6.50	0.40	0.02	0.01	32.50	4.99	3.76	0.00
7.00	0.45	0.03	0.02	33.00	4.99	3.76	0.00
7.50	0.51	0.05	0.03	33.50	4.99	3.76	0.00
8.00	0.57	0.07	0.04	34.00	4.99	3.76	0.00
8.50	0.64	0.10	0.05	34.50	4.99	3.76	0.00
9.00	0.73	0.13	0.07	35.00	4.99	3.76	0.00
9.50	0.83	0.19	0.09	35.50	4.99	3.76	0.00
10.00	0.94	0.25	0.11	36.00	4.99	3.76	0.00
10.50	1.08	0.34	0.15	36.50	4.99	3.76	0.00
11.00	1.25	0.45	0.20	37.00	4.99	3.76	0.00
11.50	1.49	0.62	0.33	37.50	4.99	3.76	0.00
12.00	2.49	1.45	2.14	38.00	4.99	3.76	0.00
12.50	3.50	2.36	0.75	38.50	4.99	3.76	0.00
13.00	3.74	2.58	0.31	39.00	4.99	3.76	0.00
13.50	3.91	2.74	0.24	39.50	4.99	3.76	0.00
14.00	4.05	2.87	0.20	40.00	4.99	3.76	0.00
14.50	4.16	2.98	0.17	40.50	4.99	3.76	0.00
15.00	4.26	3.07	0.15	41.00	4.99	3.76	0.00
15.50	4.35	3.15	0.13	41.50	4.99	3.76	0.00
16.00	4.42	3.22	0.10	42.00	4.99	3.76	0.00
16.50	4.48	3.28	0.09	42.50	4.99	3.76	0.00
17.00	4.54	3.33	0.08	43.00	4.99	3.76	0.00
17.50	4.59	3.38	0.07	43.50	4.99	3.76	0.00
18.00	4.63	3.42	0.06	44.00	4.99	3.76	0.00
18.50	4.67	3.46	0.06	44.50	4.99	3.76	0.00
19.00	4.71	3.49	0.06	45.00	4.99	3.76	0.00
19.50	4.74	3.53	0.05	45.50	4.99	3.76	0.00
20.00	4.78	3.56	0.05	46.00	4.99	3.76	0.00
20.50	4.81	3.59	0.05	46.50	4.99	3.76	0.00
21.00	4.84	3.62	0.05	47.00	4.99	3.76	0.00
21.50	4.87	3.64	0.04	47.50	4.99	3.76	0.00
22.00	4.89	3.67	0.04	48.00	4.99	3.76	0.00
22.50	4.92	3.70	0.04				
23.00	4.94	3.72	0.04				
23.50	4.97	3.74	0.04				
24.00	4.99	3.76	0.03				
24.50	4.99	3.76	0.00				
25.00	4.99	3.76	0.00				
25.50	4.99	3.76	0.00				

73 Forshay 5-3-24

Type III 24-hr 10-yr Rainfall=4.99"

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Summary for Subcatchment 3S: Proposed to Bypass

Runoff = 0.79 cfs @ 12.18 hrs, Volume= 0.072 af, Depth= 1.80"
 Routed to Link 5L : Proposed Combined

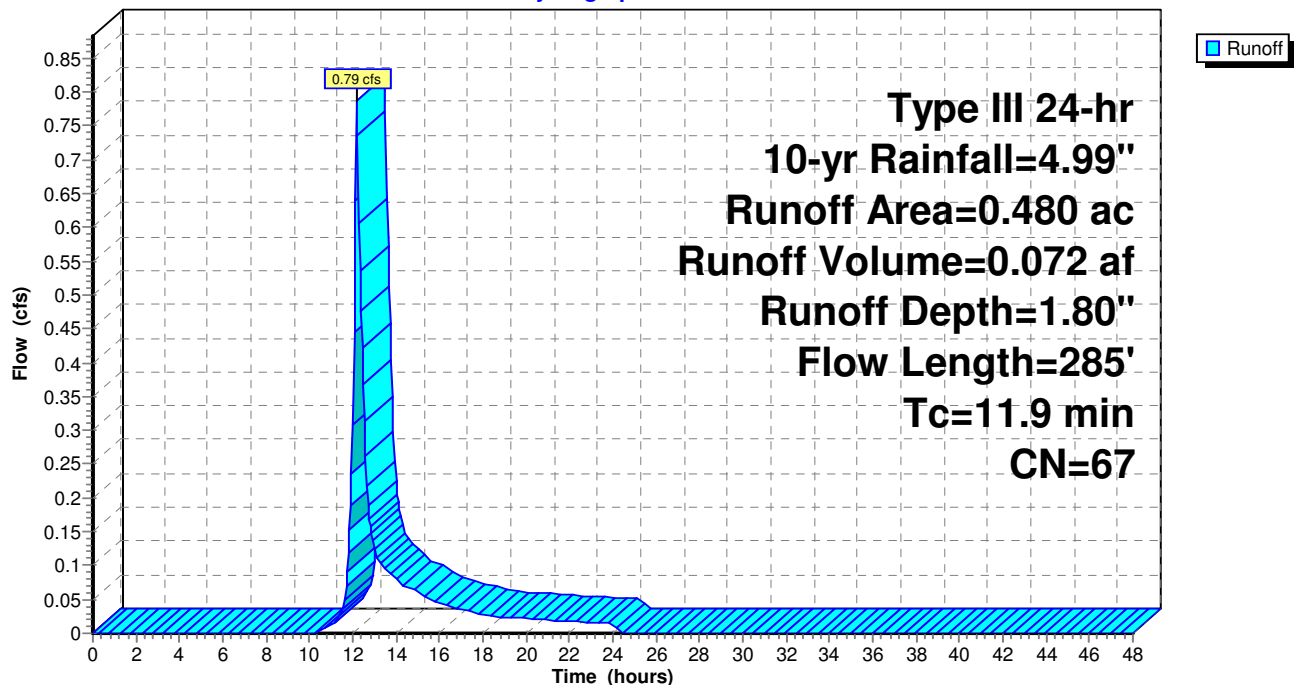
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type III 24-hr 10-yr Rainfall=4.99"

Area (ac)	CN	Description
* 0.080	98	Impervious
0.400	61	>75% Grass cover, Good, HSG B
0.480	67	Weighted Average
0.400		83.33% Pervious Area
0.080		16.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0350	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
1.0	185	0.0400	3.22		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
11.9	285	Total			

Subcatchment 3S: Proposed to Bypass

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 10-yr Rainfall=4.99"

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Hydrograph for Subcatchment 3S: Proposed to Bypass

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	4.99	1.80	0.00
0.50	0.02	0.00	0.00	26.50	4.99	1.80	0.00
1.00	0.05	0.00	0.00	27.00	4.99	1.80	0.00
1.50	0.07	0.00	0.00	27.50	4.99	1.80	0.00
2.00	0.10	0.00	0.00	28.00	4.99	1.80	0.00
2.50	0.13	0.00	0.00	28.50	4.99	1.80	0.00
3.00	0.15	0.00	0.00	29.00	4.99	1.80	0.00
3.50	0.18	0.00	0.00	29.50	4.99	1.80	0.00
4.00	0.21	0.00	0.00	30.00	4.99	1.80	0.00
4.50	0.25	0.00	0.00	30.50	4.99	1.80	0.00
5.00	0.28	0.00	0.00	31.00	4.99	1.80	0.00
5.50	0.32	0.00	0.00	31.50	4.99	1.80	0.00
6.00	0.36	0.00	0.00	32.00	4.99	1.80	0.00
6.50	0.40	0.00	0.00	32.50	4.99	1.80	0.00
7.00	0.45	0.00	0.00	33.00	4.99	1.80	0.00
7.50	0.51	0.00	0.00	33.50	4.99	1.80	0.00
8.00	0.57	0.00	0.00	34.00	4.99	1.80	0.00
8.50	0.64	0.00	0.00	34.50	4.99	1.80	0.00
9.00	0.73	0.00	0.00	35.00	4.99	1.80	0.00
9.50	0.83	0.00	0.00	35.50	4.99	1.80	0.00
10.00	0.94	0.00	0.00	36.00	4.99	1.80	0.00
10.50	1.08	0.00	0.00	36.50	4.99	1.80	0.00
11.00	1.25	0.01	0.01	37.00	4.99	1.80	0.00
11.50	1.49	0.05	0.04	37.50	4.99	1.80	0.00
12.00	2.49	0.35	0.31	38.00	4.99	1.80	0.00
12.50	3.50	0.85	0.37	38.50	4.99	1.80	0.00
13.00	3.74	0.99	0.13	39.00	4.99	1.80	0.00
13.50	3.91	1.09	0.09	39.50	4.99	1.80	0.00
14.00	4.05	1.17	0.08	40.00	4.99	1.80	0.00
14.50	4.16	1.25	0.07	40.50	4.99	1.80	0.00
15.00	4.26	1.31	0.06	41.00	4.99	1.80	0.00
15.50	4.35	1.37	0.05	41.50	4.99	1.80	0.00
16.00	4.42	1.41	0.04	42.00	4.99	1.80	0.00
16.50	4.48	1.45	0.04	42.50	4.99	1.80	0.00
17.00	4.54	1.49	0.03	43.00	4.99	1.80	0.00
17.50	4.59	1.52	0.03	43.50	4.99	1.80	0.00
18.00	4.63	1.55	0.03	44.00	4.99	1.80	0.00
18.50	4.67	1.58	0.03	44.50	4.99	1.80	0.00
19.00	4.71	1.60	0.02	45.00	4.99	1.80	0.00
19.50	4.74	1.63	0.02	45.50	4.99	1.80	0.00
20.00	4.78	1.65	0.02	46.00	4.99	1.80	0.00
20.50	4.81	1.67	0.02	46.50	4.99	1.80	0.00
21.00	4.84	1.69	0.02	47.00	4.99	1.80	0.00
21.50	4.87	1.71	0.02	47.50	4.99	1.80	0.00
22.00	4.89	1.73	0.02	48.00	4.99	1.80	0.00
22.50	4.92	1.75	0.02				
23.00	4.94	1.76	0.02				
23.50	4.97	1.78	0.02				
24.00	4.99	1.80	0.01				
24.50	4.99	1.80	0.00				
25.00	4.99	1.80	0.00				
25.50	4.99	1.80	0.00				

73 Forshay 5-3-24

Type III 24-hr 10-yr Rainfall=4.99"

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Summary for Pond 4P: Detention

Inflow Area = 0.810 ac, 75.31% Impervious, Inflow Depth = 3.76" for 10-yr event
 Inflow = 3.39 cfs @ 12.09 hrs, Volume= 0.254 af
 Outflow = 1.89 cfs @ 12.22 hrs, Volume= 0.243 af, Atten= 44%, Lag= 7.9 min
 Primary = 1.89 cfs @ 12.22 hrs, Volume= 0.243 af
 Routed to Link 5L : Proposed Combined

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 500.62' @ 12.22 hrs Surf.Area= 0.057 ac Storage= 0.064 af

Plug-Flow detention time= 66.9 min calculated for 0.243 af (96% of inflow)
 Center-of-Mass det. time= 41.2 min (835.6 - 794.5)

Volume	Invert	Avail.Storage	Storage Description
#1A	498.50'	0.066 af	27.50'W x 90.00'L x 4.50'H Field A 0.256 af Overall - 0.091 af Embedded = 0.164 af x 40.0% Voids
#2A	499.00'	0.073 af	ADS N-12 36" x 20 Inside #1 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf 20 Chambers in 5 Rows 24.50' Header x 7.10 sf x 2 = 347.9 cf Inside
		0.139 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	15.0" Round Culvert L= 40.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 499.00' / 498.66' S= 0.0085 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	499.00'	5.2" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	500.00'	9.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	501.25'	0.6' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#5	Device 1	502.00'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=1.87 cfs @ 12.22 hrs HW=500.61' (Free Discharge)

- 1=Culvert (Passes 1.87 cfs of 5.54 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 0.84 cfs @ 5.69 fps)
- 3=Orifice/Grate (Orifice Controls 1.03 cfs @ 2.67 fps)
- 4=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)
- 5=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

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Type III 24-hr 10-yr Rainfall=4.99"

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Pond 4P: Detention - Chamber Wizard Field A**Chamber Model = ADS N-12 36" (ADS N-12® Pipe)**

Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf

Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf

42.0" Wide + 21.0" Spacing = 63.0" C-C Row Spacing

4 Chambers/Row x 20.00' Long +3.50' Header x 2 = 87.00' Row Length +18.0" End Stone x 2 = 90.00'
Base Length

5 Rows x 42.0" Wide + 21.0" Spacing x 4 + 18.0" Side Stone x 2 = 27.50' Base Width

6.0" Stone Base + 42.0" Chamber Height + 6.0" Stone Cover = 4.50' Field Height

20 Chambers x 142.0 cf + 24.50' Header x 7.10 sf x 2 = 3,187.9 cf Chamber Storage

20 Chambers x 177.2 cf + 24.50' Header x 8.86 sf x 2 = 3,978.6 cf Displacement

11,137.5 cf Field - 3,978.6 cf Chambers = 7,158.9 cf Stone x 40.0% Voids = 2,863.5 cf Stone Storage

Chamber Storage + Stone Storage = 6,051.4 cf = 0.139 af

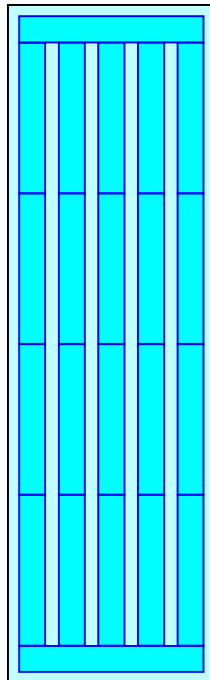
Overall Storage Efficiency = 54.3%

Overall System Size = 90.00' x 27.50' x 4.50'

20 Chambers

412.5 cy Field

265.1 cy Stone



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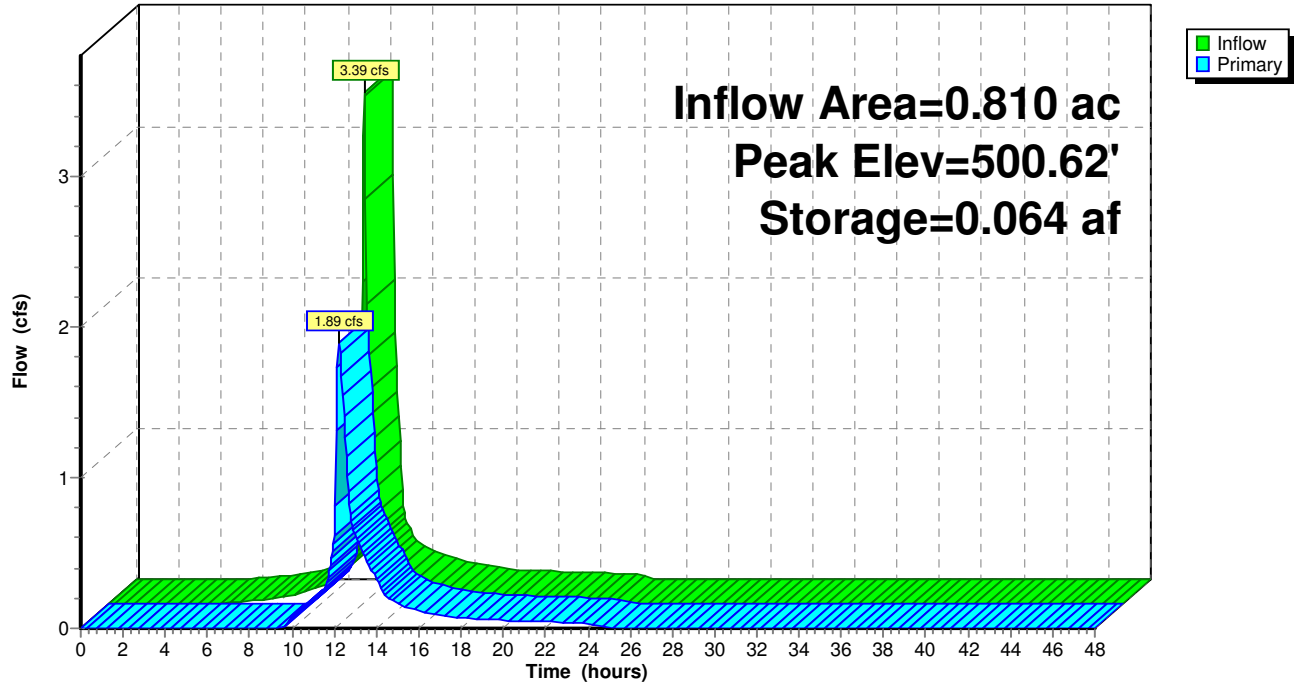
Type III 24-hr 10-yr Rainfall=4.99"

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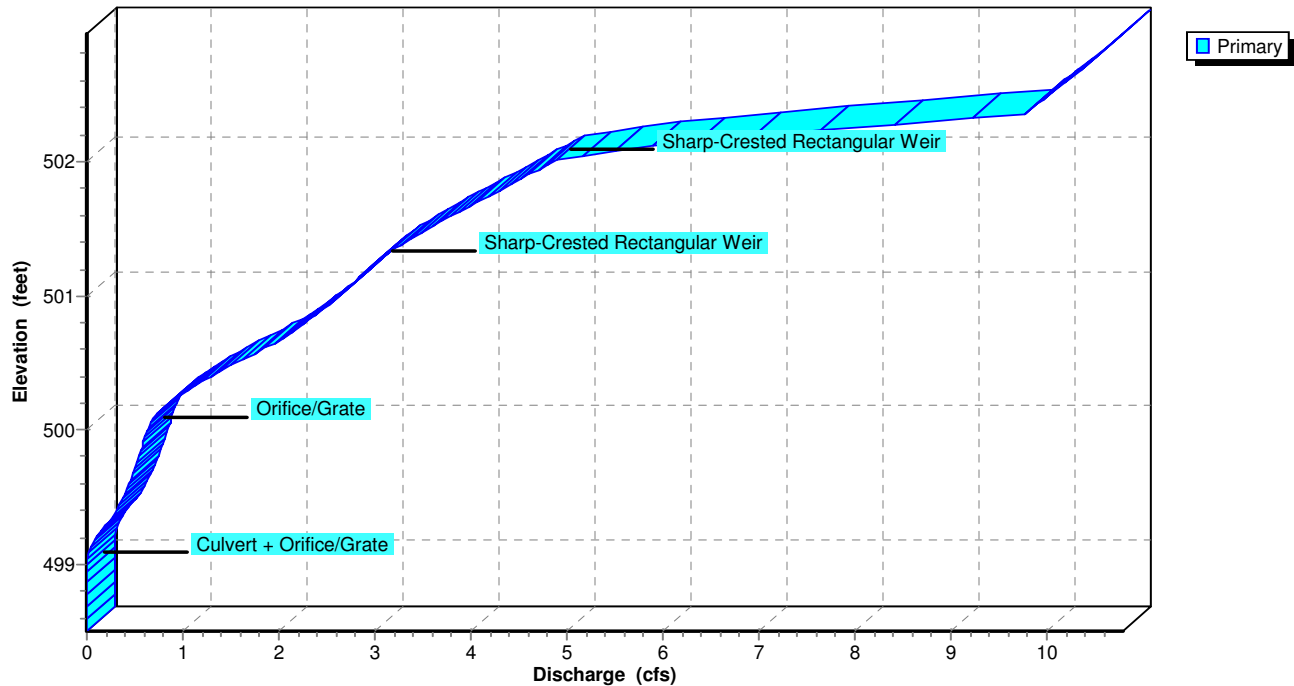
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Pond 4P: Detention

Hydrograph

**Pond 4P: Detention**

Stage-Discharge



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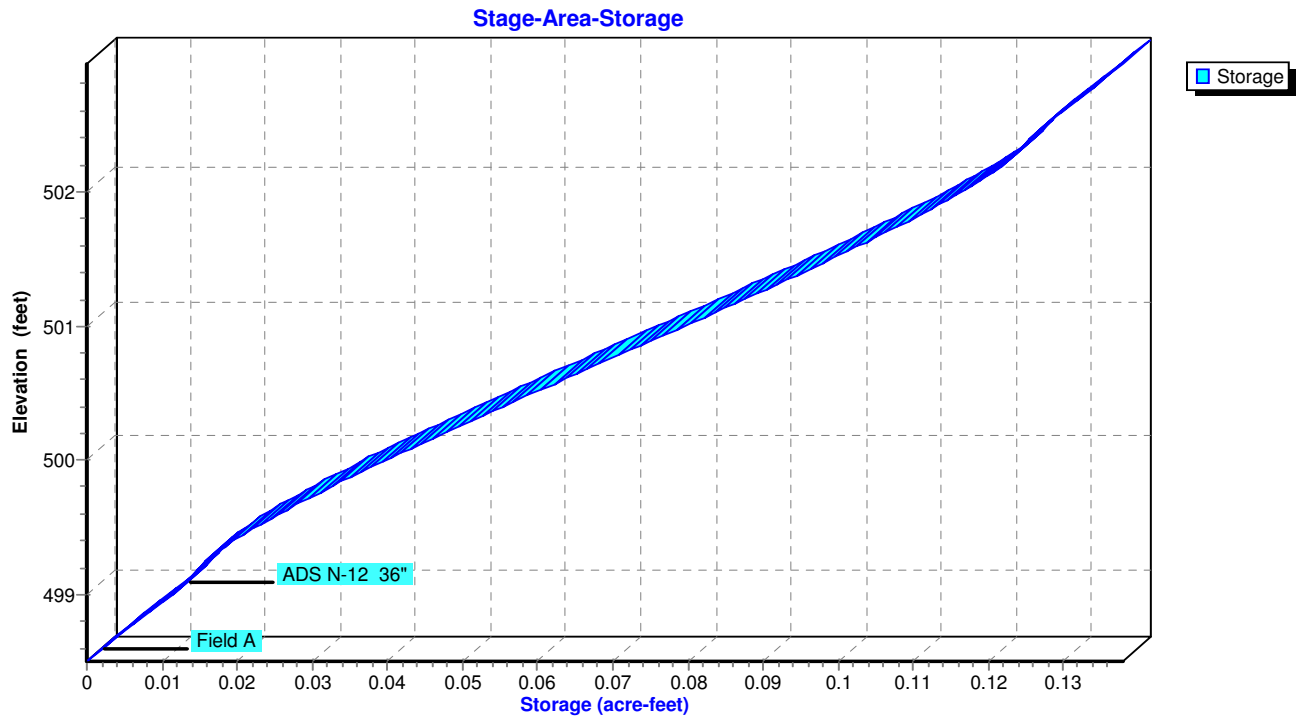
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Pond 4P: Detention

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Type III 24-hr 10-yr Rainfall=4.99"

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Hydrograph for Pond 4P: Detention

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	498.50	0.00
1.00	0.00	0.000	498.50	0.00
2.00	0.00	0.000	498.50	0.00
3.00	0.00	0.000	498.50	0.00
4.00	0.00	0.000	498.50	0.00
5.00	0.00	0.000	498.50	0.00
6.00	0.01	0.001	498.52	0.00
7.00	0.02	0.002	498.58	0.00
8.00	0.04	0.004	498.68	0.00
9.00	0.07	0.009	498.87	0.00
10.00	0.11	0.015	499.17	0.08
11.00	0.20	0.016	499.28	0.18
12.00	2.14	0.039	499.97	0.62
13.00	0.31	0.039	499.97	0.62
14.00	0.20	0.020	499.42	0.32
15.00	0.15	0.016	499.26	0.16
16.00	0.10	0.015	499.21	0.11
17.00	0.08	0.015	499.18	0.09
18.00	0.06	0.014	499.16	0.07
19.00	0.06	0.014	499.15	0.06
20.00	0.05	0.014	499.14	0.05
21.00	0.05	0.014	499.13	0.05
22.00	0.04	0.014	499.13	0.04
23.00	0.04	0.014	499.12	0.04
24.00	0.03	0.014	499.11	0.04
25.00	0.00	0.012	499.05	0.01
26.00	0.00	0.012	499.03	0.00
27.00	0.00	0.012	499.02	0.00
28.00	0.00	0.012	499.01	0.00
29.00	0.00	0.012	499.01	0.00
30.00	0.00	0.011	499.01	0.00
31.00	0.00	0.011	499.00	0.00
32.00	0.00	0.011	499.00	0.00
33.00	0.00	0.011	499.00	0.00
34.00	0.00	0.011	499.00	0.00
35.00	0.00	0.011	499.00	0.00
36.00	0.00	0.011	499.00	0.00
37.00	0.00	0.011	499.00	0.00
38.00	0.00	0.011	499.00	0.00
39.00	0.00	0.011	499.00	0.00
40.00	0.00	0.011	499.00	0.00
41.00	0.00	0.011	499.00	0.00
42.00	0.00	0.011	499.00	0.00
43.00	0.00	0.011	499.00	0.00
44.00	0.00	0.011	499.00	0.00
45.00	0.00	0.011	499.00	0.00
46.00	0.00	0.011	499.00	0.00
47.00	0.00	0.011	499.00	0.00
48.00	0.00	0.011	499.00	0.00

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Stage-Discharge for Pond 4P: Detention

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
498.50	0.00	501.10	2.79
498.55	0.00	501.15	2.86
498.60	0.00	501.20	2.93
498.65	0.00	501.25	3.00
498.70	0.00	501.30	3.09
498.75	0.00	501.35	3.20
498.80	0.00	501.40	3.31
498.85	0.00	501.45	3.43
498.90	0.00	501.50	3.55
498.95	0.00	501.55	3.68
499.00	0.00	501.60	3.81
499.05	0.01	501.65	3.94
499.10	0.03	501.70	4.07
499.15	0.06	501.75	4.20
499.20	0.10	501.80	4.33
499.25	0.15	501.85	4.47
499.30	0.20	501.90	4.60
499.35	0.26	501.95	4.72
499.40	0.31	502.00	4.85
499.45	0.34	502.05	5.20
499.50	0.38	502.10	5.72
499.55	0.41	502.15	6.36
499.60	0.44	502.20	7.08
499.65	0.47	502.25	7.89
499.70	0.49	502.30	8.76
499.75	0.52	502.35	9.70
499.80	0.54	502.40	9.84
499.85	0.57	502.45	9.93
499.90	0.59	502.50	10.02
499.95	0.61	502.55	10.11
500.00	0.63	502.60	10.19
500.05	0.66	502.65	10.28
500.10	0.71	502.70	10.36
500.15	0.77	502.75	10.45
500.20	0.85	502.80	10.53
500.25	0.94	502.85	10.61
500.30	1.05	502.90	10.69
500.35	1.16	502.95	10.77
500.40	1.29	503.00	10.86
500.45	1.42		
500.50	1.56		
500.55	1.70		
500.60	1.83		
500.65	1.97		
500.70	2.09		
500.75	2.18		
500.80	2.28		
500.85	2.37		
500.90	2.46		
500.95	2.55		
501.00	2.63		
501.05	2.71		

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Type III 24-hr 10-yr Rainfall=4.99"

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Stage-Area-Storage for Pond 4P: Detention

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
498.50	0.000	501.10	0.084
498.55	0.001	501.15	0.086
498.60	0.002	501.20	0.088
498.65	0.003	501.25	0.089
498.70	0.005	501.30	0.091
498.75	0.006	501.35	0.093
498.80	0.007	501.40	0.095
498.85	0.008	501.45	0.097
498.90	0.009	501.50	0.099
498.95	0.010	501.55	0.101
499.00	0.011	501.60	0.103
499.05	0.012	501.65	0.105
499.10	0.013	501.70	0.106
499.15	0.014	501.75	0.108
499.20	0.015	501.80	0.110
499.25	0.016	501.85	0.112
499.30	0.017	501.90	0.113
499.35	0.018	501.95	0.115
499.40	0.020	502.00	0.116
499.45	0.021	502.05	0.118
499.50	0.022	502.10	0.119
499.55	0.024	502.15	0.121
499.60	0.026	502.20	0.122
499.65	0.027	502.25	0.123
499.70	0.029	502.30	0.124
499.75	0.031	502.35	0.125
499.80	0.033	502.40	0.126
499.85	0.034	502.45	0.127
499.90	0.036	502.50	0.128
499.95	0.038	502.55	0.129
500.00	0.040	502.60	0.130
500.05	0.042	502.65	0.131
500.10	0.044	502.70	0.132
500.15	0.046	502.75	0.133
500.20	0.047	502.80	0.134
500.25	0.049	502.85	0.136
500.30	0.051	502.90	0.137
500.35	0.053	502.95	0.138
500.40	0.055	503.00	0.139
500.45	0.057		
500.50	0.059		
500.55	0.061		
500.60	0.063		
500.65	0.065		
500.70	0.067		
500.75	0.069		
500.80	0.071		
500.85	0.074		
500.90	0.076		
500.95	0.078		
501.00	0.080		
501.05	0.082		

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Type III 24-hr 10-yr Rainfall=4.99"

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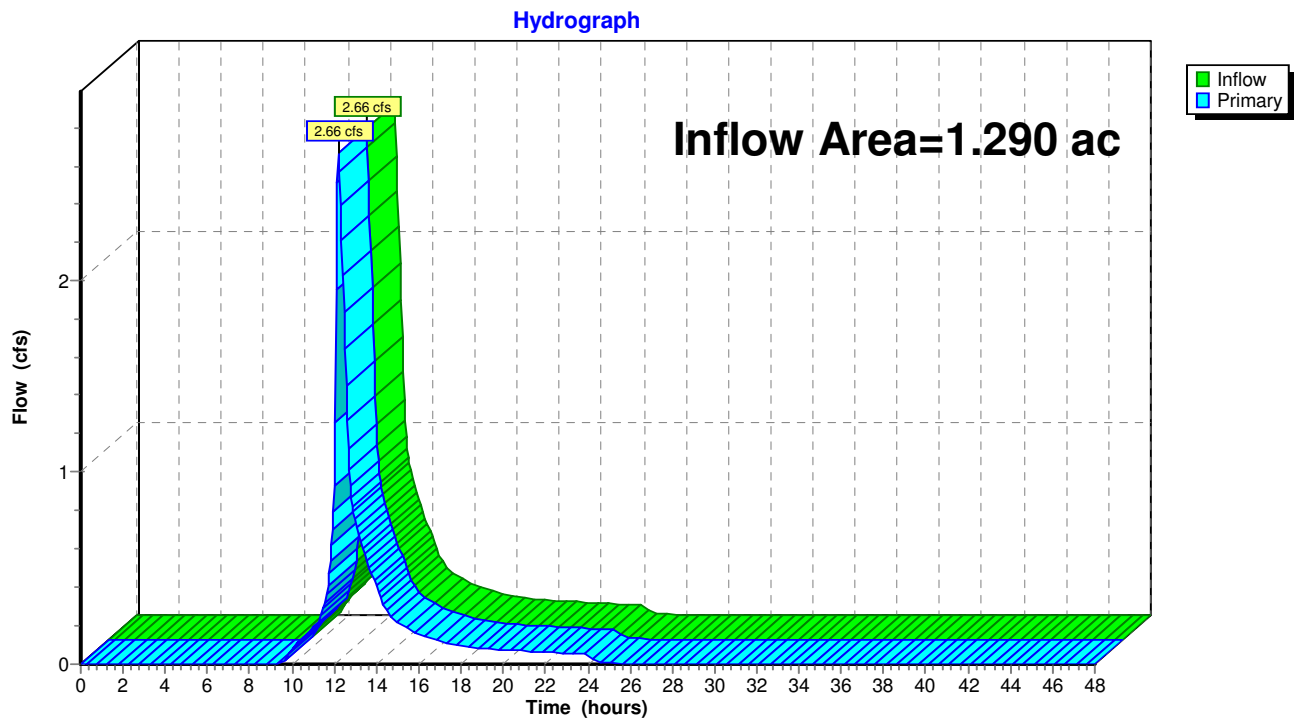
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Summary for Link 5L: Proposed Combined

Inflow Area = 1.290 ac, 53.49% Impervious, Inflow Depth = 2.93" for 10-yr event
 Inflow = 2.66 cfs @ 12.20 hrs, Volume= 0.314 af
 Primary = 2.66 cfs @ 12.20 hrs, Volume= 0.314 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 5L: Proposed Combined

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Type III 24-hr 10-yr Rainfall=4.99"

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Hydrograph for Link 5L: Proposed Combined

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.00	0.00	26.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	26.50	0.00	0.00	0.00
1.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	27.50	0.00	0.00	0.00
2.00	0.00	0.00	0.00	28.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	28.50	0.00	0.00	0.00
3.00	0.00	0.00	0.00	29.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	29.50	0.00	0.00	0.00
4.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	30.50	0.00	0.00	0.00
5.00	0.00	0.00	0.00	31.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	31.50	0.00	0.00	0.00
6.00	0.00	0.00	0.00	32.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	32.50	0.00	0.00	0.00
7.00	0.00	0.00	0.00	33.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00	33.50	0.00	0.00	0.00
8.00	0.00	0.00	0.00	34.00	0.00	0.00	0.00
8.50	0.00	0.00	0.00	34.50	0.00	0.00	0.00
9.00	0.00	0.00	0.00	35.00	0.00	0.00	0.00
9.50	0.00	0.00	0.00	35.50	0.00	0.00	0.00
10.00	0.08	0.00	0.08	36.00	0.00	0.00	0.00
10.50	0.14	0.00	0.14	36.50	0.00	0.00	0.00
11.00	0.19	0.00	0.19	37.00	0.00	0.00	0.00
11.50	0.30	0.00	0.30	37.50	0.00	0.00	0.00
12.00	0.92	0.00	0.92	38.00	0.00	0.00	0.00
12.50	1.64	0.00	1.64	38.50	0.00	0.00	0.00
13.00	0.74	0.00	0.74	39.00	0.00	0.00	0.00
13.50	0.56	0.00	0.56	39.50	0.00	0.00	0.00
14.00	0.40	0.00	0.40	40.00	0.00	0.00	0.00
14.50	0.27	0.00	0.27	40.50	0.00	0.00	0.00
15.00	0.22	0.00	0.22	41.00	0.00	0.00	0.00
15.50	0.19	0.00	0.19	41.50	0.00	0.00	0.00
16.00	0.16	0.00	0.16	42.00	0.00	0.00	0.00
16.50	0.14	0.00	0.14	42.50	0.00	0.00	0.00
17.00	0.12	0.00	0.12	43.00	0.00	0.00	0.00
17.50	0.11	0.00	0.11	43.50	0.00	0.00	0.00
18.00	0.10	0.00	0.10	44.00	0.00	0.00	0.00
18.50	0.09	0.00	0.09	44.50	0.00	0.00	0.00
19.00	0.08	0.00	0.08	45.00	0.00	0.00	0.00
19.50	0.08	0.00	0.08	45.50	0.00	0.00	0.00
20.00	0.07	0.00	0.07	46.00	0.00	0.00	0.00
20.50	0.07	0.00	0.07	46.50	0.00	0.00	0.00
21.00	0.07	0.00	0.07	47.00	0.00	0.00	0.00
21.50	0.06	0.00	0.06	47.50	0.00	0.00	0.00
22.00	0.06	0.00	0.06	48.00	0.00	0.00	0.00
22.50	0.06	0.00	0.06				
23.00	0.06	0.00	0.06				
23.50	0.05	0.00	0.05				
24.00	0.05	0.00	0.05				
24.50	0.01	0.00	0.01				
25.00	0.01	0.00	0.01				
25.50	0.00	0.00	0.00				

73 Forshay 5-3-24*Type III 24-hr 100-yr Rainfall=8.86"*

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Time span=0.00-48.00 hrs, dt=0.05 hrs, 961 points
 Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
 Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Existing

Runoff Area=1.230 ac 32.52% Impervious Runoff Depth=5.58"
 Flow Length=285' Tc=11.9 min CN=73 Runoff=6.57 cfs 0.572 af

Subcatchment 2S: Proposed to Treatment

Runoff Area=0.810 ac 75.31% Impervious Runoff Depth=7.53"
 Tc=6.0 min CN=89 Runoff=6.53 cfs 0.508 af

Subcatchment 3S: Proposed to Bypass

Runoff Area=0.480 ac 16.67% Impervious Runoff Depth=4.84"
 Flow Length=285' Tc=11.9 min CN=67 Runoff=2.23 cfs 0.194 af

Pond 4P: Detention

Peak Elev=501.66' Storage=0.105 af Inflow=6.53 cfs 0.508 af
 Outflow=3.96 cfs 0.497 af

Link 5L: Proposed Combined

Inflow=6.13 cfs 0.691 af
 Primary=6.13 cfs 0.691 af

Total Runoff Area = 2.520 ac Runoff Volume = 1.274 af Average Runoff Depth = 6.07"
56.75% Pervious = 1.430 ac 43.25% Impervious = 1.090 ac

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Type III 24-hr 100-yr Rainfall=8.86"

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Summary for Subcatchment 1S: Existing

Runoff = 6.57 cfs @ 12.16 hrs, Volume= 0.572 af, Depth= 5.58"

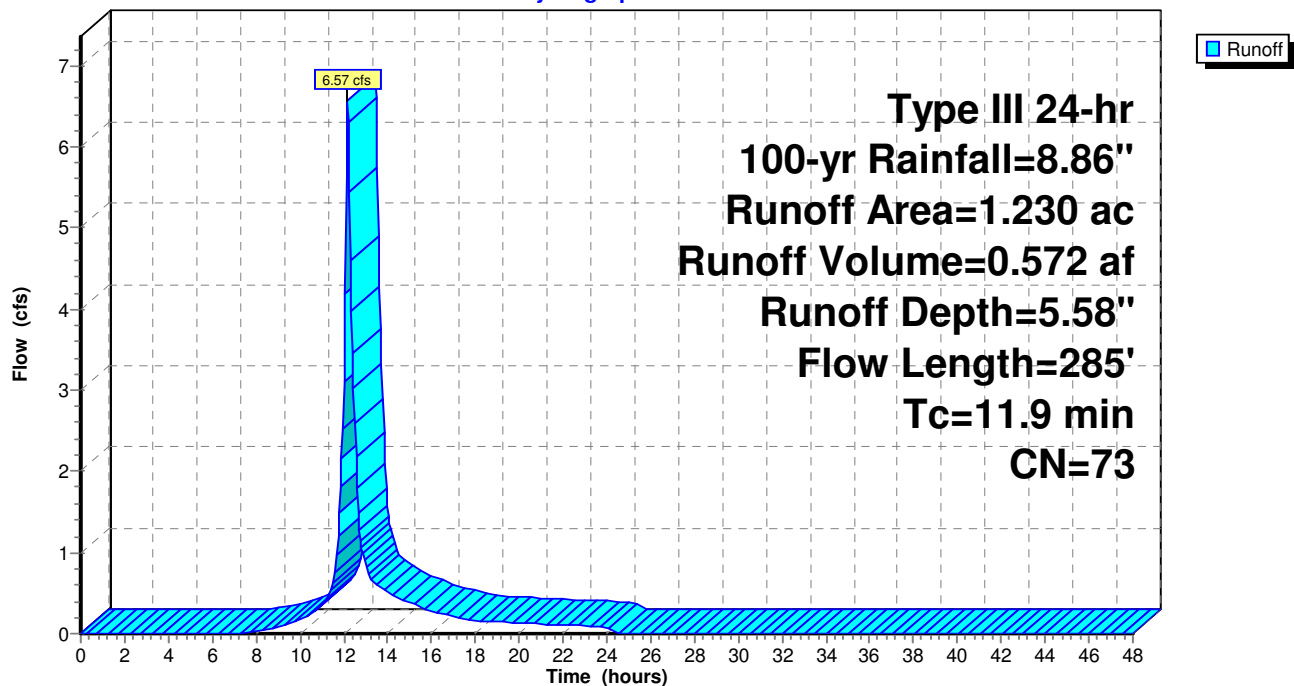
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr Rainfall=8.86"

Area (ac)	CN	Description
* 0.400	98	Impervious
0.830	61	>75% Grass cover, Good, HSG B
1.230	73	Weighted Average
0.830		67.48% Pervious Area
0.400		32.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0350	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
1.0	185	0.0400	3.22		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
11.9	285	Total			

Subcatchment 1S: Existing

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 100-yr Rainfall=8.86"

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Hydrograph for Subcatchment 1S: Existing

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	8.86	5.58	0.00
0.50	0.04	0.00	0.00	26.50	8.86	5.58	0.00
1.00	0.09	0.00	0.00	27.00	8.86	5.58	0.00
1.50	0.13	0.00	0.00	27.50	8.86	5.58	0.00
2.00	0.18	0.00	0.00	28.00	8.86	5.58	0.00
2.50	0.22	0.00	0.00	28.50	8.86	5.58	0.00
3.00	0.27	0.00	0.00	29.00	8.86	5.58	0.00
3.50	0.33	0.00	0.00	29.50	8.86	5.58	0.00
4.00	0.38	0.00	0.00	30.00	8.86	5.58	0.00
4.50	0.44	0.00	0.00	30.50	8.86	5.58	0.00
5.00	0.50	0.00	0.00	31.00	8.86	5.58	0.00
5.50	0.57	0.00	0.00	31.50	8.86	5.58	0.00
6.00	0.64	0.00	0.00	32.00	8.86	5.58	0.00
6.50	0.71	0.00	0.00	32.50	8.86	5.58	0.00
7.00	0.80	0.00	0.00	33.00	8.86	5.58	0.00
7.50	0.90	0.01	0.02	33.50	8.86	5.58	0.00
8.00	1.01	0.02	0.03	34.00	8.86	5.58	0.00
8.50	1.14	0.04	0.05	34.50	8.86	5.58	0.00
9.00	1.29	0.07	0.09	35.00	8.86	5.58	0.00
9.50	1.47	0.12	0.13	35.50	8.86	5.58	0.00
10.00	1.67	0.19	0.18	36.00	8.86	5.58	0.00
10.50	1.92	0.28	0.25	36.50	8.86	5.58	0.00
11.00	2.22	0.42	0.35	37.00	8.86	5.58	0.00
11.50	2.64	0.65	0.60	37.50	8.86	5.58	0.00
12.00	4.43	1.84	3.10	38.00	8.86	5.58	0.00
12.50	6.22	3.27	2.59	38.50	8.86	5.58	0.00
13.00	6.64	3.63	0.84	39.00	8.86	5.58	0.00
13.50	6.94	3.89	0.62	39.50	8.86	5.58	0.00
14.00	7.19	4.10	0.51	40.00	8.86	5.58	0.00
14.50	7.39	4.27	0.43	40.50	8.86	5.58	0.00
15.00	7.57	4.43	0.38	41.00	8.86	5.58	0.00
15.50	7.72	4.56	0.33	41.50	8.86	5.58	0.00
16.00	7.85	4.68	0.27	42.00	8.86	5.58	0.00
16.50	7.96	4.77	0.24	42.50	8.86	5.58	0.00
17.00	8.06	4.86	0.21	43.00	8.86	5.58	0.00
17.50	8.15	4.94	0.19	43.50	8.86	5.58	0.00
18.00	8.22	5.01	0.17	44.00	8.86	5.58	0.00
18.50	8.29	5.07	0.15	44.50	8.86	5.58	0.00
19.00	8.36	5.13	0.14	45.00	8.86	5.58	0.00
19.50	8.42	5.18	0.14	45.50	8.86	5.58	0.00
20.00	8.48	5.24	0.13	46.00	8.86	5.58	0.00
20.50	8.54	5.29	0.12	46.50	8.86	5.58	0.00
21.00	8.59	5.34	0.12	47.00	8.86	5.58	0.00
21.50	8.64	5.38	0.11	47.50	8.86	5.58	0.00
22.00	8.69	5.43	0.11	48.00	8.86	5.58	0.00
22.50	8.74	5.47	0.10				
23.00	8.78	5.51	0.10				
23.50	8.82	5.54	0.09				
24.00	8.86	5.58	0.09				
24.50	8.86	5.58	0.00				
25.00	8.86	5.58	0.00				
25.50	8.86	5.58	0.00				

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Type III 24-hr 100-yr Rainfall=8.86"

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Summary for Subcatchment 2S: Proposed to Treatment

Runoff = 6.53 cfs @ 12.09 hrs, Volume= 0.508 af, Depth= 7.53"
 Routed to Pond 4P : Detention

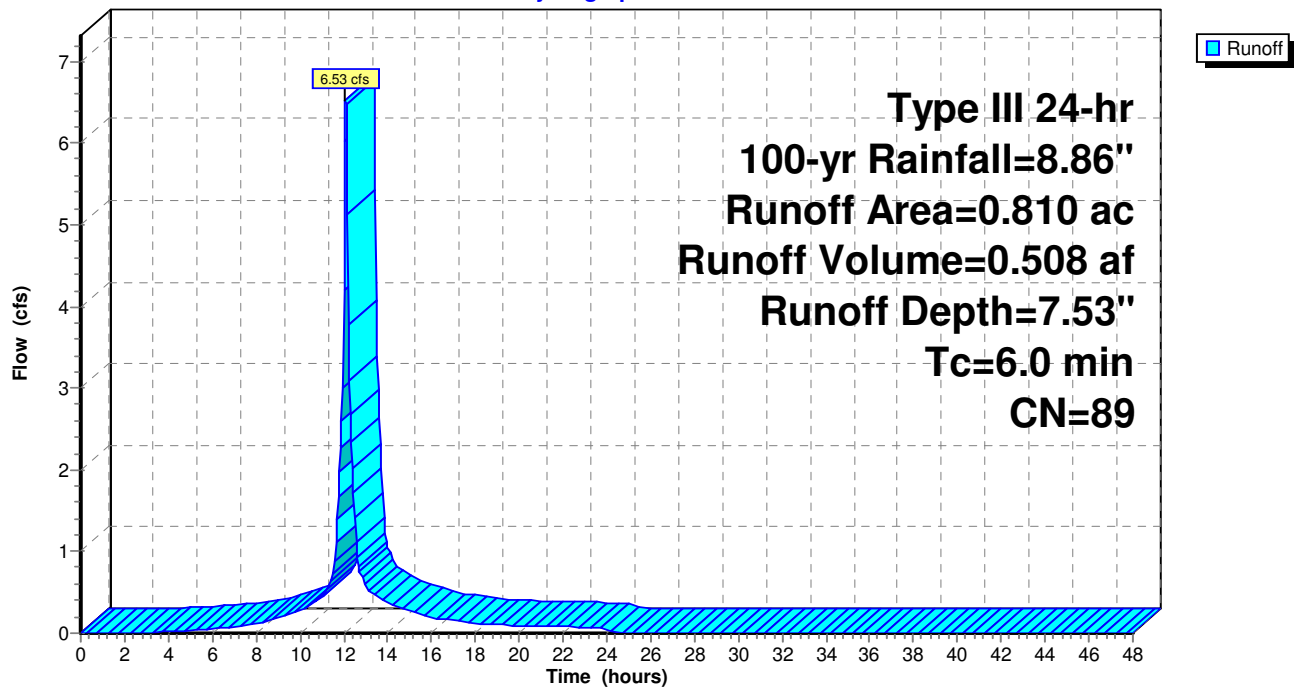
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Type III 24-hr 100-yr Rainfall=8.86"

Area (ac)	CN	Description
* 0.610	98	Impervious
0.200	61	>75% Grass cover, Good, HSG B
0.810	89	Weighted Average
0.200		24.69% Pervious Area
0.610		75.31% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Proposed to Treatment

Hydrograph



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Type III 24-hr 100-yr Rainfall=8.86"

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Hydrograph for Subcatchment 2S: Proposed to Treatment

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	8.86	7.53	0.00
0.50	0.04	0.00	0.00	26.50	8.86	7.53	0.00
1.00	0.09	0.00	0.00	27.00	8.86	7.53	0.00
1.50	0.13	0.00	0.00	27.50	8.86	7.53	0.00
2.00	0.18	0.00	0.00	28.00	8.86	7.53	0.00
2.50	0.22	0.00	0.00	28.50	8.86	7.53	0.00
3.00	0.27	0.00	0.00	29.00	8.86	7.53	0.00
3.50	0.33	0.00	0.01	29.50	8.86	7.53	0.00
4.00	0.38	0.01	0.02	30.00	8.86	7.53	0.00
4.50	0.44	0.03	0.02	30.50	8.86	7.53	0.00
5.00	0.50	0.04	0.03	31.00	8.86	7.53	0.00
5.50	0.57	0.07	0.04	31.50	8.86	7.53	0.00
6.00	0.64	0.09	0.05	32.00	8.86	7.53	0.00
6.50	0.71	0.13	0.06	32.50	8.86	7.53	0.00
7.00	0.80	0.17	0.08	33.00	8.86	7.53	0.00
7.50	0.90	0.23	0.09	33.50	8.86	7.53	0.00
8.00	1.01	0.29	0.11	34.00	8.86	7.53	0.00
8.50	1.14	0.37	0.15	34.50	8.86	7.53	0.00
9.00	1.29	0.48	0.18	35.00	8.86	7.53	0.00
9.50	1.47	0.61	0.23	35.50	8.86	7.53	0.00
10.00	1.67	0.76	0.27	36.00	8.86	7.53	0.00
10.50	1.92	0.96	0.35	36.50	8.86	7.53	0.00
11.00	2.22	1.21	0.43	37.00	8.86	7.53	0.00
11.50	2.64	1.58	0.70	37.50	8.86	7.53	0.00
12.00	4.43	3.23	4.20	38.00	8.86	7.53	0.00
12.50	6.22	4.95	1.41	38.50	8.86	7.53	0.00
13.00	6.64	5.36	0.57	39.00	8.86	7.53	0.00
13.50	6.94	5.65	0.45	39.50	8.86	7.53	0.00
14.00	7.19	5.89	0.36	40.00	8.86	7.53	0.00
14.50	7.39	6.09	0.31	40.50	8.86	7.53	0.00
15.00	7.57	6.26	0.27	41.00	8.86	7.53	0.00
15.50	7.72	6.41	0.23	41.50	8.86	7.53	0.00
16.00	7.85	6.54	0.19	42.00	8.86	7.53	0.00
16.50	7.96	6.65	0.17	42.50	8.86	7.53	0.00
17.00	8.06	6.74	0.15	43.00	8.86	7.53	0.00
17.50	8.15	6.83	0.13	43.50	8.86	7.53	0.00
18.00	8.22	6.90	0.12	44.00	8.86	7.53	0.00
18.50	8.29	6.97	0.11	44.50	8.86	7.53	0.00
19.00	8.36	7.04	0.10	45.00	8.86	7.53	0.00
19.50	8.42	7.10	0.10	45.50	8.86	7.53	0.00
20.00	8.48	7.16	0.09	46.00	8.86	7.53	0.00
20.50	8.54	7.21	0.09	46.50	8.86	7.53	0.00
21.00	8.59	7.27	0.09	47.00	8.86	7.53	0.00
21.50	8.64	7.32	0.08	47.50	8.86	7.53	0.00
22.00	8.69	7.36	0.08	48.00	8.86	7.53	0.00
22.50	8.74	7.41	0.07				
23.00	8.78	7.45	0.07				
23.50	8.82	7.49	0.07				
24.00	8.86	7.53	0.06				
24.50	8.86	7.53	0.00				
25.00	8.86	7.53	0.00				
25.50	8.86	7.53	0.00				

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Type III 24-hr 100-yr Rainfall=8.86"

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Summary for Subcatchment 3S: Proposed to Bypass

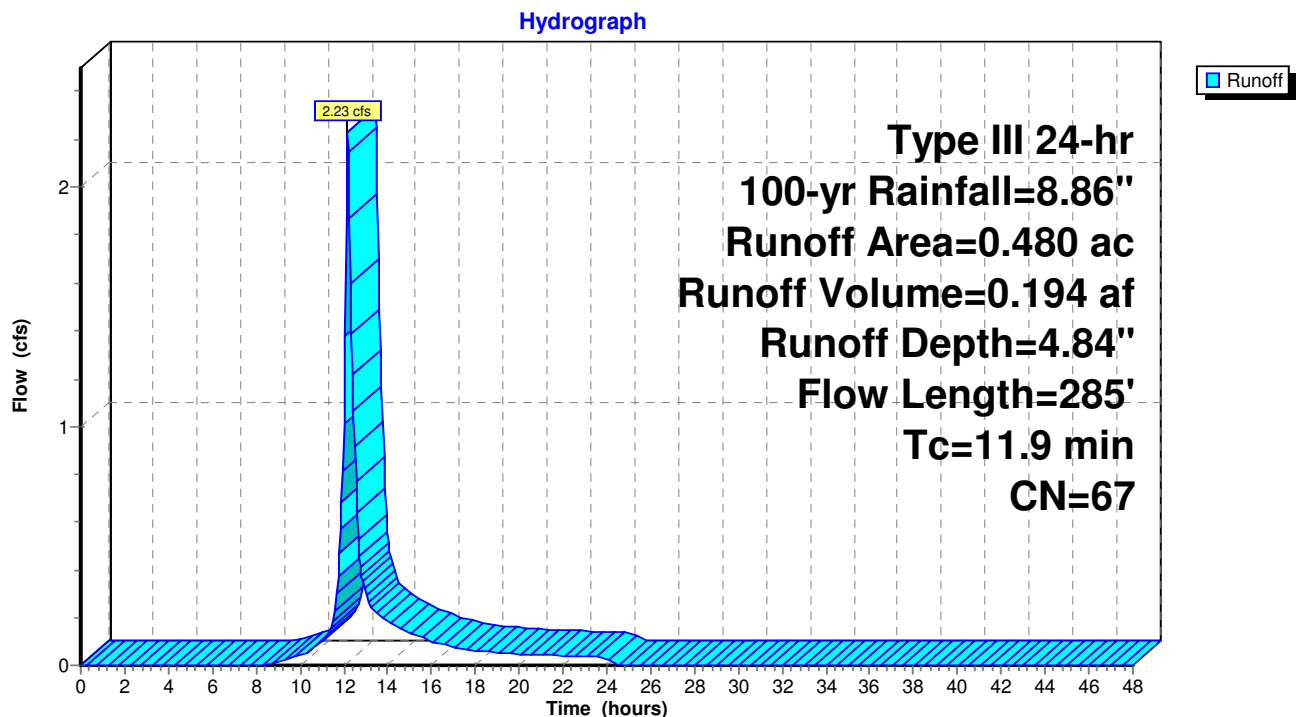
Runoff = 2.23 cfs @ 12.17 hrs, Volume= 0.194 af, Depth= 4.84"

Routed to Link 5L : Proposed Combined

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-yr Rainfall=8.86"

Area (ac)	CN	Description
* 0.080	98	Impervious
0.400	61	>75% Grass cover, Good, HSG B
0.480	67	Weighted Average
0.400		83.33% Pervious Area
0.080		16.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.9	100	0.0350	0.15		Sheet Flow, Grass: Dense n= 0.240 P2= 3.50"
1.0	185	0.0400	3.22		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
11.9	285	Total			

Subcatchment 3S: Proposed to Bypass

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Hydrograph for Subcatchment 3S: Proposed to Bypass

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	26.00	8.86	4.84	0.00
0.50	0.04	0.00	0.00	26.50	8.86	4.84	0.00
1.00	0.09	0.00	0.00	27.00	8.86	4.84	0.00
1.50	0.13	0.00	0.00	27.50	8.86	4.84	0.00
2.00	0.18	0.00	0.00	28.00	8.86	4.84	0.00
2.50	0.22	0.00	0.00	28.50	8.86	4.84	0.00
3.00	0.27	0.00	0.00	29.00	8.86	4.84	0.00
3.50	0.33	0.00	0.00	29.50	8.86	4.84	0.00
4.00	0.38	0.00	0.00	30.00	8.86	4.84	0.00
4.50	0.44	0.00	0.00	30.50	8.86	4.84	0.00
5.00	0.50	0.00	0.00	31.00	8.86	4.84	0.00
5.50	0.57	0.00	0.00	31.50	8.86	4.84	0.00
6.00	0.64	0.00	0.00	32.00	8.86	4.84	0.00
6.50	0.71	0.00	0.00	32.50	8.86	4.84	0.00
7.00	0.80	0.00	0.00	33.00	8.86	4.84	0.00
7.50	0.90	0.00	0.00	33.50	8.86	4.84	0.00
8.00	1.01	0.00	0.00	34.00	8.86	4.84	0.00
8.50	1.14	0.00	0.01	34.50	8.86	4.84	0.00
9.00	1.29	0.02	0.01	35.00	8.86	4.84	0.00
9.50	1.47	0.04	0.03	35.50	8.86	4.84	0.00
10.00	1.67	0.08	0.04	36.00	8.86	4.84	0.00
10.50	1.92	0.15	0.07	36.50	8.86	4.84	0.00
11.00	2.22	0.25	0.10	37.00	8.86	4.84	0.00
11.50	2.64	0.42	0.18	37.50	8.86	4.84	0.00
12.00	4.43	1.42	1.01	38.00	8.86	4.84	0.00
12.50	6.22	2.70	0.91	38.50	8.86	4.84	0.00
13.00	6.64	3.03	0.30	39.00	8.86	4.84	0.00
13.50	6.94	3.26	0.22	39.50	8.86	4.84	0.00
14.00	7.19	3.46	0.18	40.00	8.86	4.84	0.00
14.50	7.39	3.62	0.16	40.50	8.86	4.84	0.00
15.00	7.57	3.77	0.14	41.00	8.86	4.84	0.00
15.50	7.72	3.89	0.12	41.50	8.86	4.84	0.00
16.00	7.85	4.00	0.10	42.00	8.86	4.84	0.00
16.50	7.96	4.09	0.09	42.50	8.86	4.84	0.00
17.00	8.06	4.17	0.08	43.00	8.86	4.84	0.00
17.50	8.15	4.24	0.07	43.50	8.86	4.84	0.00
18.00	8.22	4.31	0.06	44.00	8.86	4.84	0.00
18.50	8.29	4.36	0.06	44.50	8.86	4.84	0.00
19.00	8.36	4.42	0.05	45.00	8.86	4.84	0.00
19.50	8.42	4.47	0.05	45.50	8.86	4.84	0.00
20.00	8.48	4.52	0.05	46.00	8.86	4.84	0.00
20.50	8.54	4.57	0.05	46.50	8.86	4.84	0.00
21.00	8.59	4.61	0.04	47.00	8.86	4.84	0.00
21.50	8.64	4.66	0.04	47.50	8.86	4.84	0.00
22.00	8.69	4.70	0.04	48.00	8.86	4.84	0.00
22.50	8.74	4.74	0.04				
23.00	8.78	4.78	0.04				
23.50	8.82	4.81	0.03				
24.00	8.86	4.84	0.03				
24.50	8.86	4.84	0.00				
25.00	8.86	4.84	0.00				
25.50	8.86	4.84	0.00				

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Type III 24-hr 100-yr Rainfall=8.86"

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Summary for Pond 4P: Detention

Inflow Area = 0.810 ac, 75.31% Impervious, Inflow Depth = 7.53" for 100-yr event
 Inflow = 6.53 cfs @ 12.09 hrs, Volume= 0.508 af
 Outflow = 3.96 cfs @ 12.20 hrs, Volume= 0.497 af, Atten= 39%, Lag= 6.9 min
 Primary = 3.96 cfs @ 12.20 hrs, Volume= 0.497 af
 Routed to Link 5L : Proposed Combined

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
 Peak Elev= 501.66' @ 12.20 hrs Surf.Area= 0.057 ac Storage= 0.105 af

Plug-Flow detention time= 47.4 min calculated for 0.497 af (98% of inflow)
 Center-of-Mass det. time= 33.1 min (809.1 - 776.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	498.50'	0.066 af	27.50'W x 90.00'L x 4.50'H Field A 0.256 af Overall - 0.091 af Embedded = 0.164 af x 40.0% Voids
#2A	499.00'	0.073 af	ADS N-12 36" x 20 Inside #1 Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf 20 Chambers in 5 Rows 24.50' Header x 7.10 sf x 2 = 347.9 cf Inside
		0.139 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	499.00'	15.0" Round Culvert L= 40.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 499.00' / 498.66' S= 0.0085 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 1.23 sf
#2	Device 1	499.00'	5.2" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	500.00'	9.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Device 1	501.25'	0.6' long Sharp-Crested Rectangular Weir 2 End Contraction(s)
#5	Device 1	502.00'	6.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s)

Primary OutFlow Max=3.95 cfs @ 12.20 hrs HW=501.65' (Free Discharge)

- 1=Culvert (Passes 3.95 cfs of 8.33 cfs potential flow)
- 2=Orifice/Grate (Orifice Controls 1.11 cfs @ 7.51 fps)
- 3=Orifice/Grate (Orifice Controls 2.40 cfs @ 5.44 fps)
- 4=Sharp-Crested Rectangular Weir (Weir Controls 0.43 cfs @ 2.07 fps)
- 5=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

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Pond 4P: Detention - Chamber Wizard Field A**Chamber Model = ADS N-12 36" (ADS N-12® Pipe)**

Inside= 36.1"W x 36.1"H => 7.10 sf x 20.00'L = 142.0 cf

Outside= 42.0"W x 42.0"H => 8.86 sf x 20.00'L = 177.2 cf

42.0" Wide + 21.0" Spacing = 63.0" C-C Row Spacing

4 Chambers/Row x 20.00' Long +3.50' Header x 2 = 87.00' Row Length +18.0" End Stone x 2 = 90.00'
Base Length

5 Rows x 42.0" Wide + 21.0" Spacing x 4 + 18.0" Side Stone x 2 = 27.50' Base Width

6.0" Stone Base + 42.0" Chamber Height + 6.0" Stone Cover = 4.50' Field Height

20 Chambers x 142.0 cf + 24.50' Header x 7.10 sf x 2 = 3,187.9 cf Chamber Storage

20 Chambers x 177.2 cf + 24.50' Header x 8.86 sf x 2 = 3,978.6 cf Displacement

11,137.5 cf Field - 3,978.6 cf Chambers = 7,158.9 cf Stone x 40.0% Voids = 2,863.5 cf Stone Storage

Chamber Storage + Stone Storage = 6,051.4 cf = 0.139 af

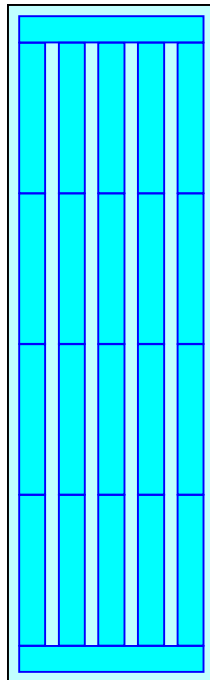
Overall Storage Efficiency = 54.3%

Overall System Size = 90.00' x 27.50' x 4.50'

20 Chambers

412.5 cy Field

265.1 cy Stone



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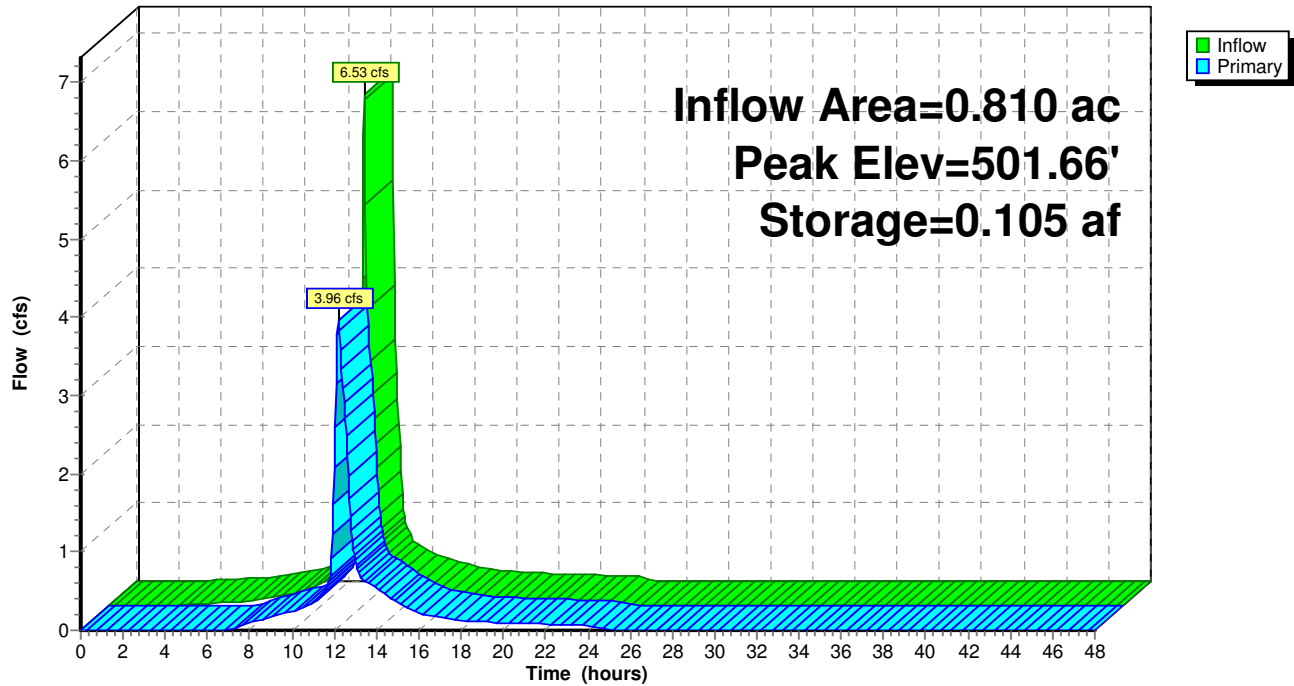
Type III 24-hr 100-yr Rainfall=8.86"

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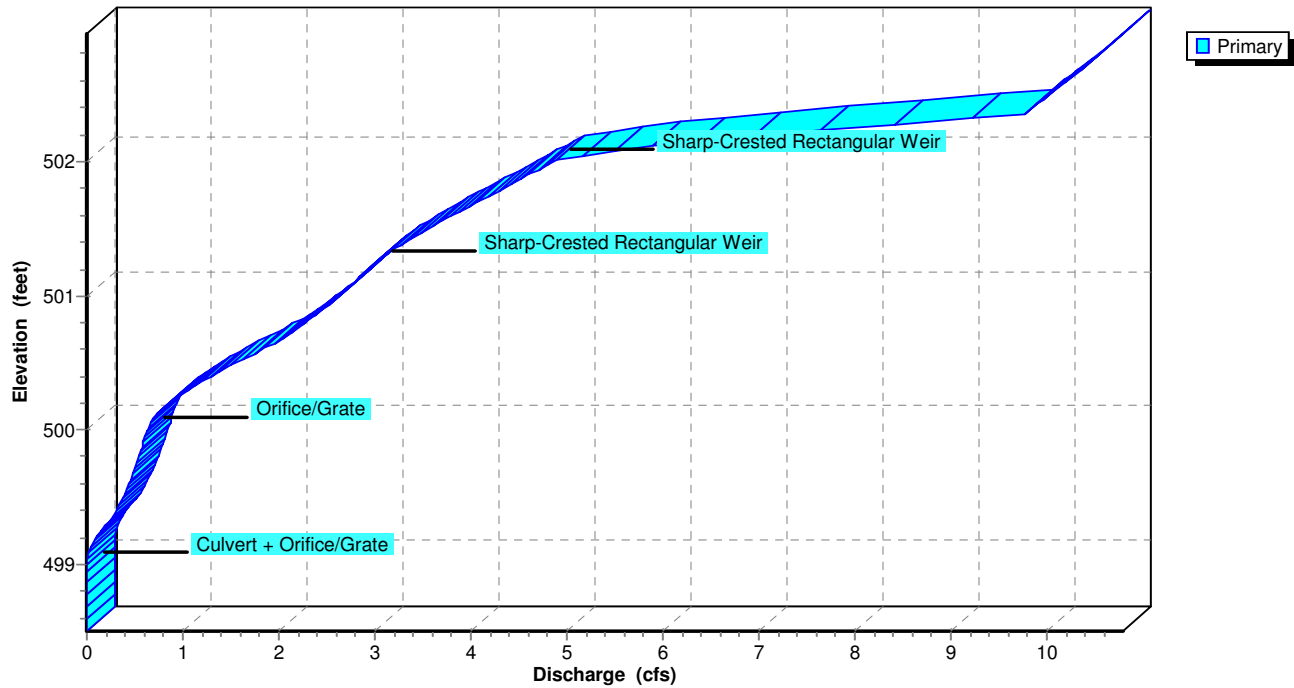
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Pond 4P: Detention

Hydrograph

**Pond 4P: Detention**

Stage-Discharge



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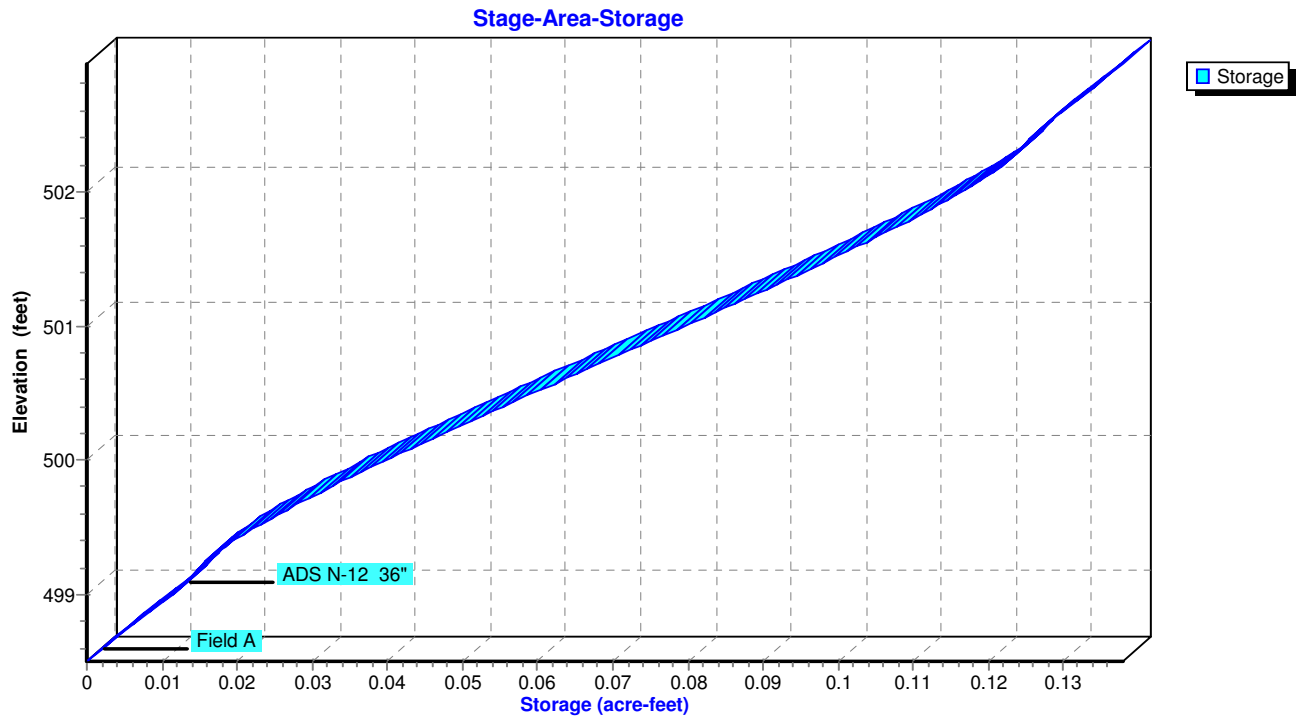
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Pond 4P: Detention

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Hydrograph for Pond 4P: Detention

Time (hours)	Inflow (cfs)	Storage (acre-feet)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.000	498.50	0.00
1.00	0.00	0.000	498.50	0.00
2.00	0.00	0.000	498.50	0.00
3.00	0.00	0.000	498.50	0.00
4.00	0.02	0.001	498.53	0.00
5.00	0.03	0.003	498.62	0.00
6.00	0.05	0.006	498.76	0.00
7.00	0.08	0.011	498.98	0.00
8.00	0.11	0.015	499.20	0.10
9.00	0.18	0.016	499.27	0.17
10.00	0.27	0.018	499.34	0.25
11.00	0.43	0.022	499.48	0.36
12.00	4.20	0.067	500.70	2.09
13.00	0.57	0.048	500.22	0.89
14.00	0.36	0.032	499.79	0.54
15.00	0.27	0.021	499.47	0.35
16.00	0.19	0.017	499.32	0.22
17.00	0.15	0.016	499.26	0.16
18.00	0.12	0.015	499.22	0.12
19.00	0.10	0.015	499.21	0.11
20.00	0.09	0.015	499.19	0.10
21.00	0.09	0.015	499.18	0.09
22.00	0.08	0.015	499.17	0.08
23.00	0.07	0.014	499.16	0.07
24.00	0.06	0.014	499.15	0.06
25.00	0.00	0.013	499.06	0.01
26.00	0.00	0.012	499.03	0.00
27.00	0.00	0.012	499.02	0.00
28.00	0.00	0.012	499.01	0.00
29.00	0.00	0.012	499.01	0.00
30.00	0.00	0.012	499.01	0.00
31.00	0.00	0.011	499.00	0.00
32.00	0.00	0.011	499.00	0.00
33.00	0.00	0.011	499.00	0.00
34.00	0.00	0.011	499.00	0.00
35.00	0.00	0.011	499.00	0.00
36.00	0.00	0.011	499.00	0.00
37.00	0.00	0.011	499.00	0.00
38.00	0.00	0.011	499.00	0.00
39.00	0.00	0.011	499.00	0.00
40.00	0.00	0.011	499.00	0.00
41.00	0.00	0.011	499.00	0.00
42.00	0.00	0.011	499.00	0.00
43.00	0.00	0.011	499.00	0.00
44.00	0.00	0.011	499.00	0.00
45.00	0.00	0.011	499.00	0.00
46.00	0.00	0.011	499.00	0.00
47.00	0.00	0.011	499.00	0.00
48.00	0.00	0.011	499.00	0.00

73 Forshay 5-3-24

Type III 24-hr 100-yr Rainfall=8.86"

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Stage-Discharge for Pond 4P: Detention

Elevation (feet)	Primary (cfs)	Elevation (feet)	Primary (cfs)
498.50	0.00	501.10	2.79
498.55	0.00	501.15	2.86
498.60	0.00	501.20	2.93
498.65	0.00	501.25	3.00
498.70	0.00	501.30	3.09
498.75	0.00	501.35	3.20
498.80	0.00	501.40	3.31
498.85	0.00	501.45	3.43
498.90	0.00	501.50	3.55
498.95	0.00	501.55	3.68
499.00	0.00	501.60	3.81
499.05	0.01	501.65	3.94
499.10	0.03	501.70	4.07
499.15	0.06	501.75	4.20
499.20	0.10	501.80	4.33
499.25	0.15	501.85	4.47
499.30	0.20	501.90	4.60
499.35	0.26	501.95	4.72
499.40	0.31	502.00	4.85
499.45	0.34	502.05	5.20
499.50	0.38	502.10	5.72
499.55	0.41	502.15	6.36
499.60	0.44	502.20	7.08
499.65	0.47	502.25	7.89
499.70	0.49	502.30	8.76
499.75	0.52	502.35	9.70
499.80	0.54	502.40	9.84
499.85	0.57	502.45	9.93
499.90	0.59	502.50	10.02
499.95	0.61	502.55	10.11
500.00	0.63	502.60	10.19
500.05	0.66	502.65	10.28
500.10	0.71	502.70	10.36
500.15	0.77	502.75	10.45
500.20	0.85	502.80	10.53
500.25	0.94	502.85	10.61
500.30	1.05	502.90	10.69
500.35	1.16	502.95	10.77
500.40	1.29	503.00	10.86
500.45	1.42		
500.50	1.56		
500.55	1.70		
500.60	1.83		
500.65	1.97		
500.70	2.09		
500.75	2.18		
500.80	2.28		
500.85	2.37		
500.90	2.46		
500.95	2.55		
501.00	2.63		
501.05	2.71		

73 Forshay 5-3-24

Type III 24-hr 100-yr Rainfall=8.86"

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Stage-Area-Storage for Pond 4P: Detention

Elevation (feet)	Storage (acre-feet)	Elevation (feet)	Storage (acre-feet)
498.50	0.000	501.10	0.084
498.55	0.001	501.15	0.086
498.60	0.002	501.20	0.088
498.65	0.003	501.25	0.089
498.70	0.005	501.30	0.091
498.75	0.006	501.35	0.093
498.80	0.007	501.40	0.095
498.85	0.008	501.45	0.097
498.90	0.009	501.50	0.099
498.95	0.010	501.55	0.101
499.00	0.011	501.60	0.103
499.05	0.012	501.65	0.105
499.10	0.013	501.70	0.106
499.15	0.014	501.75	0.108
499.20	0.015	501.80	0.110
499.25	0.016	501.85	0.112
499.30	0.017	501.90	0.113
499.35	0.018	501.95	0.115
499.40	0.020	502.00	0.116
499.45	0.021	502.05	0.118
499.50	0.022	502.10	0.119
499.55	0.024	502.15	0.121
499.60	0.026	502.20	0.122
499.65	0.027	502.25	0.123
499.70	0.029	502.30	0.124
499.75	0.031	502.35	0.125
499.80	0.033	502.40	0.126
499.85	0.034	502.45	0.127
499.90	0.036	502.50	0.128
499.95	0.038	502.55	0.129
500.00	0.040	502.60	0.130
500.05	0.042	502.65	0.131
500.10	0.044	502.70	0.132
500.15	0.046	502.75	0.133
500.20	0.047	502.80	0.134
500.25	0.049	502.85	0.136
500.30	0.051	502.90	0.137
500.35	0.053	502.95	0.138
500.40	0.055	503.00	0.139
500.45	0.057		
500.50	0.059		
500.55	0.061		
500.60	0.063		
500.65	0.065		
500.70	0.067		
500.75	0.069		
500.80	0.071		
500.85	0.074		
500.90	0.076		
500.95	0.078		
501.00	0.080		
501.05	0.082		

73 Forshay 5-3-24

Type III 24-hr 100-yr Rainfall=8.86"

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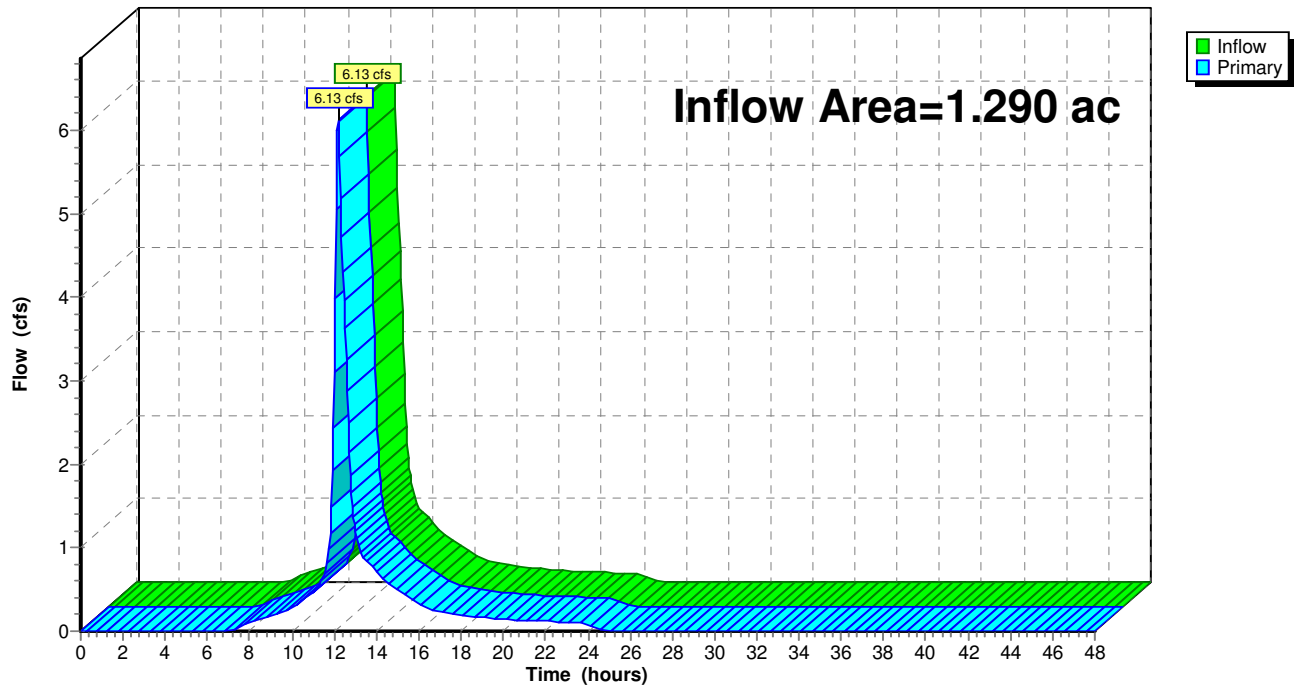
Summary for Link 5L: Proposed Combined

Inflow Area = 1.290 ac, 53.49% Impervious, Inflow Depth = 6.43" for 100-yr event
 Inflow = 6.13 cfs @ 12.19 hrs, Volume= 0.691 af
 Primary = 6.13 cfs @ 12.19 hrs, Volume= 0.691 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 5L: Proposed Combined

Hydrograph



73 Forshay 5-3-24

Type III 24-hr 100-yr Rainfall=8.86"

Prepared by Civil Tec Engineering & Surveyin

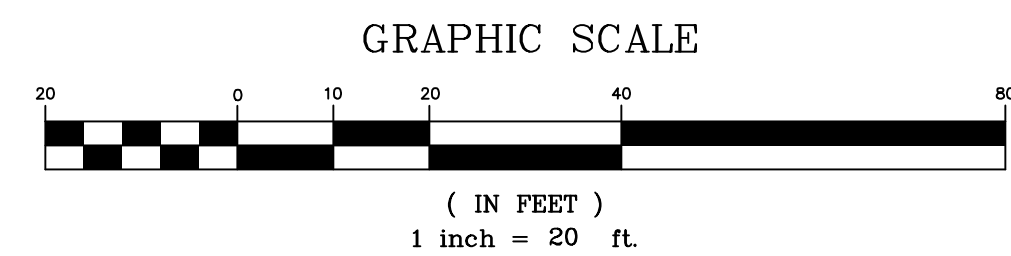
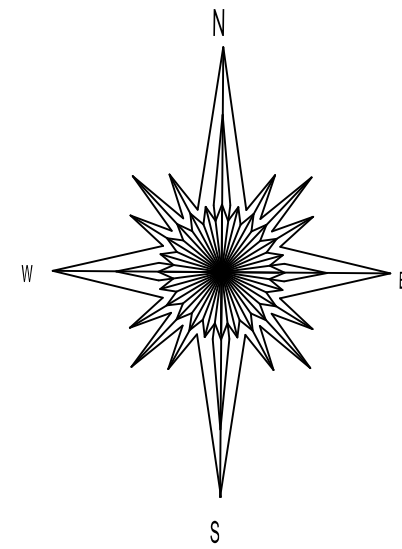
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Hydrograph for Link 5L: Proposed Combined

Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)	Time (hours)	Inflow (cfs)	Elevation (feet)	Primary (cfs)
0.00	0.00	0.00	0.00	26.00	0.00	0.00	0.00
0.50	0.00	0.00	0.00	26.50	0.00	0.00	0.00
1.00	0.00	0.00	0.00	27.00	0.00	0.00	0.00
1.50	0.00	0.00	0.00	27.50	0.00	0.00	0.00
2.00	0.00	0.00	0.00	28.00	0.00	0.00	0.00
2.50	0.00	0.00	0.00	28.50	0.00	0.00	0.00
3.00	0.00	0.00	0.00	29.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	29.50	0.00	0.00	0.00
4.00	0.00	0.00	0.00	30.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	30.50	0.00	0.00	0.00
5.00	0.00	0.00	0.00	31.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	31.50	0.00	0.00	0.00
6.00	0.00	0.00	0.00	32.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	32.50	0.00	0.00	0.00
7.00	0.00	0.00	0.00	33.00	0.00	0.00	0.00
7.50	0.05	0.00	0.05	33.50	0.00	0.00	0.00
8.00	0.10	0.00	0.10	34.00	0.00	0.00	0.00
8.50	0.14	0.00	0.14	34.50	0.00	0.00	0.00
9.00	0.18	0.00	0.18	35.00	0.00	0.00	0.00
9.50	0.23	0.00	0.23	35.50	0.00	0.00	0.00
10.00	0.29	0.00	0.29	36.00	0.00	0.00	0.00
10.50	0.37	0.00	0.37	36.50	0.00	0.00	0.00
11.00	0.46	0.00	0.46	37.00	0.00	0.00	0.00
11.50	0.65	0.00	0.65	37.50	0.00	0.00	0.00
12.00	3.10	0.00	3.10	38.00	0.00	0.00	0.00
12.50	3.62	0.00	3.62	38.50	0.00	0.00	0.00
13.00	1.19	0.00	1.19	39.00	0.00	0.00	0.00
13.50	0.84	0.00	0.84	39.50	0.00	0.00	0.00
14.00	0.72	0.00	0.72	40.00	0.00	0.00	0.00
14.50	0.60	0.00	0.60	40.50	0.00	0.00	0.00
15.00	0.49	0.00	0.49	41.00	0.00	0.00	0.00
15.50	0.40	0.00	0.40	41.50	0.00	0.00	0.00
16.00	0.32	0.00	0.32	42.00	0.00	0.00	0.00
16.50	0.27	0.00	0.27	42.50	0.00	0.00	0.00
17.00	0.24	0.00	0.24	43.00	0.00	0.00	0.00
17.50	0.21	0.00	0.21	43.50	0.00	0.00	0.00
18.00	0.18	0.00	0.18	44.00	0.00	0.00	0.00
18.50	0.17	0.00	0.17	44.50	0.00	0.00	0.00
19.00	0.16	0.00	0.16	45.00	0.00	0.00	0.00
19.50	0.15	0.00	0.15	45.50	0.00	0.00	0.00
20.00	0.14	0.00	0.14	46.00	0.00	0.00	0.00
20.50	0.14	0.00	0.14	46.50	0.00	0.00	0.00
21.00	0.13	0.00	0.13	47.00	0.00	0.00	0.00
21.50	0.12	0.00	0.12	47.50	0.00	0.00	0.00
22.00	0.12	0.00	0.12	48.00	0.00	0.00	0.00
22.50	0.11	0.00	0.11				
23.00	0.11	0.00	0.11				
23.50	0.10	0.00	0.10				
24.00	0.10	0.00	0.10				
24.50	0.02	0.00	0.02				
25.00	0.01	0.00	0.01				
25.50	0.00	0.00	0.00				



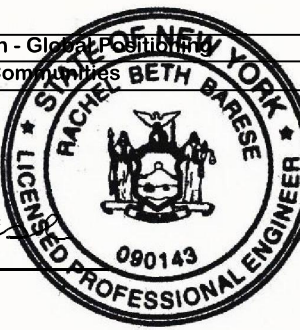
EXISTING DRAINAGE AREA

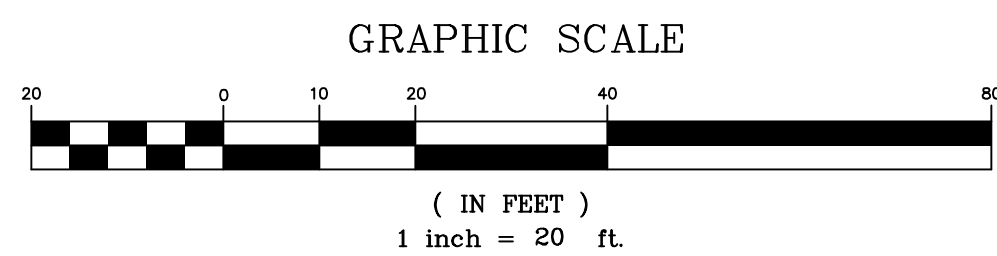
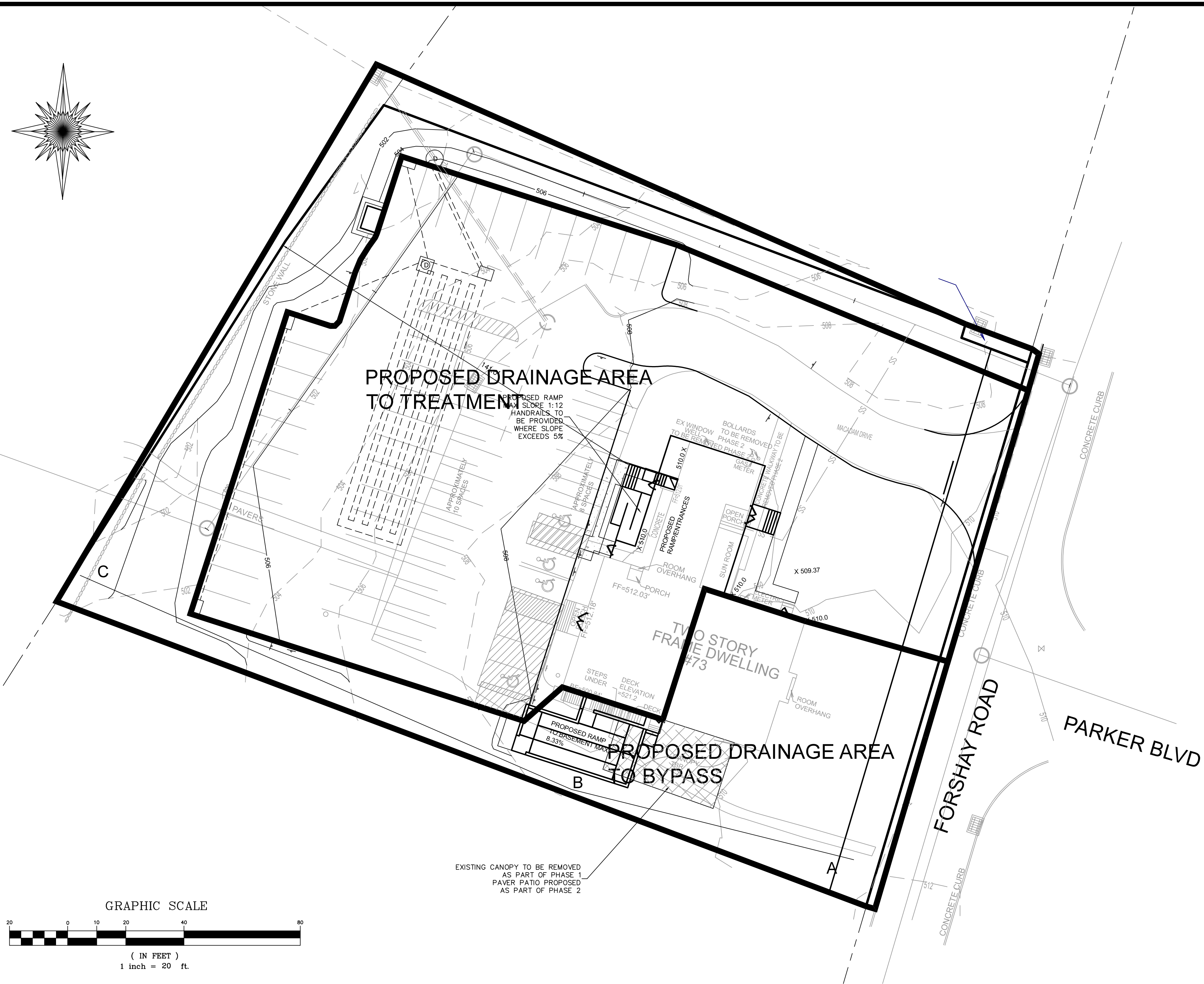
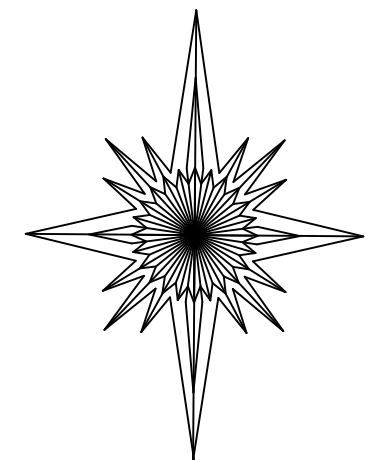
TWO STORY
FRAME DWELLING
#73

FORSHAY ROAD

PARKER BLVD

DATE	ISSUE	DESCRIPTION	REVISIONS
MAY 6, 2024	REV 1	REV PER CDRC	
S.B.L. 41.18-1-12			
EXISTING DRAINAGE AREA MAP			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 6/14/19
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Engineering - Land Surveying - Land Planning - Subdivision Design - Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No. 3688
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 3 OF 3





MAY 6, 2024	REV 1	REV PER CDRC	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 41.18-1-12			
PROPOSED DRAINAGE AREA MAP			
FOR			
CONG. AHAVAS YITZCHAK - 73 FORSHAY ROAD			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			DATE: 6/14/19
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243			DRAWN BY: RB/LT
111 Main Street Chester, NY 10918 845.610.3621			CHKD BY: RB/LT
Engineering - Land Surveying - Land Planning - Subdivision Design - Civil Engineering & Land Surveying Services that Build Communities www.Civil-Tec.com			JOB No. 3688
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 3 OF 3





Memorandum

To: Village of Wesley Hills Planning Board

From: Jonathan T. Lockman, AICP
William C. Brady, AICP

Re: Congregation Ahavas Yitzchak
73 Forshay Road
SBL# 41.18-1-12

Date: February 12, 2025

cc: Devon Palmieri, EIT, Village Engineer
Bruce Minsky, Esq., Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Rachel Barese, P.E. for the Applicant

Received and reviewed for this memorandum:

- Application Forms Package, for Final Site Plan Approval, signed by Jeffrey Neeman, dated January 27, 2025.
- Sewer Capacity Analysis, by CivilTec Engineering, dated November 2024.
- Stormwater Summary, by CivilTec Engineering, dated February 2019, revised June 2024 (same as submitted and reviewed June 4, 2024).
- Comment response memorandum, by Rachel Barese, PE, of CivilTec Engineering, dated December 19, 2024, including comments from the following reviews:
 - Highway Department, dated October 21, 2024
 - Rockland County Sewer District (RCSD) No. 1, dated October 24, 2024
 - Rockland County Department of Planning, dated March 27, 2024
 - Rockland County Department of Health, dated October 21, 2024
 - Brooker Engineering, dated August 2, 2024
 - Monsey Fire Department, dated September 9, 2024
 - Department of Public Works, dated November 6, 2024
- Site Plan Set, 10 Sheets, stamped by Rachel Barese, P.E. Civil Tec Engineering dated March 9, 2022, last revised December 19, 2024, as follows:
 - 1 – Amended Site Plan Phase 1
 - 2 – Existing Conditions
 - 3 – Grading Drainage & Utility Plan Phase 1
 - 4 - Landscaping, Lighting and Erosion Plan Phase 1
 - 5 – Amended Site Plan Phase 2
 - 6 – Grading Drainage & Utility Plan Phase 2
 - 7 - Landscaping, Lighting and Erosion Plan Phase 2
 - 8, 9, 10 – Details

Project Summary

The subject 1.23-acre lot is located in the R-35 District on the west Side of Forshay Road, County Route 81, at its intersection with Parker Boulevard. The application is for a building addition, ADA ramp, drainage, and parking lot improvements at an existing house of worship. (New parking was approved in 2019 but never built.) The project will be divided into two phases.

The first phase involves:

- Expanding the existing parking lot from 18 spaces to 58 spaces.
- The construction of an ADA ramp on the south side of the building
- Remove the existing canopy on the south side of the building
- Drainage Improvements
- Landscaping and Lighting

The second phase involves:

- A 500+ square-foot building addition on the north wing of the building.
- The construction of an additional ADA ramp on the west side of the building to access the building addition.
- New entrance stairs on the east side of the building with a new at-grade access sidewalk connecting to the driveway.
- Construction of a patio, in the location of the existing canopy, on the south side of the building.

At its meeting held on June 26, 2024, the Planning Board referred the applicant to the Zoning Board of Appeals as SEQRA review was completed, and variances were required.

At its meeting held on December 18, 2024, the Zoning Board of Appeals approved the following variances for both Phases I and 2:

- Minimum Front Yard: 50 feet required, 31.9 feet proposed
- Minimum Side Yard: 25 feet required, 7 feet proposed
- Maximum Impervious Surface Ratio: 0.25 required, 0.58 proposed

Submission Comments

1. Regarding comment 1 of our previous memorandum dated June 27, 2024, the work in each phase has been clearly defined in the newest site plan set. **As the project progresses, please provide an estimated timeline for each phase.**
2. Regarding comment 2 of our previous memorandum, **the floor plan, cross section, and elevations of the proposed Phase 2 building addition have not yet been submitted. When available, please include conceptual architectural plans.** Please label the uses in each room and include a room schedule with square footages. It appears that the north wing of the building will be increased from 900+ sf to 1500+ square feet, after the proposed Phase 2 construction. (

Zoning Comments

3. **As noted above, the Zoning Board of Appeals has granted three requested variances required for both Phases I and 2.** The variances granted are now shown on the Table of Dimensional Requirements on sheets 1 & 5.

SEQRA/GML Comments

4. At its meeting held on June 26, 2024, the Planning Board classified this action as **Type II, requiring no SEQRA review, since it involves the expansion of a non-residential facility involving less than 4,000 square feet.**
5. A GML review letter was received, dated March 27, 2024. The applicant has requested an override of comment 12, which requires that “the walkway to Judith Lane at the rear of the property must be continued around the parking area or have a dedicated crosswalk through the parking area in order to maintain safe access for pedestrians.” **The Planning Board should discuss whether it would be willing to override this County Planning GML comment requiring this crosswalk.**

Items Previously Reviewed

Submissions Reviewed from our Previous Memorandum, dated June 27, 2024

- Comment response memorandum, by Rachel Barese, PE, of CivilTec Engineering, dated June 19, 2024, including comments from the following reviews:
 - Highway Department, dated September 7, 2022
 - Rockland County Sewer District (RCSD) No. 1, dated March 23, 2024
 - Rockland County Department of Planning, dated March 27, 2024
 - Rockland County Department of Health, dated March 26, 2024
 - Brooker Engineering, dated May 24, 2024
 - Nelson Pope Voorhis, dated June 4, 2024
- Site Plan Set, 11 Sheets, stamped by Rachel Barese, P.E. Civil Tec Engineering dated March 9, 2022, last revised June 19, 2024, as follows:
 - 1 – Amended Site Plan Phase 1
 - 2 – Existing Conditions
 - 3 – Grading Drainage & Utility Plan Phase 1
 - 4 - Landscaping, Lighting and Erosion Plan Phase 1
 - 5 – Amended Site Plan Phase 2
 - 6 – Grading Drainage & Utility Plan Phase 2
 - 7 - Landscaping, Lighting and Erosion Plan Phase 2
 - 8, 9, 10 – Details
 - Firetruck Maneuverability Plan
- Architectural Plan Set, 2 sheets, unstamped, by Mayerfield Architecture, dated January 8, 2018 (received by Village June 21, 2024), as follows:
 - A-1, Handicap Ramps and Stair Extension
 - A-2, Handicap Details and Notes

Submissions Reviewed from our Previous Memorandum, dated June 4, 2024

- Project narrative, from CivilTec Engineering, dated May 9, 2024.
- Comment response memorandum, by Rachel Barese, PE, of CivilTec Engineering, dated May 9, 2024, including comments from the following reviews:
 - Highway Department, dated September 7, 2022
 - Rockland County Sewer District (RCSD) No. 1, dated March 23, 2024
 - Rockland County Department of Planning, dated March 27, 2024
 - Rockland County Department of Health, dated March 26, 2024
 - Brooker Engineering, dated March 29, 2024
 - Nelson Pope Voorhis, dated March 7, 2024
- Stormwater/Underground Detention Report, by Civil Tec Engineering, unstamped, dated February 2019, revised May 2024.
- Drainage Area Maps, 2 sheets, stamped by Rachel Barese, PE, CivilTec Engineering, dated June 14, 2019, revised May 6, 2024
 - Existing Drainage Area Map
 - Proposed Drainage Area Map
- Site Plan Set, 11 Sheets, stamped by Rachel Barese, P.E. Civil Tec Engineering dated March 9, 2022, last revised May 6, 2024, as follows.
 - 1 – Amended Site Plan Phase 1
 - 2 – Existing Conditions
 - 3 – Grading Drainage & Utility Plan Phase 1
 - 4 - Landscaping, Lighting and Erosion Plan Phase 1
 - 5 – Amended Site Plan Phase 2
 - 6 – Grading Drainage & Utility Plan Phase 2
 - 7 - Landscaping, Lighting and Erosion Plan Phase 2
 - 8, 9, 10 – Details
 - Firetruck Maneuverability Plan
- Letter from Brandon Durant, Rockland County Center for Environmental Health, to Alicia Schultz, dated March 26, 2024.
- Letter from Joseph LaFiandra, Rockland County Sewer District #1, to Alicia Schultz, dated March 23, 2024.
- GML Review Letter, from Douglas Schuetz, Rockland County Planning Department, to Planning Board, dated March 27, 2024.
- Letter from Dyan Rajasingham, Rockland County Highway Department, to Alicia Schultz, dated March 12, 2024.

Submissions Reviewed from our Previous Memorandum, dated March 7, 2024

- Application Package for Site Plan Approval, dated October 13, 2023, by Jeffrey Neeman, President of the Congregation, signed November 26, 2023.
- Responses to Comments from Rockland County Highway Department, Sewer District No. 1, Douglas Schuetz Rockland County Planning Department, and Planning Board, by Rachel Barese, P.E., CivilTec Engineering, dated August 23, 2023. *(Note: Many of the comments listed were received in the months following August 23rd; letter is improperly dated.)*
- Stormwater/Underground Detention Report, by Civil Tec Engineering, dated February 2019, revised June 2019.

- Site Plan Set, 9 Sheets, stamped by Rachel Barese, P.E. Civil Tec Engineering dated March 9, 2022, last revised September 22, 2023, as follows.
 - 1 – Amended Site Plan Phase 1
 - 2 – Existing Conditions
 - 3 – Grading Drainage & Utility Plan Phase 1
 - 4- - Landscaping, Lighting and Erosion Plan Phase 1
 - 5 – Amended Site Plan Phase 2
 - 6 – Grading Drainage & Utility Plan Phase 2
 - 7 - Landscaping, Lighting and Erosion Plan Phase 2
 - 8 & 9 – Details

Please let me know if you have any questions or comments regarding this review.



ZONING BOARD OF APPEALS MEETING MINUTES

December 18, 2024, at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

MEMBERS PRESENT: Stefanie Collantes-Bouvry, Acting Chairwoman
 Richard Weinberger, Member
 Randi Marlin, Member
 Stuart Zelmanovitz, Member
 Barry Rozenberg, Ad Hoc

ABSENT: Jonathan Gewirtz, Chairman
 Anita Hajioff, Ad Hoc

OTHERS PRESENT: Doris Ulman, Assistant Village Attorney
 Alicia Schultz, Deputy Village Clerk

Chairwoman Collantes- Bouvry opened the meeting at 7:35 pm.

ITEM #1 – PUBLIC HEARING – 7 STEINWAY COURT – SAMUELS

Chairwoman Collantes- Bouvry read the public hearing notice into the record. Stanley Mayerfeld, the applicant's Architect, accompanied by the applicant Nethanel Samuels, were present and affirmed. Mr. Mayerfeld stated that when building an addition onto the house, the contractor went over the front yard maximum impervious surface due to the front steps and driveway. Mr. Mayerfeld added that they also require a variance for front yard of 48 feet where 50 feet is allowed, due to the front steps. Mr. Mayerfeld stated that these are small variances that are holding up the issuance of the Certificate of Occupancy and would like to have the Board make a decision on this application this evening and waive the site visit. Mr. Mayerfeld added that the house itself is compliant and does not need any variances, and it is just the front steps that are creating the need for the front yard variance. Mr. Mayerfeld passed out pictures of the front of the property to the Board.

Stuart Zelmanovitz questioned how wide the driveway is now compared to the size it was previously.

Mr. Mayerfeld answered that the driveway was widened 6 inches on each side of the driveway, for a total of 1 foot total extra width.

Nethanel Samuels added that the Landscaping Architect did not realize they went 6 inches over on each side until the Final Survey was completed.

Mr. Zelmanowitz stated that the variances are so small, that he does not believe there is any benefit to visiting the site, versus not visiting the site.

Barry Rozenberg stated that the Zoning Board's process is to perform a site visit prior to any decisions made and would like to stick to the standard process.

Randi Marlin questioned where the driveway is compared to the neighbor's property.

Mr. Mayerfeld answered that there is a couple hundred feet between the Samuels' residence and the neighbor to the north/left of their property.

Chairwoman Collantes-Bouvry questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Chairwoman Collantes-Bouvry stated that while the Board understands these are small variances that do not have much impact on the neighborhood, they would like to stick to procedure and not set a precedent for waiving site visits for smaller variances.

Barry Rozenberg made a motion to adjourn this application to the January 15, 2025 meeting with a site visit on January 12, 2025, seconded by Richard Weinberger. Upon vote, this motion was carried unanimously.

ITEM #2- CONTINUED PUBLIC HEARING – 3 CAREFREE LANE – SINGER

Chairwoman Collantes- Bouvry read the public hearing notice into the record. Amy Mele, the applicant's Attorney, accompanied by Stanley Mayerfeld, the applicant's Architect, Anthony Celentano, the applicant's Engineer, and the applicant Adam Singer, were present and affirmed. Ms. Mele stated that the final As-Built survey differs from the originally approved plans, due to the fact that when they were excavating, they hit a lot of rock, and due to the odd shape of the property, it ended up affecting the side yard setback and need for a variance. Ms. Mele added that the deck was built larger than originally proposed, as the applicant used "Trex" type boards, instead of regular 2" x 4" boards, which in turn impacts the impervious surface and need for a variance there. Ms. Mele stated that the old driveway was very steep and unsafe, so they constructed a longer driveway at the front of the property, which resulted in an increase in front yard impervious surface and the need for a variance. Ms. Mele stated that there is no environmental impact due to the variances needed and they will comply with the GML review letters, not requesting any overrides. Ms. Mele added that there are also a handful of neighbors in favor of the application:

- | | |
|---------------------|---------------------|
| 1. 4 Carefree Lane | 4. 13 Carefree Lane |
| 2. 2 Carefree Lane | 5. 12 Carefree Lane |
| 3. 11 Carefree Lane | 6. 8 Carefree Lane |

Anthony Celentano stated that while the approved plans differ from the Final Survey, the pool that has not been built yet, increases total impervious surface and the need for an additional variance. Mr. Celentano stated that he has provided a certified letter that the drainage calculations show zero net runoff.

Chairwoman Collantes-Bouvry stated that during the December 8, 2024 site visit, it was noted that the variances do not have a negative impact on the neighborhood, the driveway is quite steep, the property is oddly shaped, and the Board understands how the grading and shape of the property created the need for field changes which resulted in the need for multiple variances.

Chairwoman Collantes-Bouvry questioned if there is adequate screening around the property.

Adam Singer responded that fencing will be installed around the pool as per New York State Code, and the rest of the property will have adequate screening for both themselves, and the neighboring properties.

Stanley Zelmanovitz stated that during the site visit it was noted that the previous driveway was very steep, and now the driveway is much more accessible.

Chairwoman Collantes-Bouvry questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Randi Marlin made a motion to close the Public Hearing, seconded by Stuart Zelmanovitz. Upon vote, this motion was carried unanimously.

Chairwoman Collantes-Bouvry stated that the Board is aware of the property's awkward shape, minimal detriment to the neighboring properties, and the Engineer's certification that there is zero net runoff.

Chairwoman Collantes-Bouvry made a motion to approve the application, subject to the Rockland County GML letters, seconded by Stuart Zelmanovitz:

1. Rockland County Planning Department memo, dated 12/16/2024
2. Rockland County Health Department memo, dated 10/24/2024
3. Rockland County Sewer District #1 memo, dated 12/10/2024
4. Rockland County Highway Department memo, dated 2/11/2025

In the Matter of the Application of
 Adam and Taryn Singer
 Premises situated on the west side of Carefree Lane
 Approximately 135 feet north of Lime Kiln Road Known
 as 3 Carefree Lane, designated on the Tax Map
 As Section 41.07 Block 2 Lot 2, in an R-50 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Adam and Taryn Singer for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a single family residence and inground swimming pool having side yard of 28.7 feet instead of the minimum required of 30 feet, total side yard of 70.5 feet instead of the minimum required of 75 feet, building coverage of .107 instead of the maximum permitted of .10, impervious surface ratio of .255 instead of the maximum permitted of .20 and front yard impervious surface ratio of .192 instead of the maximum permitted of .15, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on November 20, 2024, which hearing was continued on December 18, 2024, and

WHEREAS, the applicant appeared in person, by their architect and their attorney, and testified as follows:

That the need for the variances arose during construction when the contractors hit a substantial amount of rock and, due to the odd shape of the property, side yard variances are needed;

That the front of the property is very steep and, for safety reasons, a semi-circular driveway was constructed which requires the need for impervious surface ratio variances;

That applicants' engineer has submitted a report showing that the drainage for the property accommodates the proposed additional impervious surface on the property and there will be zero net runoff as required by the Village;

That applicants intend to install adequate screening to protect the privacy of the applicants and their neighbors; and

WHEREAS, members of the Zoning Board of Appeals visited the site and viewed the steepness of the front yard and viewed other areas of the property; and

WHEREAS, no one appeared in opposition to the application but one neighbor asked that the pool fence be aesthetically pleasing;

NOW, THEREFORE, IT IS HEREBY DETERMINED that the proposed action is a Type II action and that no SEQRA determination is required, and be it further

RESOLVED, that the application submitted by Adam and Taryn Singer for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the maintenance and use of a single family residence and inground swimming pool having a side yard of 28.7 feet instead of the minimum required of 30 feet, total side yard of 70.5 feet instead of the minimum required of 75 feet, building coverage of .107 instead of the maximum permitted of .10, impervious surface ratio of .255 instead of the maximum permitted of .20 and

front yard impervious surface ratio of .192 instead of the maximum permitted of .15 is hereby approved subject to the GML review letters from Rockland County Planning Department, Rockland County Highway Department, Rockland County Health Department and Rockland County Sewer District No. 1, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following Findings of Fact

1. That the side yard and total side yard variances are reasonable and required because of the location of rock on the property;
2. That the impervious surface and front yard impervious surface ratios are caused by the long driveway across the front of the property which was necessary for safety purposes because of the steepness of the front yard;
3. That the applicant's engineer has certified that they will achieve zero net runoff in drainage;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to neighboring properties or to the community has been identified.

Upon vote, this motion carried 4-0 with one abstention. Richard Weinberger abstained.

ITEM #3 – CONTINUED PUBLIC HEARING – 73 FORSHAY ROAD – CONGREGATION AHAVAS YITZCHAK

Chairwoman Collantes-Bouvry read the public hearing notice into the record. Devon Crichlow, the applicant's Engineer, was present and affirmed. Mr. Crichlow stated that the Congregation was granted variances in July 2019 for maximum impervious surface of 0.56 where 0.25 is allowed, and front yard of 31.9 feet where 50 feet is required. Mr. Crichlow added that the CoVid pandemic stalled construction and they were granted an extension to begin in 2021. The proposed maximum impervious surface for Phase I is 0.55, and upon Phase II's completion is 0.58, so they will adjust their application to include a variance for the maximum impervious surface increase. Mr. Crichlow stated that Phase I is to include the parking lot extension of 40 spaces from the current 18 to 58 spaces with 3 ADA compliant handicapped spaces, the ADA ramp, and removal of the canopy to construct said ramp. Phase II is to include a patio area near the ramp, mostly used for Sukkos, and a small addition to the front and rear of the building for some extra space indoors. Mr. Crichlow added that the congregation is not looking to greatly expand and have the normal number of families that come and go. Mr. Crichlow stated that the current variances needed are front yard, to the existing building, of 31.9 feet where 50 feet is required and side yard, to the ADA ramp, of 7 feet where 25 feet is required, and maximum impervious surface ratio of 0.58 where 0.25 is required and 0.48 was approved in the 2021 ZBA process.

Chairwoman Collantes-Bouvry questioned if there were any letters from neighboring properties in support of the application.

Mr. Crichlow answered, no, the Congregation does not currently have any letters of support from their neighbors.

Barry Rozenberg questioned what the approved maximum impervious surface was prior to the stalling of the project.

Mr. Crichlow stated that the last approved variance for maximum impervious surface was 0.56 in July 2019, and they are now requesting 0.58.

Richard Weinberger questioned if the applicant responded to the Rockland County GML letters.

Mr. Crichlow replied that the revised plans and comments were addressed and sent out to the appropriate agencies the week prior.

Chairwoman Collantes-Bouvry questioned if the applicant discussed putting the ADA ramp in a different location or if an elevator was discussed as opposed to the ramp needing the variance.

Mr. Crichlow stated that all options were presented and this is the best option and placement of the ramp in connection with the proposed expanded parking lot and addition(s) added to the plan.

Chairwoman Collantes-Bouvry questioned if anyone from the public would like to speak.

Nobody from the audience chose to speak.

Chairwoman Collantes-Bouvry stated that at the site visit on December 8, 2024, the need for the expanded parking lot and ADA ramp was understood. Chairwoman Collantes-Bouvry stated that the applicant must maintain adequate screening for the headlights throughout the use of the expanded parking lot.

Chairwoman Collantes-Bouvry made a motion to approve the application, subject to the adequate screening and Rockland County GML letters, seconded by Randi Marlin:

1. Rockland County Planning Department memo, dated 11/4/2024
2. Rockland County Highway Department memo, dated 10/21/2024
3. Rockland County Health Department memo, dated 10/24/2024
4. Rockland County Sewer District #1 memo, dated 10/23/2024
5. Town of Ramapo Department of Public Works memo, dated 11/6/2024

In the Matter of the application of
 Congregation Ahavas Yitzchak
 Premises situated on the west side of Forshay Road
 0 feet north Parker Blvd, known as 73-Forshay Road,
 Designated on the Tax Map as Section 41.18 Block 1 Lot
 12 In an R-35 Zoning District

WHEREAS, application has been made to the Zoning Board of Appeals of the Village of Wesley Hills by Congregation Ahavas Yitzchak for variances from the

provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills, to permit the construction, maintenance and use of an addition and parking area to a neighborhood gathering facility having a front yard of 31.9 feet instead of the minimum required of 50 feet, side yard of 7 feet instead of the minimum required of 25 feet and impervious surface ratio of .58 instead of the maximum permitted of .25, and

WHEREAS, after due notice, a public hearing on said application was held by the Zoning Board of Appeals on October 30, 2024, which hearing was continued on November 20, 2024 and December 18, 2024, and

WHEREAS, the applicant appeared by its engineer, who testified as follows:

That variances for front yard of 31.9 feet and impervious surface ratio of .56 were granted to the applicant on July 17, 2019 and a one year extension of time granted on August 18, 2021;

That due to COVID and other delays all of the work has not been completed;

That the building is finished and has been constructed with a front yard of 31.9 feet as originally requested; the parking lot has not yet been constructed so that an impervious surface ratio of .58 is needed for the parking lot and an ADA compliant ramp on the side of the building requiring a side yard variance of 7 feet is also requested;

That construction will be concluded in two phases with most of the parking lot and the ramp in Phase I and a patio and small addition to the building in Phase II;

That applicant does not expect its congregation to increase substantially but the improvements are necessary for current use; and

WHEREAS, members of the Zoning Board of Appeals visited the site and observed the areas to be completed for the ramp and parking lot; and

WHEREAS, no one appeared in opposition to the application;

NOW, THEREFORE, IT IS HEREBY DETERMINED that the proposed action is an unlisted action and the Zoning Board of Appeals has previously accepted the Wesley Hills Planning Board as Lead Agency and the Planning Board has previously made a negative declaration with respect to said application, and be it further

RESOLVED, that the application submitted by Congregation Ahavas Yitzchak for variances from the provisions of Section 230-17 Attachment I of the Code of the Village of Wesley Hills to permit the construction, maintenance and use of an addition and parking area to a neighborhood gathering facility having front yard of 31.9 feet instead of the minimum required of 50 feet, side yard of 7 feet instead of the minimum required of 25 feet and impervious surface ratio of .58 instead of the maximum permitted of .25 is hereby granted, subject to the following variances:

1. That screening be installed, maintained on a regular basis and replaced as needed at the side and rear of the property to shield adjoining properties from headlights and other impacts resulting from use of the ramp and parking lot;
2. Letter from Rockland County Planning Department dated November 4, 2024;
3. Letter from Rockland County Highway Department dated October 21, 2024;
4. Letter from Rockland County Health Department dated October 24, 2024;
5. Letter from Rockland County Sewer District No. 1 dated October 23, 2024;
6. Letter from Town of Ramapo Dept of Public Works dated November 6, 2024, and be it further

RESOLVED, that the Zoning Board of Appeals hereby makes the following Findings of Fact:

1. That the Zoning Board of Appeals recognizes that applicant is a House of Worship and is entitled to "special status" pursuant to determinations made by the New York State Court of Appeals;
2. That the parking lot is necessary for safety purposes to deter vehicles from parking on Forshay Road, a heavily travelled County road;
3. That the Wesley Hills Planning Board has previously determined that the drainage for the property meets the zero net runoff requirement of the Village;
4. That the benefit to the applicant by granting the variances is substantial whereas no detriment to neighboring properties nor to the community has been identified.

Upon vote, the motion was carried unanimously.

ADJOURNMENT

Chairwoman Collantes-Bouvry made a motion to adjourn the meeting, seconded by Randi Marlin. Upon vote, this motion was carried unanimously.

Respectfully submitted,
Alicia Schultz