



PLANNING BOARD MEETING AGENDA

January 27, 2025 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

DISCUSSIONS

- 1. CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL OF THE 3 LOT SUBDIVISION KNOWN AS JAY COURT HOLDINGS SUBDIVISION.** Affecting property located on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-34 & 41.08-1-44.2. Subject property is located at 2 Charlotte Drive & 106 East Willow Tree Road.
- 2. DISCUSSION ON THE APPLICATION OF RACHEL COHEN FOR A CLEARING/FILLING/EXCAVATING PERMIT.** Affecting property located on the west side of Fieldcrest Drive, 175 feet from the intersection of Suhl Lane. Designated on the Town of Ramapo Tax Map as Parcel ID#41.14-1-17. Subject property is located at 9 Fieldcrest Drive.

CONTINUED PUBLIC HEARING

- 3. 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.

APPROVAL OF MINUTES

- 4. October 9, 2024**

ADJOURNMENT

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 21, 2025

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

Re: Jay Court Subdivision

Dear Members:

We represent the applicant in the above matter. Final subdivision approval was granted on July 24, 2024, with the approval resolution having been filed sometime thereafter. A copy of the minutes of that meeting are attached for reference. The applicant is in the process of finalizing various post-final conditions and requests a first 90-day extension.

Please advise as to the fee, and the date at which this request will be considered.

Very truly yours,
EMANUEL LAW, PC

By: 
Ira M. Emanuel

Encl.

Cc: Client



PLANNING BOARD MEETING MINUTES

July 24, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

Present: Chairman- Lon Lieberman, Albert Tew, Vanessa Caren, Joshua Scheinberg, Tzvee Rotberg- 2nd Alternate

Absent: Neal Wasserman, Joseph Zupnik- 1st Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Stuart Strow & Alena Guckian-Village Engineers, Jonathan Lockman-Village Planner, Alicia Schultz-Deputy Village Clerk

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, 0 feet West of Union Road. Designated on the Town of Ramapo Tax Map as Parcel ID #42.13-1-22. Subject property is located at 11 McNamara Road.

Chairman Lieberman read this item into the record. Rhonda Smith, the applicant's Engineer, was present. Ms. Smith stated that the items remaining that the Village requested are a traffic analysis and water testing, which is currently being reviewed by the Village's Professionals, and hopefully will be completed by the following Planning Board meeting.

Chairman Lieberman questioned if anyone from the public would like to speak.

Neal Marcus was present and opposes the application. Mr. Marcus has been before the Board many times expressing his opposition to the way the property has been run for more than TWO (2) decades now and has shared documentation from the past which he believes can support his point of view. Mr. Marcus stated that he believes the prior SEQRA review was done improperly, even though he lost that argument in Supreme Court. Mr. Marcus stated that even though he realizes testing takes time, he feels that the required information from the Planning Board and Village Professionals have not been received in a timely manner, as this application has been in front of the Board for over a year.

Ms. Smith stated that the applicant's Lawyer, Ira Emanuel, will be present at the next Planning Board meeting and will draft a response letter to Mr. Marcus' claims prior to the next scheduled meeting.

Albert Tew made a motion to adjourn the Public Hearing until the September 11, 2024 meeting, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

PUBLIC HEARING ON THE APPLICATION SUBMITTED BY JAY COURT HOLDINGS, LLC FOR PRELIMINARY & FINAL PLAT APPROVAL OF THE 3 LOT SUBDIVISION KNOWN AS JAY COURT HOLDINGS SUBDIVISION. Affecting property located on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court. Designated on the Town of Ramapo Tax Map as Parcel ID #41.08-1-34 & 41.08-1-44.2. Subject property is located at 2 Charlotte Drive & 106 East Willow Tree Road.

Chairman Lieberman read this item into the record. Rhonda Smith, applicant's Engineer, stated that this proposed subdivision is currently THREE (3) lots and is to be changed into TWO (2) lots, requires no variances, and is a TYPE II SEQRA action. Ms. Smith stated that the owner is proposing a single-family dwelling on each new lot.

Jonathan Lockman stated that the revisions he requested have been satisfied, as well as the items in the Brooker Engineering letter dated June 26, 2024, and all remaining items shall be adhered to by the applicant and their professionals.

Chairman Lieberman questioned if anyone from the public would like to speak. No one wished to speak.

All persons wishing to be heard having been heard, Chairman Lieberman made a motion to close the public hearing, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Albert Tew made a motion to approve the following resolution, seconded by Vanessa Caren:

2 CHARLOTTE DRIVE/106 & 110 EAST WILLOW TREE ROAD
THREE TO TWO LOT SUBDIVISION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 24, 2024, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Albert Tew, seconded by Vanessa Caren to wit:

WHEREAS, in regard to the application submitted by **JAY COURT HOLDINGS LLC** for a Preliminary and Final Plat Approval of the three lot merger culminating into a two lot subdivision, the same affecting the properties located/designated on the north side of East Willow Tree Road, approximately 200 feet from the intersection of Rainbow Court, designated on the Town of Ramapo Tax Map as Parcel ID #

41.08-1-34 and 41.08-1-44.2. The subject Properties are commonly known as 2 Charlotte Drive, Wesley Hills, New York and 106 East Willow Tree Road, Wesley Hills NY;

WHEREAS, after due notice, a public hearing on said Application was held by the Planning Board July 24 2024;

WHEREAS, the Applicant appeared in person and by its representative(s) and testified for the Application;

WHEREAS, at the public hearing, the Planning Board gave access to a public hearing and *no members of the public appeared and/or no one opposed the Application*, and with the Planning Board considering all input from the public;

WHEREAS, the Planning Board consulted with its professionals [Planner, Engineer, Legal], and based on the Application filed reviewed and determined that:

(i) the Application was a Type II action under SEQRA, and issued an associated negative declaration;

(ii) the Application was not subject to GML referrals;

(iii) the Application satisfied the criteria, considerations and standards of the Village of Wesley Hills Code, including but not limited to Chapter 193 – Subdivision of Lands Wesley Hills, as well as other relevant code sections;

NOW, upon said hearing and the evidence presented, it is hereby found and determined.

BE IT RESOLVED that the Application, as per the *Subdivision Plat* by Civil Tec Engineering & Survey PC, dated April 29, 2024, is approved;

BE IT FURTHER RESOLVED that the Approval granted herein is expressly conditioned and subject to the Applicant's compliance with: (i) Brooker Engineering's letter dated June 26, 2024; (ii) Nelson Pope Voorhis' letter dated June 11, 2024; (iii) all local laws and ordinances of the Village of Wesley Hills; and (iv) any other requirements/conditions imposed by the Village's Building Inspector.

Note that the Planning Board gives no approval of any building plans to be submitted, and any plans submitted to this Planning Board solely for the purposes of the approval(s) being requested as per the Application.

Upon vote, this motion was carried unanimously.

DISCUSSION ON THE APPLICATION OF ANSHEI CHESED FOR REVISED SITE PLAN AND SPECIAL PERMIT APPROVAL FOR A NEIGHBORHOOD GATHERING TO CONSTRUCT A SYNAGOGUE. Affecting property located on the south side of Lime Kiln Road. Designated on the Town of Ramapo Tax Map as Parcel ID#41.06-1-26. Subject property located at 62 Lime Kiln Road.

Chairman Lieberman read this item into the record. Mendy Ortner with Fast Forward permits was present and stated that the Congregation would like to amend their approved site plan to reduce it from TWO (2) approved stories to ONE (1) and remove the proposed Rabbi's residence.

Jonathan Lockman stated that most of the comments from his review letter have already been answered. Stuart Strow stated that he had the same comments as Mr. Lockman and added that the applicant needs to add the proposed items to the bulk table that are incomplete.

Chairman Lieberman made a motion to schedule the Public Hearing for the September 11, 2024 meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A THREE-LOT SUBDIVISION FOR ABY EAST, LLC. Affecting property located at the intersection of McNamara Road and Pomona Road. Designated on the Town of Ramapo Tax Map as Parcel ID #33.17-2-1. Subject property located at 1 East Lane.

Chairman Lieberman read this item into the record.

Vanessa Caren made a motion to approve the following resolution, seconded by Albert Tew:

1 EAST LANE-ABY EAST, LLC
3-LOT SUBDIVISION FINAL PLAT EXTENSION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 24, 2024, at 7:30 pm. The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Vanessa Caren, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **ABY EAST LLC** for a Final Plat for a Three Lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax

Map as Parcel ID# 33.17-2-1. The subject Property(ies) is/are located: at the intersection of McNamara Road and Pomona Road, and/or commonly known as and/or 1 East Lane, Wesley Hills NY;

WHEREAS, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

NOW, THEREFORE, BE IT RESOLVED, that the time period for filing the Final Plat approval for the Application is extended to September 24, 2024.

BE IT FURTHER RESOLVED, the approval(s) herein are subject to compliance with all local laws and ordinances of the Village of Wesley Hills, as well as other applicable laws/regulations.

Note that the Planning Board gives no approval of any building plans to be submitted.

Upon vote, this motion was carried unanimously.

CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A FOUR-LOT SUBDIVISION FOR SARELCO, LLC. Affecting property located on the westerly side of McNamara Road 0 feet north of Pomona Lane designated on the Town of Ramapo Tax Map as Section 33.17, Block 2, Lot 6. Subject property is located at 231 McNamara Road.

Chairman Lieberman read this item into the record.

Vanessa Caren made a motion to approve the following resolution, seconded by Albert Tew:

231 McNAMARA ROAD-SARELCO, LLC
4-LOT SUBDIVISION FINAL PLAT EXTENSION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on July 24, 2024, at 7:30 pm. The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Vanessa Caren, seconded by Albert Tew to wit:

WHEREAS, in regard to the application submitted by **SARELCO LLC** for a Final Plat for a Four Lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID# 33.17-2-6. The subject Property(ies) is/are located: on the westerly side of McNamara Road 0 feet north of Pomona Lane, and/or commonly known as and/or 231 McNamara Road, Wesley Hills NY;

WHEREAS, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

NOW, THEREFORE, BE IT RESOLVED, that the time period for filing the Final Plat approval for the Application is extended to September 24, 2024.

BE IT FURTHER RESOLVED, the approval(s) herein are subject to compliance with all local laws and ordinances of the Village of Wesley Hills, as well as other applicable laws/regulations.

Note that the Planning Board gives no approval of any building plans to be submitted. Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- June 26, 2024

Chairman Lieberman made a motion to approve the June 26, 2024 minutes, seconded by Vanessa Caren. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Chairman Lieberman made a motion to adjourn the meeting, seconded by Albert Tew. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz



BROOKER ENGINEERING, PLLC

NY OFFICE
74 Lafayette Avenue
Suite 501
Suffern, New York 10901

Tel: 845.357.441
Fax: 845.357.1896

Item 2.

NJ OFFICE
65 Ramapo Valley Road
Suite 208
Mahwah, New Jersey 07430

Tel: 201.684.1221
Fax: 845.357.1896

July 29, 2022

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

Att.: Tara Roberts, Deputy Village Clerk

Re: Clearing, Filling Violation
9 Fieldcrest Drive
WH0196

Dear Ms. Roberts,

As per your request, our office performed a site visit on July 28, 2022 to the above referenced property in response to landfilling without a permit. We observed a new swimming pool installed within a new area of fill, including a tiered retaining wall system, within the rear and side yards of the property. Soil erosion control measures, including perimeter silt fencing and stabilized construction entrance appears to have been adequately installed. It is our understanding that a permit was issued for the swimming pool; however, the extents of the fill and grading operations were not clearly demonstrated on the plan reviewed by the Building Inspector. Additional silt fencing appears necessary near the south-westerly edge of fill. Our office recommends continued maintenance and extension of the silt fence to be installed around all areas downhill of the new fill area. Temporary seeding should also be installed for all exposed soil until the proper permits are obtained.

Based on our field observations, we estimate that the amount of fill exceeds 100 cubic yards in volume. 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. It is evident that the imported fill exceeds twice the amount of excavation, if any, was required for the swimming pool. Therefore, the building permit issued for the swimming pool is not deemed a permit as per section 95-3-C(1) of the Village code.

Our office recommends the stop work order be maintained, excluding work to extend the silt fence, install seed, and maintain erosion control devices. The homeowner should be advised to make an application to the Planning Board immediately for a Clearing/Filling Permit. Applicant shall provide a Site Plan detailing the installed fill limits and overall proposed work, as outlined in the Clearing, Filling, Excavation Permit application, including a soil erosion & sediment control plan. Volume and type of imported fill material to be clearly provided on the plans & application. Let it be noted that variances may be required for the future retaining walls & fence heights, if required/proposed.

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

Very truly yours,

Matthew Trainor, P.E.
Project Engineer

BROOKER ENGINEERING, PLLC

Y:\VILLAGES\WH Wesley Hills\WH0196 - 9 Fieldcrest Dr\2022-07-29 Fill Violation.docx

LAND DEVELOPMENT • MUNICIPAL • STRUCTURAL • WATER RESOURCES • LAND SURVEYING

Brian Brooker, P.E. Eve Mancuso, P.E., C.M.E. Ken DeGennaro, P.E., C.F.M. Stuart Strow, P.E., C.F.M.
Anthony Riggi, P.E. Benjamin Levitz, P.E. Dennis Rocks, P.E., C.F.M. Elvia Baca, P.E. Hillary Chadwick, P.E. John Bezuyen, PP.L.S.
Joseph J. Moran, P.E. Joseph Nyitray, P.E. Matthew Trainor, P.E. Nestor Celiz, P.E. Vincent Kane, P.E.





FILE

Item 2.

Rachel Cohen
9 Fieldcrest Drive
Monsey, NY 10952

RECEIVED
VILLAGE OF WESLEY HILLS

DEC 13 2024

BUILDING,
PLANNING & ZONING

December 11, 2024

Re: 9 FIELDCREST DRIVE
MONSEY, NY. 10952

Alicia Schultz
Village of Wesley Hills
Building Department
432 Route 306
Wesley Hills, NY 10952

Dear Alicia,

Per our conversation, this letter is to confirm that an application was submitted to the Village of Wesley for Clearing, Filling and Excavation of Land for the above referenced property. The application was submitted because fill was brought in to the property for retaining walls that were needed to construct a new pool and sports court.

Thank you.



Rachel Cohen

VILLAGE OF WESLEY HILLS

FILE

Item 2.

FOR CLEARING, FILLING OR EXCAVATION OF LAND

Before proceeding with any land disturbance, please contact "Dig Safely New York" at 1-800-962-7962, a free service, to insure a safe dig.

APPLICANT: Silber Construction

RECEIVED
VILLAGE OF WESLEY HILLS

DEC 13 2024

STREET ADDRESS: 9 Fieldcrest Drive

BUILDING,
PLANNING & ZONING

CITY, STATE Monsey, NY

ZIP 10952

TELEPHONE NO.(S) (845) 222-1810

RECEIVED
VILLAGE OF WESLEY HILLS

OCT 15 2024

PROJECT LOCATION

STREET LOCATION: 9 Fieldcrest Drive

BUILDING,
PLANNING & ZONING

TAX MAP SECTION 41.14-1 LOT 17

IF APPLICABLE: SUBDIVISION NAME
BLOCK LOT

NAME OF PROJECT

1. BRIEFLY DESCRIBE NATURE AND PURPOSE OF LAND DISTURBANCE:

Construct walls for future pool and patios.

2. AREA TO BE DISTURBED (IN ACRES) 0.30

3. (A) ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE
EXCAVATED AND/OR REMOVED 70,000 cf=2,593 cy

(B) ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING
OR FILLING. (COMPUTED FROM CROSS SECTIONS OF A PROPOSED
EXCAVATION OR DISTURBED AREA) 70,000 cf=2,593 cy

4. DESCRIBE ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE
FILL IS TO BE BROUGHT ONTO THE PREMISES, ITS SOURCE, METHOD OF
TRANSPORT AND ESTIMATED VOLUME Clean fill brought in by trucks. 70,000 cf to construct walls.

5. IS THERE A WELL AND/OR A SEWAGE DISPOSAL SYSTEM WITHIN
FIFTY (50) FEET OF THE PROPOSED DISTURBED AREA? No

6. STATE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR Single Family dwelling.

ESTIMATED COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS OF THIS SECTION \$ 20,000.00

"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."

SITE PLAN

A SITE PLAN MUST BE SUBMITTED WITH THIS APPLICATION SHOWING AT LEAST THE FOLLOWING:

- (1) THE AREA PROPOSED TO BE DISTURBED AND ITS RELATION TO NEIGHBORING PROPERTIES, TOGETHER WITH BUILDINGS, ROADS, AND NATURAL WATER COURSES, IF ANY, WITHIN 250 FEET OF THE BOUNDARIES OF THE SAID AREA. AN INSET MAP AT A REDUCED SCALE MAY BE USED, IF NECESSARY AND HELPFUL.
- (2) THE AREA THAT IS TO BE DISTURBED BY THE PROPOSED EXCAVATION OR LANDFILLING.
- (3) THE ESTIMATED MAXIMUM QUANTITY OF MATERIAL TO BE EXCAVATED AND/OR REMOVED AND THE ESTIMATED MAXIMUM QUANTITY THAT WILL BE USED FOR REGRADING OR FILLING, COMPUTED FROM CROSS SECTIONS OF A PROPOSED EXCAVATION OR DISTURBED AREA.
- (4) A DESCRIPTION OF ANY MATERIAL TO BE USED FOR LAND FILLING, AND, WHERE FILL IS TO BE BROUGHT INTO THE PREMISES, ITS SOURCE, METHOD OF TRANSPORT AND ESTIMATED VOLUME.
- (5) THE LOCATION OF ANY WELL, AND THE DEPTH THEREOF, AND THE LOCATION OF NATURAL WATERCOURSES, IF ANY, LOCATED WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.
- (6) THE LOCATION OF ANY SEWAGE DISPOSAL SYSTEM, ANY PART OF WHICH IS WITHIN 50 FEET OF THE PROPOSED DISTURBED AREA.
- (7) EXISTING TOPOGRAPHY OF THE AREA PROPOSED TO BE DISTURBED AT A CONTOUR INTERVAL OF NOT MORE THAN TWO FEET. CONTOURS SHALL BE SHOWN FOR A DISTANCE 50 FEET BEYOND THE LIMITS OF THE PROPOSED DISTURBED AREA.

- (8) THE PROPOSED FINAL CONTOURS AT A MAXIMUM CONTOUR INTERVAL OF TWO FEET.
- (9) THE LOCATION AND PRESENT STATUS OF ANY PREVIOUS OPERATIONS OF THE TYPE CONTEMPLATED BY THIS LOCAL LAW OF THE PROPERTY WITHIN THE PRECEDING YEAR.
- (10) THE DETAILS OF ANY DRAINAGE SYSTEM PROPOSED TO BE INSTALLED AND MAINTAINED BY THE APPLICANT, DESIGNED TO PROVIDE FOR PROPER SURFACE DRAINAGE OF THE LAND, BOTH DURING THE PERFORMANCE OF THE WORK APPLIED FOR, AND AFTER THE COMPLETION THEREOF.
- (11) IF A PROPOSED EXCAVATION IS FOR THE PURPOSE OF MAKING A LAKE OR POND, THE DETAILS OF THE PROPOSED CONSTRUCTION OF THE DAM OR OTHER STRUCTURE OR EMBANKMENT INTENDED TO IMPOUND THE WATER, TOGETHER WITH THE DETAILS AND LOCATION OF PROPOSED DISCHARGE AND OF A VALVED OUTLET FOR DRAINAGE PURPOSES.
- (12) THE REHABILITATION PROPOSED, AND THE ESTIMATE OF THE COST OF SUCH WORK IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION.

FEE

\$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.

AMOUNT OF FEE:: _____

THE UNDERSIGNED APPLICANT AGREES TO ABIDE BY THE CONDITIONS OF
 LOCAL LAW NO. 17 OF 1984 OF THE VILLAGE OF WESLEY HILLS

 Corporate Seal (If Applicable)

Silber Construction

 Company Name (If Applicable)


 SIGNATURE

Builder / Vice President
 TITLE (If Applicable)

10/14/24
 DATE

CONDITIONS: _____

APPROVED BY: _____ TITLE _____

DATE: _____ **Submit (2) Originals + 12 Copies of Application**



MEMORANDUM

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

From: Jonathan T. Lockman, AICP

Re: Rachel Cohen, 9 Fieldcrest Drive – Clearing, Filling or Excavation Permit
SBL# 41.14-1-17

Date: December 27, 2024

cc: Devon Palmieri, P.E., Village Engineer
Bruce Minsky, Esq., Planning Board Attorney
Alicia Schultz, Deputy Village Clerk
John Layne, Building Inspector
Rachel Cohen, Applicant

Received and reviewed for this memorandum:

- Transmittal Letter from Rachel Cohen to Alicia Schultz, re: 9 Fieldcrest Drive, Application Submittal, dated December 11, 2024.
- Application for Clearing, Filling or Excavation of Land, signed by Silber Construction, dated October 14, 2024. (Received by Village of Wesley Hills December 13, 2024)
- Letter from Matthew Trainor, PE, Brooker Engineering, to Tara Roberts, re: Clearing, Filling Violation, 9 Fieldcrest Drive, dated July 29, 2022.
- Survey, 1 sheet, for 9 Fieldcrest Drive, stamped by Anthony Celentano, LPS, dated August 7, 2024.

Project Summary

The subject application is for a Clearing, Filling and Excavation Permit, under Chapter 95 of the Village Code. The subject lot is located in the R-50 District on the west side of Fieldcrest Drive. The applicant is applying after the fact to add 2,593 cubic yards of fill to create a flat area held by retaining walls for construction of a pool and sports court.

Submission Comments

1. The last inspection by the Village Engineer was conducted in July of 2022, nearly two and a half years ago. **The Village Engineer should be requested to perform a follow-up inspection**, prior to the next Planning Board meeting when this matter will be discussed, so the Planning Board has a clearer picture of current conditions.
2. **The finished elevations at the top of the walls and bottom of walls are not understandable** on the Celentano survey. Please show spot elevations at the top and bottom of walls with an “x” and labels of “TW” or “BW,” so it is understandable how high the walls have been constructed. **Specifications for the wall construction should be included**, for review by the Village Engineer.

- 



4. Section 95-4.A.(1) requires the application to include: “The area proposed to be disturbed and its relation to neighboring properties, together with buildings, roads, and natural watercourses, if any, within 250 feet of the boundaries of the said area. An inset map at a reduced scale may be used, if necessary and helpful.” **Please expand the surrounding area shown adjacent to the subject lot, particularly with details on the grading and side slopes adjacent to the western and northern neighbors.**
5. Please provide information on the **source of the fill. The Planning Board may wish for testing to be conducted, and for the test results to be reviewed by the Village Engineer.** See §95-3.B.(3).
6. Per §95-4.A.(10), **please provide drainage details to the satisfaction of the Village Engineer.** We will defer to his review of drainage matters.
7. **Please provide details and notes on how the areas have been reseeded, landscaped, and/or replanted** after the fill was placed, per §95-4.E.

SEQRA/GML Comments

8. The project is for the placement of fill and tree cutting on an approved lot, which typically is considered **a type II action, requiring no SEQRA review.**
9. As no special permit, subdivision or site plan review is involved, no **GML review by Rockland County Planning Department is required.**

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



BROOKER ENGINEERING
a division of Weston & SampsonSM

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: 9 Fieldcrest Drive
Clearing/Filling 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:

- Project Narrative prepared by Rachel Cohen dated December 11, 2024
- Clearing/Filling/Excavation Permit Application prepared by Silber Construction dated October 14, 2024
- Survey entitled "Updated Survey for 9 Fieldcrest Drive", prepared by Anthony Celentano PLS, dated August 7, 2024.

As noted in our 'Clearing, Filling Violation' review letter dated July 29, 2022, our office performed a site visit on July 28, 2022, as requested by the Village, to the above referenced property in response to landfilling without a permit. The Applicant was advised at that time that a Clearing, Filling, Excavation Permit would be required from the Planning Board for the work. Our office performed a follow-up site inspection on August 21, 2023, due to erosion control complaints from neighboring property owners.

It is our understanding that the property received a permit for construction of a pool with pervious paver patio (permit issued November 10, 2021) and a pervious paver sport court with less than 2,500 square feet in ground floor area (permit issued June 8, 2023). At the time of the 2022 site visit, it was also noted that tiered retaining walls were being constructed within the existing 20'-wide Drainage Easement situated along the northern property line. A Stop Work Order was issued by the Village for the retaining walls only on July 21, 2022. The Applicant relocated the tiered retaining walls outside of the 20'-wide Drainage Easement in 2023. At this time, the site is generally complete/stabilized, and the Applicant is now submitting an as-built survey with a post construction Clearing, Filling, Excavation Applicant to the Planning Board to comply with the Village of Wesley Hills Code Chapter 95.

Due to the snow cover at the time of this letter, a site visit has not been performed and will be performed at a future date. Our office offers the following comments regarding the Clearing, Filling, Excavation Application for this property:

1. Survey entitled "Updated Survey for 9 Fieldcrest Drive", prepared by Anthony Celentano PLS, dated August 7, 2024, has been submitted. Applicant to submit a Clearing, Filling, Excavation Plan with the as-built survey as a base addressing the 'Site Plan' requirements outlined in Section 95-4-A. We offer the following comments regarding the submitted plan:
 - a. An inset map of the approximate area of disturbance of work performed since 2021 and its relation to properties within 250 feet of disturbed area to be provided.
 - b. Approximate area of disturbance of work performed since 2021 to be shown on plan. The submitted Application indicates the 0.30 acres (13,068 square feet) was disturbed; however, based on previous site visits and historical aerial imagery of the property, it appears that the entire rear yard and the majority of the northern side yard had been disturbed during construction which is approximately 24,000 square feet. Applicant to confirm area of disturbance.

- c. The estimated quantity of fill and description of the fill imported to the site to be indicated on the plan.
 - d. Provide location of sewage disposal system or show connection to public sewer in Fieldcrest Drive.
 - e. Our office requests the Applicant use a heavier line type for the existing contours. Please provide top and bottom wall elevations for the as-built walls.
 - f. Plan to include note on how site was rehabilitated in accordance with Section 95-4-E.
2. As-built Bulk table and corresponding calculations to be provided for review of compliance with Village of Wesley Hills Zoning Chapter 230 as required by Section 95-4-C(1).
 3. Survey to be updated to show stone walls present in 20'-wide Drainage Easement. Please label stone walls/block walls and provide top and bottom wall elevations.
 4. The survey indicates a well at the southern property line. It appears that the well was installed as part of the most recent construction. Applicant to provide copies of the Rockland County Health Department well design approval and installation approval.
 5. The survey indicates that pervious pavers have been installed for the pool patio and the sports court resulting in infiltration in fill in close proximity to the block retaining walls. We offer the following comments regarding the pervious pavers:
 - a. Certification by the contractor to be submitted stating that the pervious pavers have been installed as per manufacturer requirements. Our office requests a copy of the specifications for the installed pervious pavers to be submitted.
 - b. The pervious pavers appear to have been installed over fill. Certification that infiltration in fill requirements as per NYSDEC were adhered to during installation.
 - c. A copy of the retaining wall design and structural calculations to be provided. Certification of proper installation of retaining walls exceeding 4' in height to be submitted.
 6. Our office defers recommendation of performance bond as per Section 95-4-D until the Application is reviewed by the Planning Board. Due to the timing of the Application and status of the property, it is unclear whether a performance bond would be appropriate.
 7. The Application indicates 70,000 cubic-feet of 'clean fill brought in by trucks'. Our office requests copies of the tickets be submitted to the Village for review.
 8. Zero-net increase on peak stormwater runoff from pre-project conditions to as-built conditions to be demonstrated.

Recommended fees and dates are as follows:

9. Clearing/Filling Permit fee: To be determined once square footage of disturbance area is confirmed.
10. Performance bond: To be determined.

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

Please note that the above comments are provided for the Clearing, Filling, Excavation Application; additional comments may be provided for an As-Built review when/if the Planning Board approves the Application.

Sincerely,

Devon Palmieri

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

Y:\VILLAGES\WH Wesley Hills\WH0196 - 9 Fieldcrest Dr\2025-01-22_9 Fieldcrest Clearing,Filling Application.docx



Glenn McCreedy, P.E., C.M.E.
Stuart Strow, P.E., C.F.M.

January 15, 2025

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

Attn: Alicia Schultz, Building Clerk

Re: 9 Fieldcrest Drive
Tax Lot 41.14-1-17
Clearing and filling violation
CDW #WH24-323

Dear Ms. Schultz,

We have received and reviewed:

1. Application for Clearing, Filling or Excavation of Land, dated 10/14/2024.
2. Clearing, Filling Violation letter signed by Matthew Trainor, PE, Brooker Engineering, PLLC, dated July 29, 2022.
3. Updated survey for 9 Fieldcrest Drive, prepared by Anthony Celentano, PLS, dated August 7, 2024.

We have performed a review of the submitted documents as noted above. It is understood that this application is submitted to correct a violation that involved the construction of the retaining walls and placement of fills without a permit.

The Application materials as submitted are incomplete, and the Applicant shall submit the following:

1. A Site Plan meeting all requirements as on the Permit Application Form for "Clearing, Filling or Excavation of Land" must be provided. The site plan should clearly show pre-construction and proposed/post-construction topography. It should also clearly denote whether features (walls, sports court, etc.) are existing or proposed at this time.
2. A bulk table with dimensions and appropriate calculations for impervious surface ratio and building coverage should be provided. If any variances are required, it shall be noted on the plan.
3. A vicinity map shall be provided on the site plan.
4. The survey shows an existing well near the end of the retaining wall on the southwesterly side of the site. The application form (question #5) states that there are no wells within 50 feet of the disturbed area. The application form should be corrected, and the site plan shall clearly state the purpose of the well, and if the well is to remain or to be abandoned. If the well is proposed to remain on site, appropriate details showing modification of the well are required. The site plan shall also note whether any approvals for the well have been obtained or are required from the Rockland County Department of Health.
5. Provide a cut and fill analysis indicating the volume of excavation and the volume of fill that has been brought onto the site.

6. A receipt and/or certification letter containing the source of fill material, description of the material and volume of fill brought to the site shall be provided. The source, volume and a description of the fill material shall be noted on the site plan. If certifications are not available, testing of the imported fill material may be required.
7. Drainage calculations and details of pervious pavers shall be provided.
8. The site plan shall include notes and details as may be required for the restoration, seeding and final stabilization of disturbed areas.
9. Details of the retaining walls shall be provided on the site plan. Top and bottom elevations of existing and proposed walls shall be shown on the site plan. If the height of a wall exceeds four feet, a certification letter from a licensed Professional Engineer will be required.
10. The plan that was submitted with the application is an Updated Survey. The applicant may choose to use this as a "post-construction" conditions plan, and it should be updated to meet the Village of Wesley Hills final survey checklist requirements. Please note, the survey shall show retaining walls top and bottom elevations.
11. The site plan shall denote the limit and area of disturbance. Application fees will be calculated based on the affected area of disturbance, as noted on the permit application form.

Please contact our office if you have any questions. We will continue our review upon receipt of updated/revised plan submissions and materials.

Sincerely,



Civil Design Works, LLC
Alena Guckian, P.E.
Senior Project Engineer

W:\Projects\WH\2024\WH24-323 - 9 Fieldcrest Drive\Correspondence\2025-1-15_9 Fieldcrest Drive.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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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.**

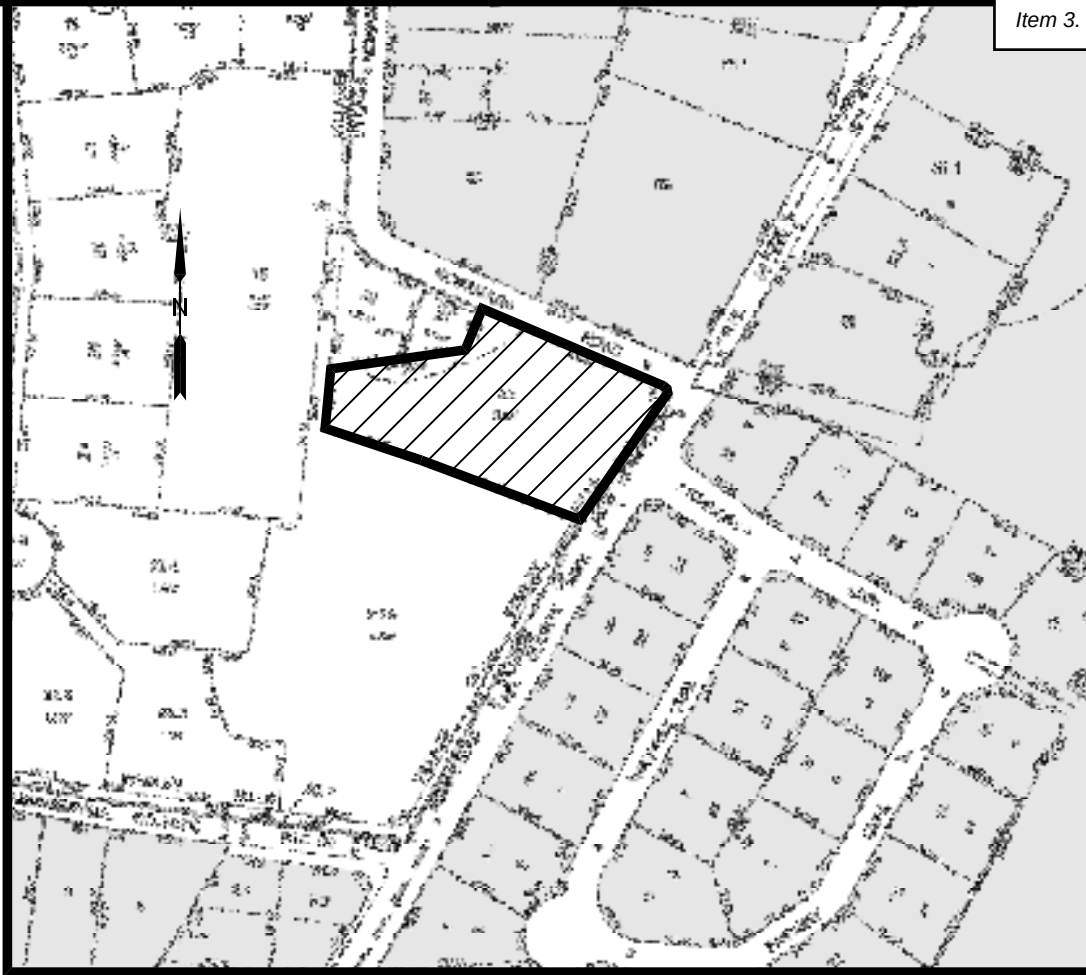
Response: The Mosquito Breeding suppression Application will be made when applicable.

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.

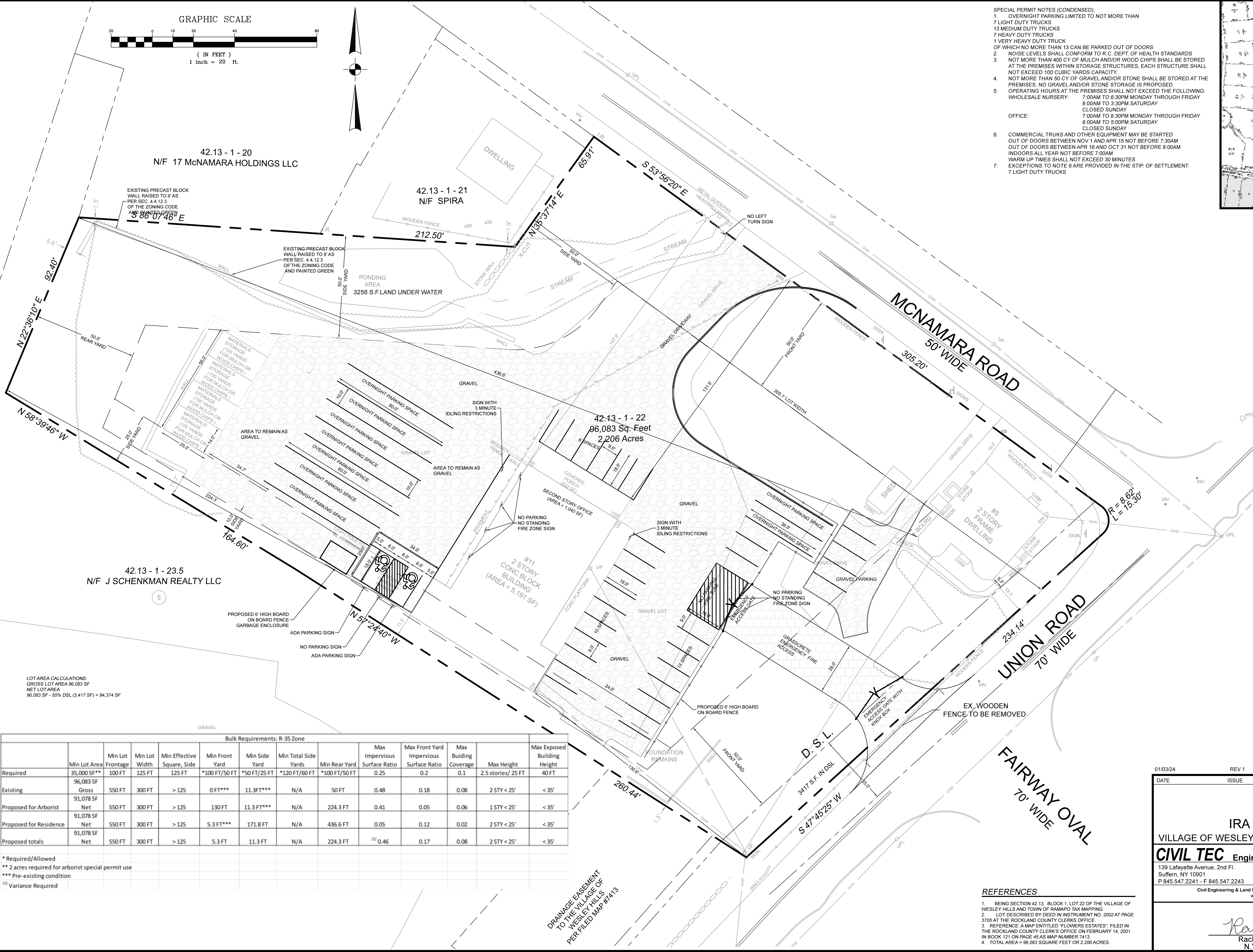
- | APPLICANT | DATE | OWNER | DATE |
|---|------|-------|------|
| 17. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AS-BUILT LANDSCAPING DRAWING SHALL BE SUBMITTED TO THE BUILDING INSPECTOR, PLANNING BOARD, AND DEPARTMENT OF PUBLIC WORKS WHICH IS CERTIFIED BY A LANDSCAPING ARCHITECT LICENSED 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
 - 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.



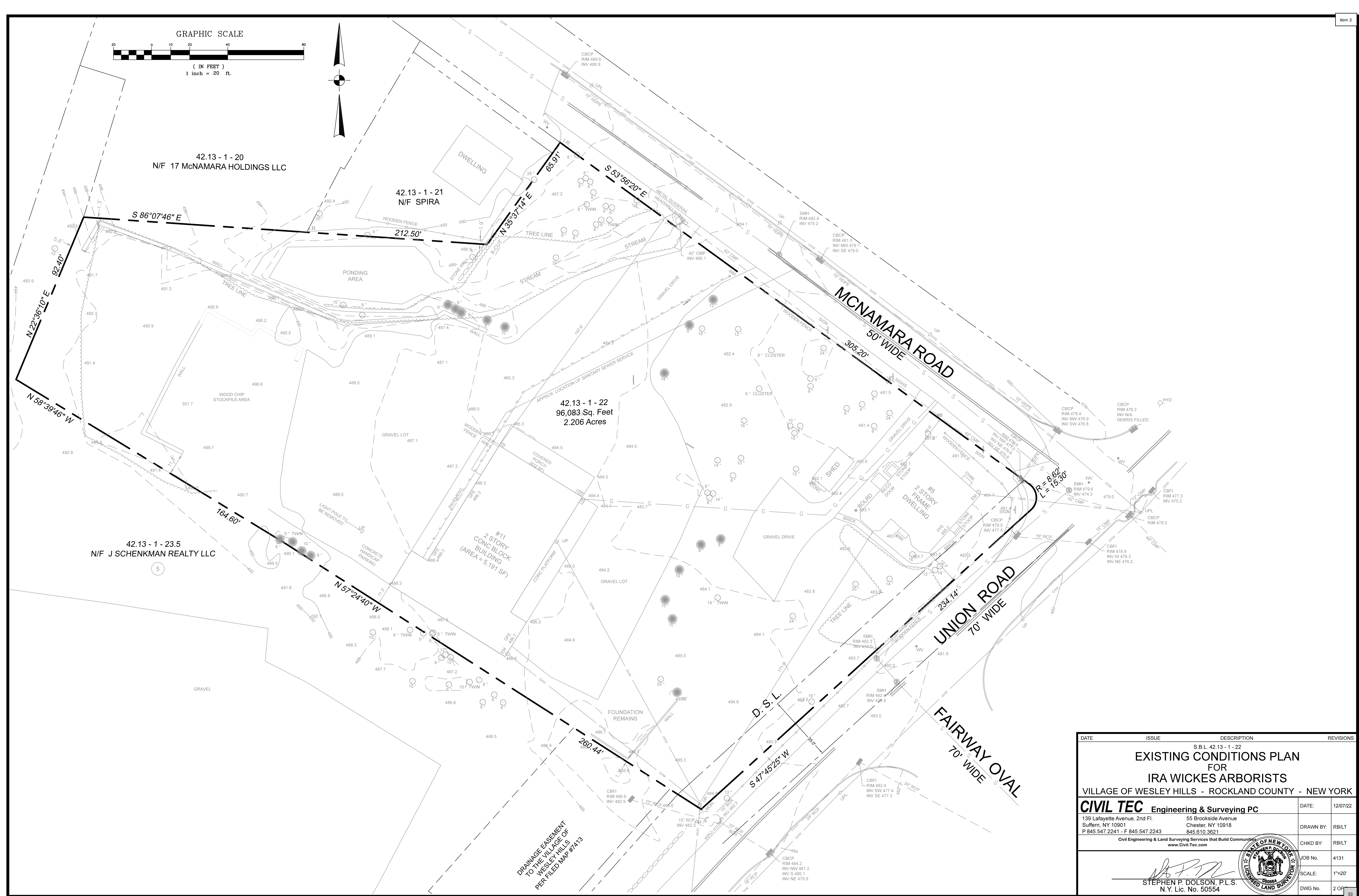
LOT AREA CALCULATIONS:
GROSS LOT AREA 96,083 SF
NET LOT AREA
96,083 SF - 50% DSL (3,417 SF) = 94,374 SF

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 Exposed Building 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'

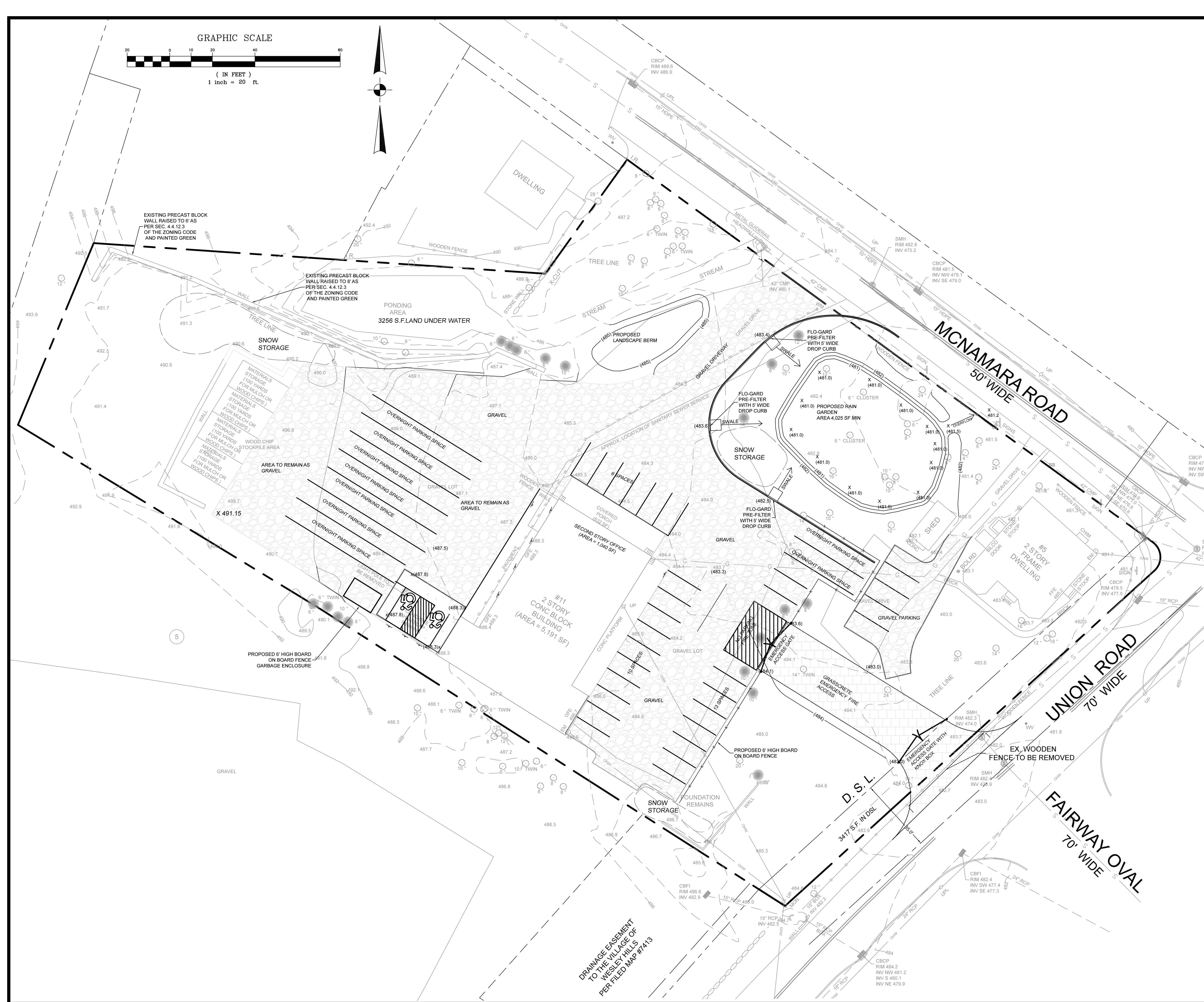
* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Required

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

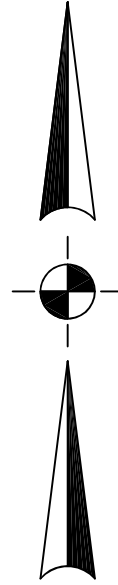
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L 42.13 - 1 - 22			
SITE PLAN FOR IRA WICKES ARBORISTS			
VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC		DATE:	12/07/22
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845 547 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 32



- NOTES
1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. 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.
 3. 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.
 4. EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
 5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 6. 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.
 7. 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.
 8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
 9. 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.
 10. ALL HOUSE CONNECTIONS TO BE 6" DIA. SDR-35.
 11. ALL GAS & ELECTRIC UTILITIES PER ORANGE & ROCKLAND UTILITY REQUIREMENTS.



DATE	ISSUE	DESCRIPTION	REVISIONS
01/03/24	REV 1	AS PER CONSULTANTS COMMENTS	
S.B.L. 42.13 - 1 - 22			
GRADING, DRAINAGE & UTILITIES 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			DRAWN BY: RB/LT
P 845 547 2241 - F 845 547 2243			CHKD BY: RB/LT
55 Brookside Avenue Chester, NY 10918			JOB No. 4131
Civil Engineering & Land Surveying Services that Build Confidence			SCALE: 1"=20'
www.Civil-Tec.com			DWG No. 3 OF 34



- 1) Mulk 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 Eeseyes 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.

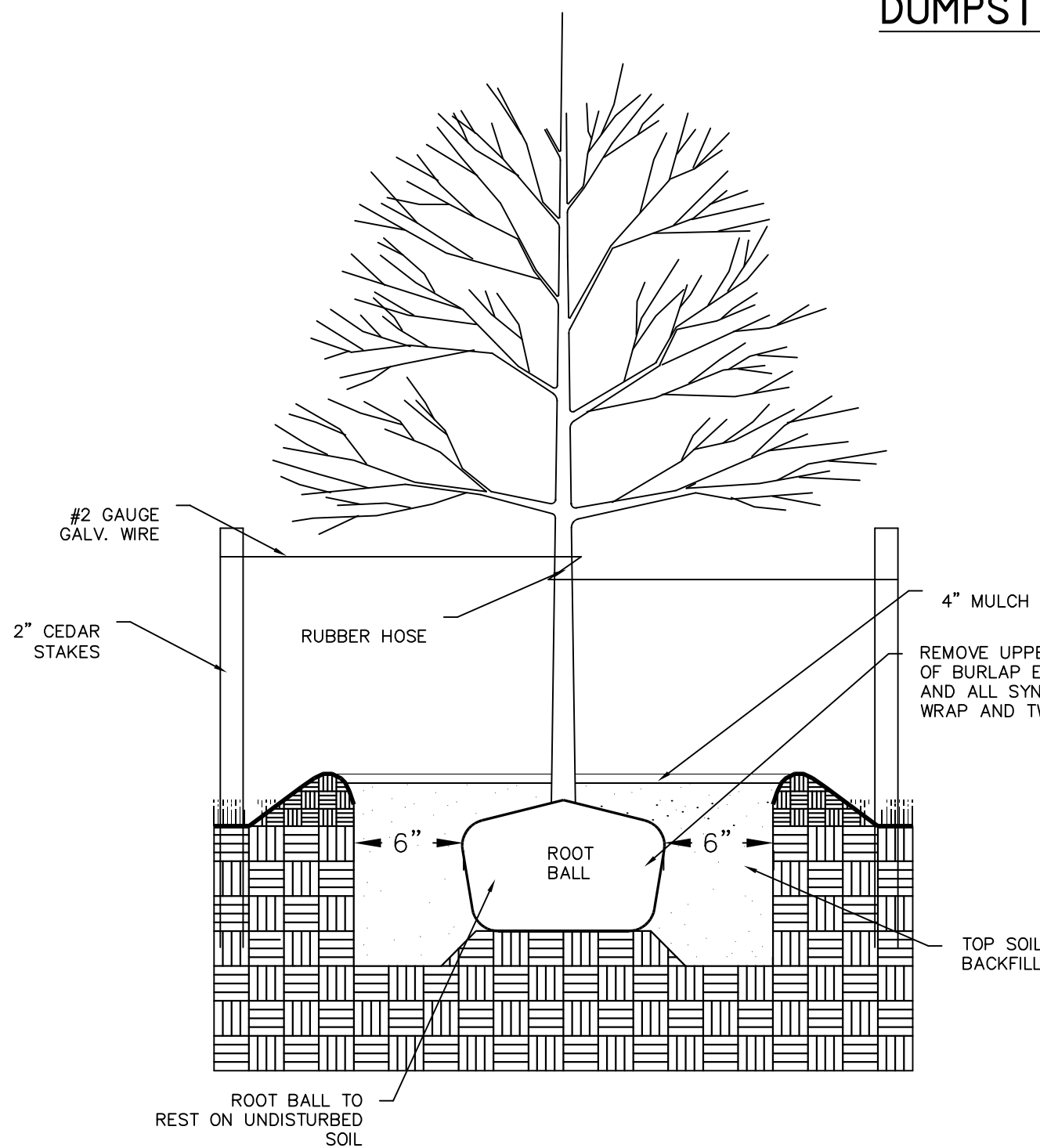
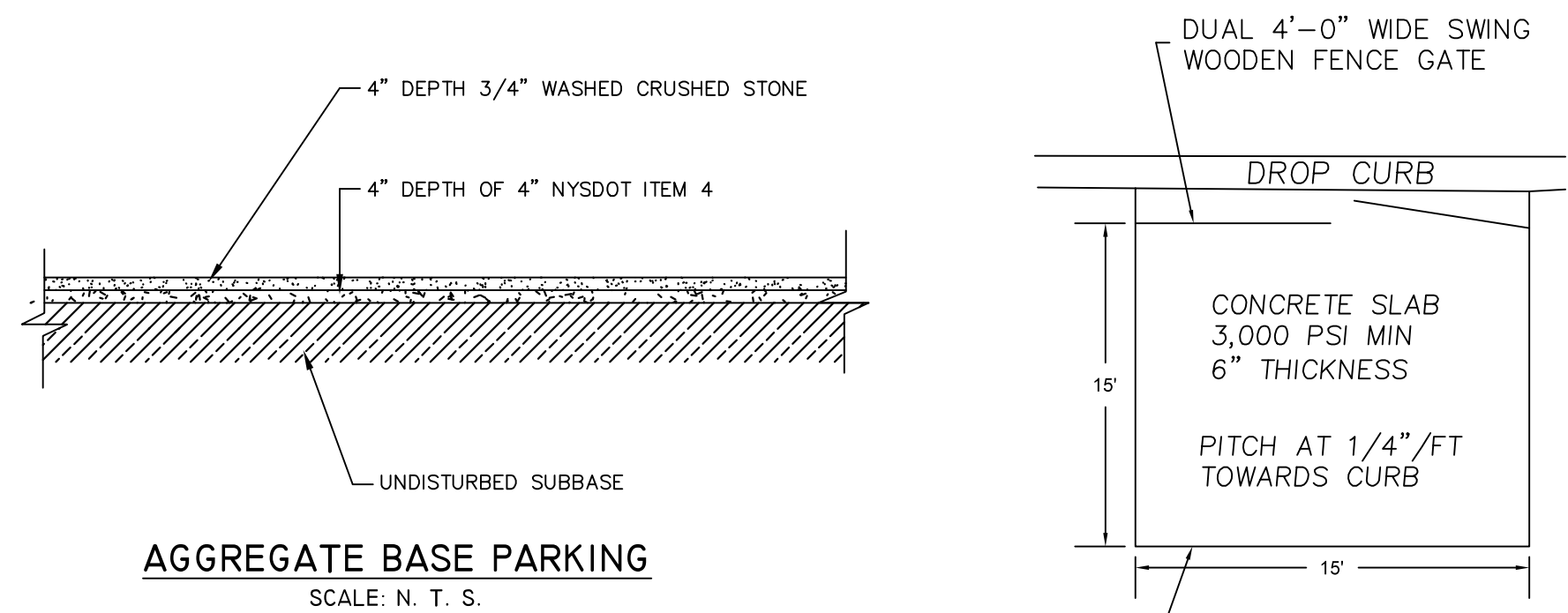
PLANTING LIST			
KEY	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE COMMENT
TREES			
WP	39	WHITE PINE/PINUS STROBUS	7'-8' HT
		LANDSCAPE BERM PLANTING	
GG	7	GREEN GIANT/THUJA	3'-4' HT
MV	3	MAPLE-LEAF VIBURNUM/Viburnum acerifolium	3'-4' ht.
VR	6	VIRGINIA ROSE/ Rosa virginiana	2'-3- ht.

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 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.

Rachel B. Barese, P.E.



- 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.

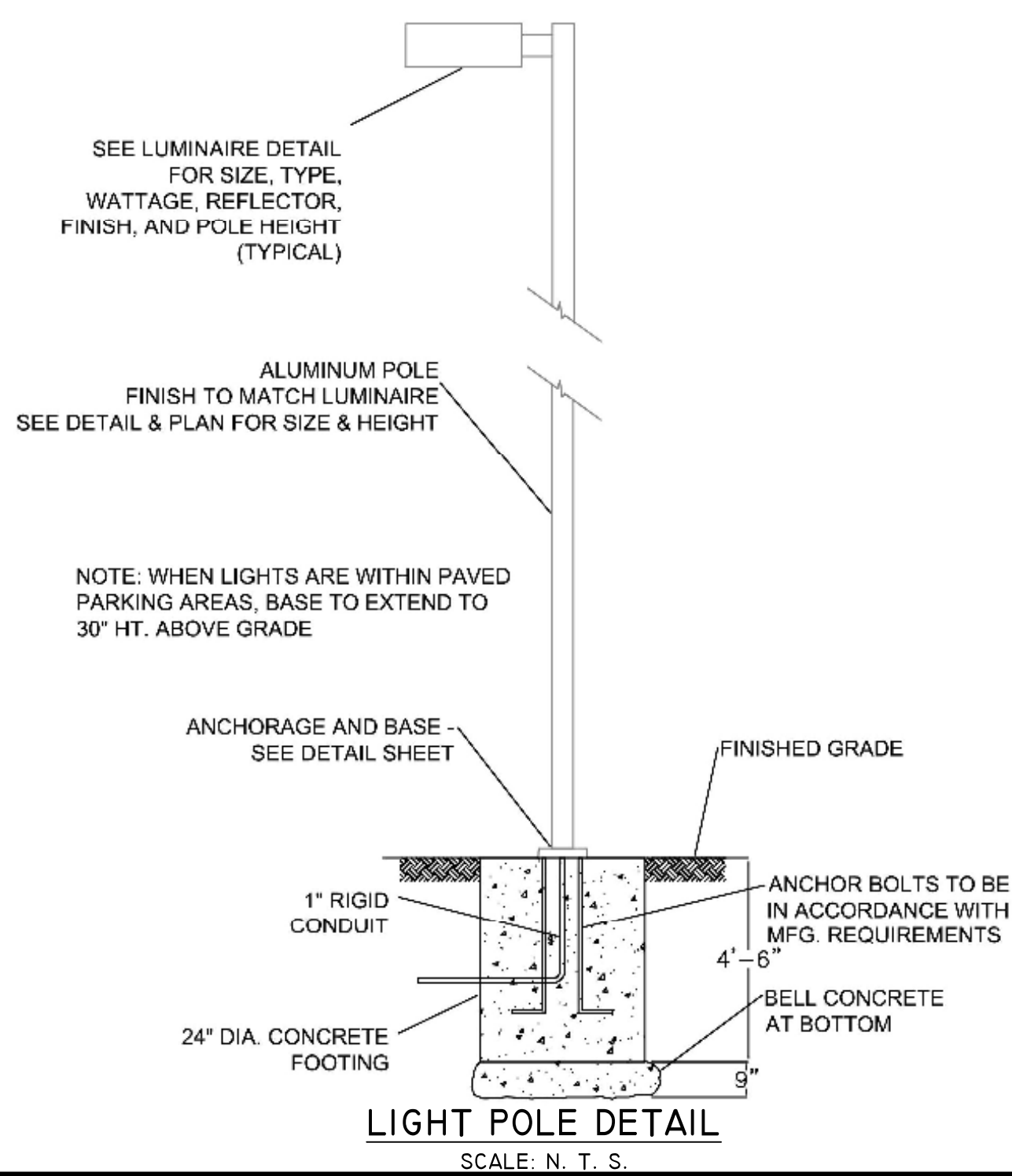
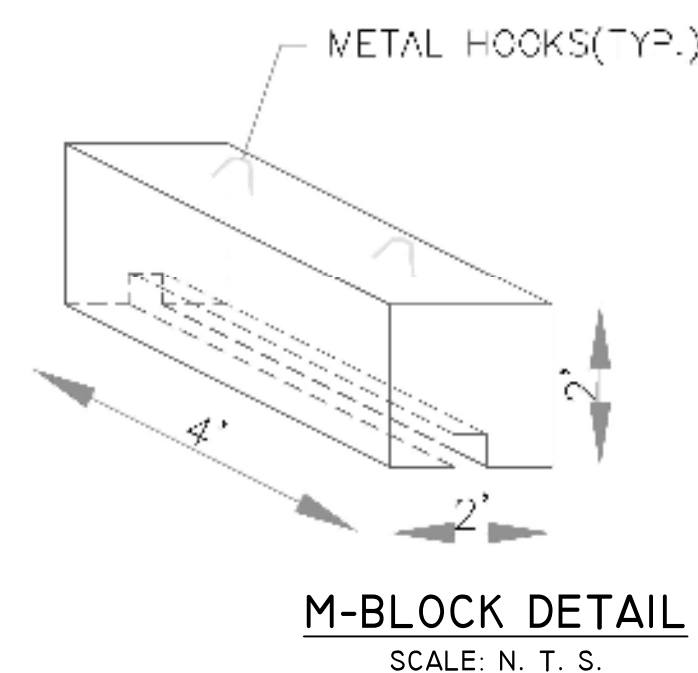
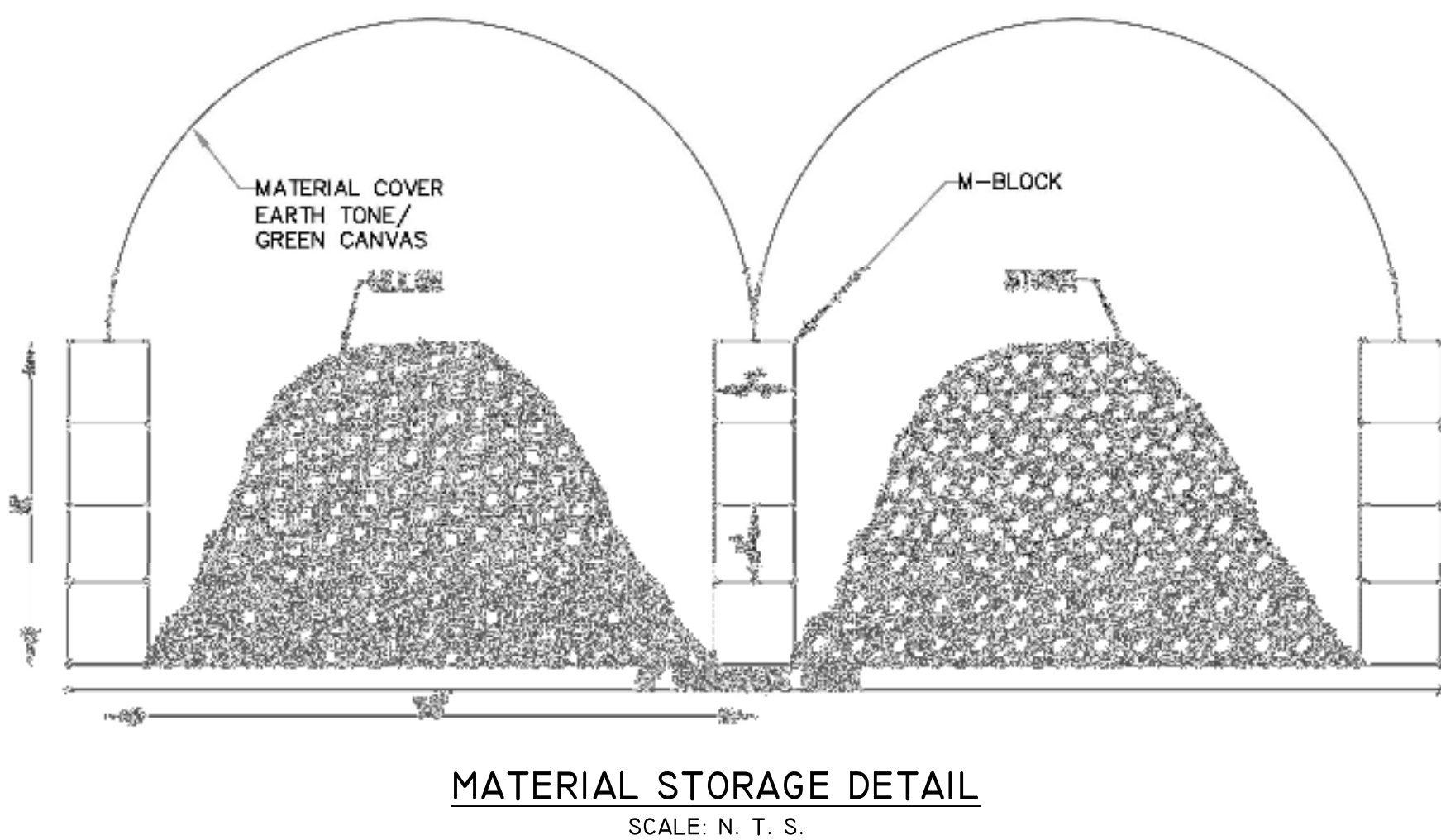
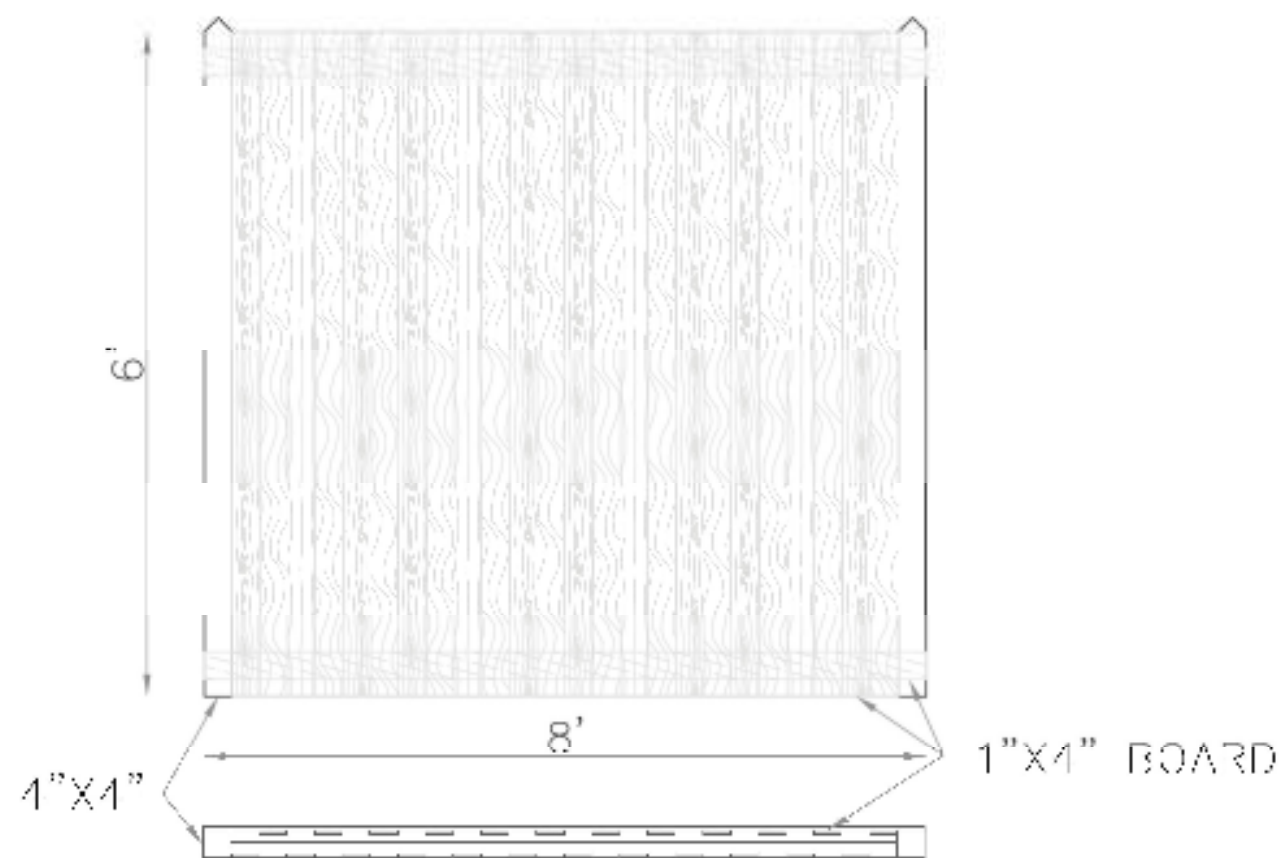
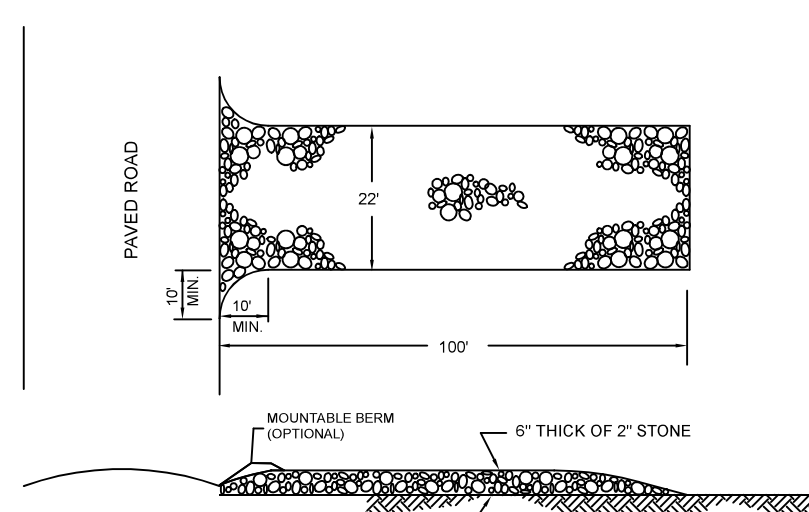
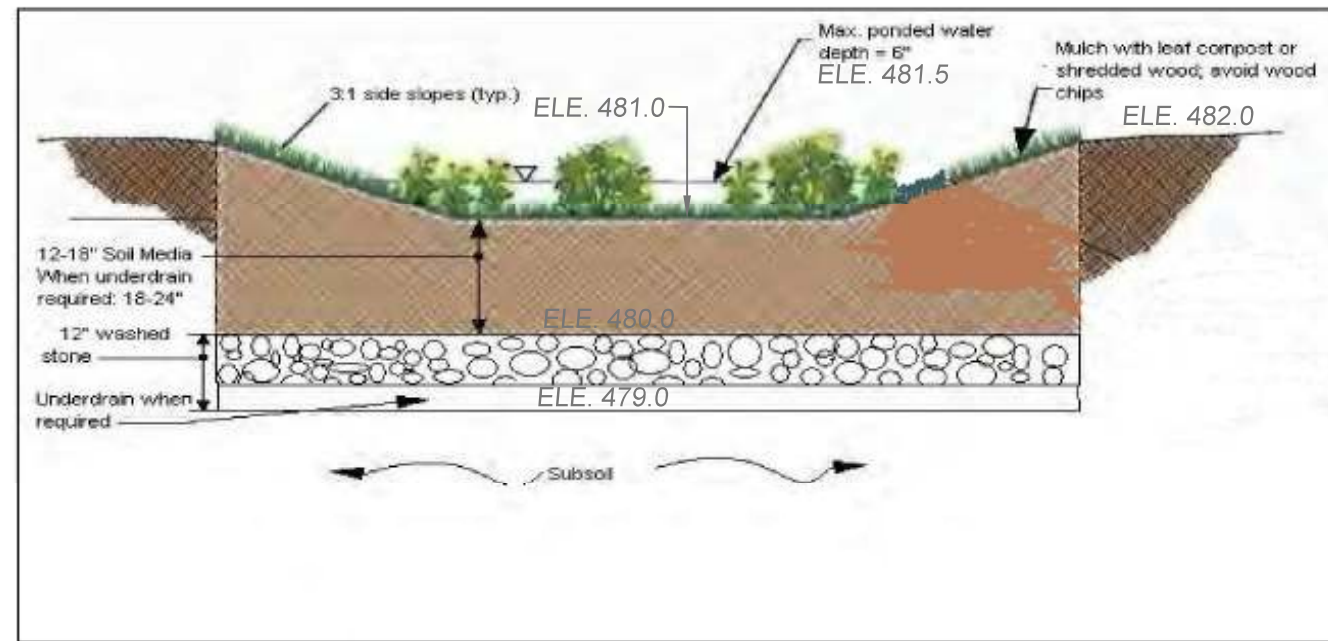
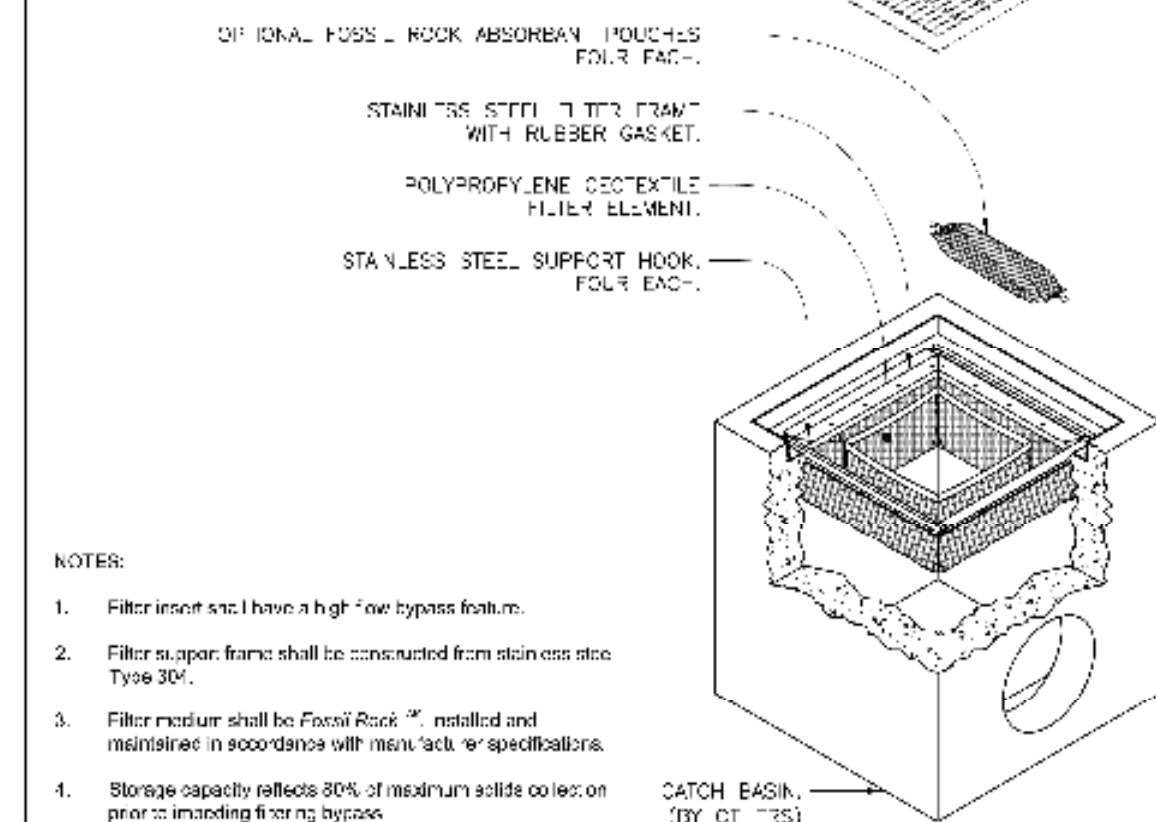
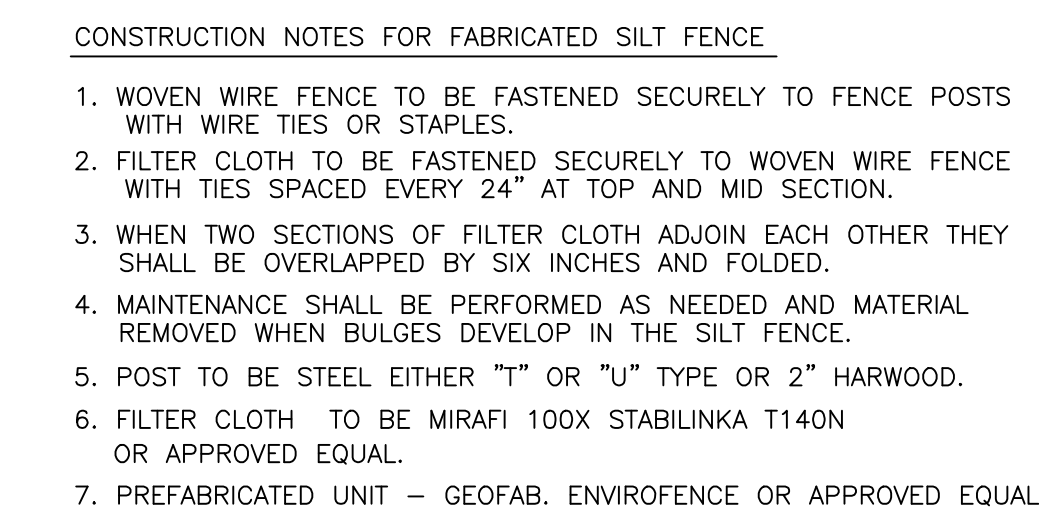
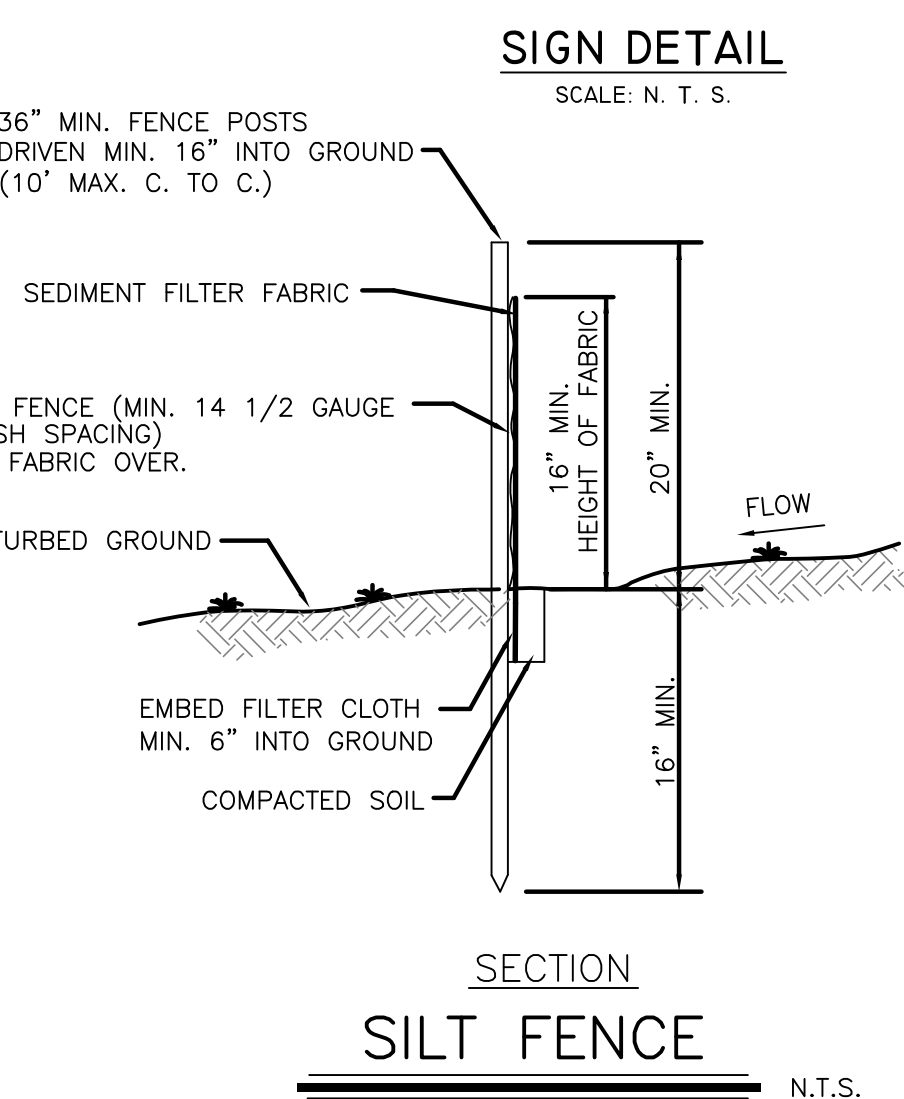
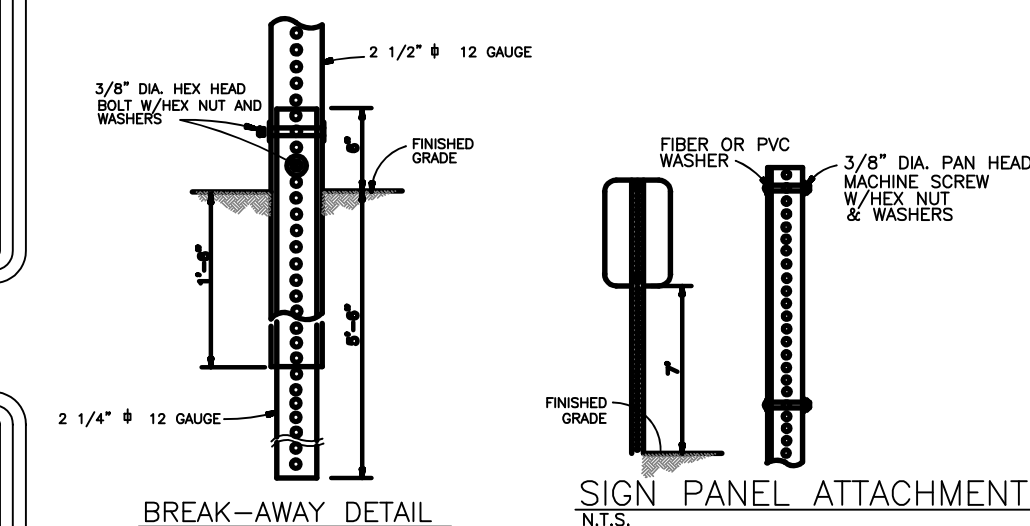
[illegible]

Figure 5.41 Profile of a typical rain garden

[illegible]

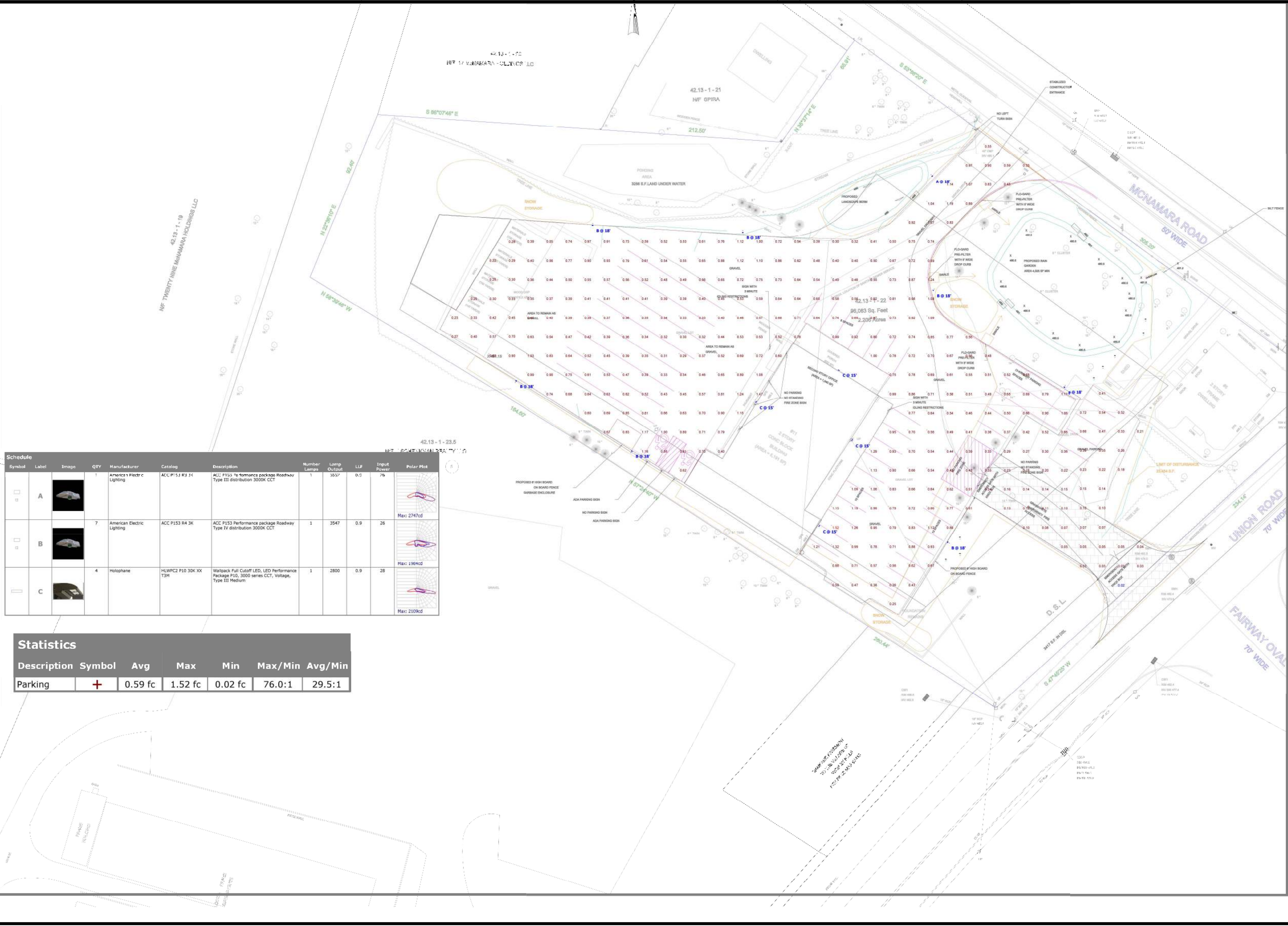
- NOTES:
1. Filter insert shall have a high flow bypass feature.
 2. Filter support frame shall be constructed from stainless steel Type 304.
 3. Filter medium shall be Fossil Rock[®], installed and maintained in accordance with manufacturer specifications.
 4. Storage capacity reflects 80% of maximum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





11 McNamara Rd

Designer
Rz
Date
10/11/2023
Scale
Not to Scale
Drawing No.
Summary



Schedule									
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	A		1	American Electric Lighting	ACC P153 R3 3K	ACC P153 Performance package Roadway Type III distribution 3000K CCT	1	3652	0.5
	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

Polar Plot

Max: 2747cd

Max: 1961cd

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.
- 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).
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- 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.
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 - o 2, Existing Condition Plan
 - o 3, Grading, Drainage & Utilities Plan
 - o 4, Landscaping & Erosion Control Plan
 - 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, an 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.

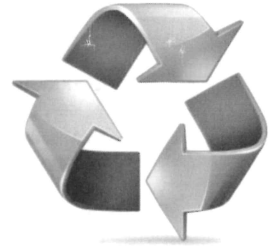
All the best,

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:

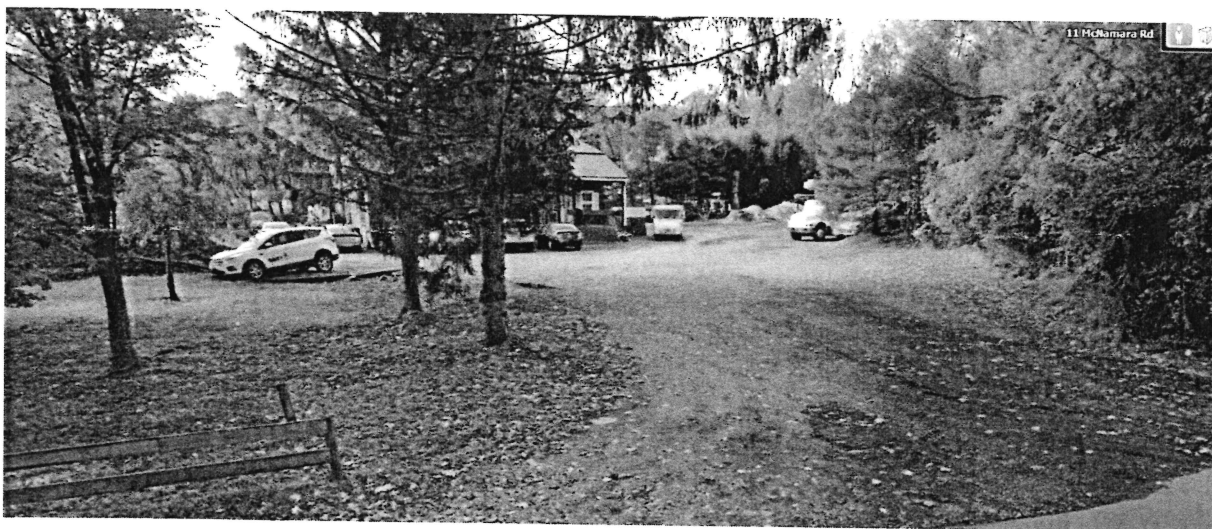


Figure 1 - Site entrance on McNamara Road



Figure 2 - Existing Conditions Google Earth Aerial

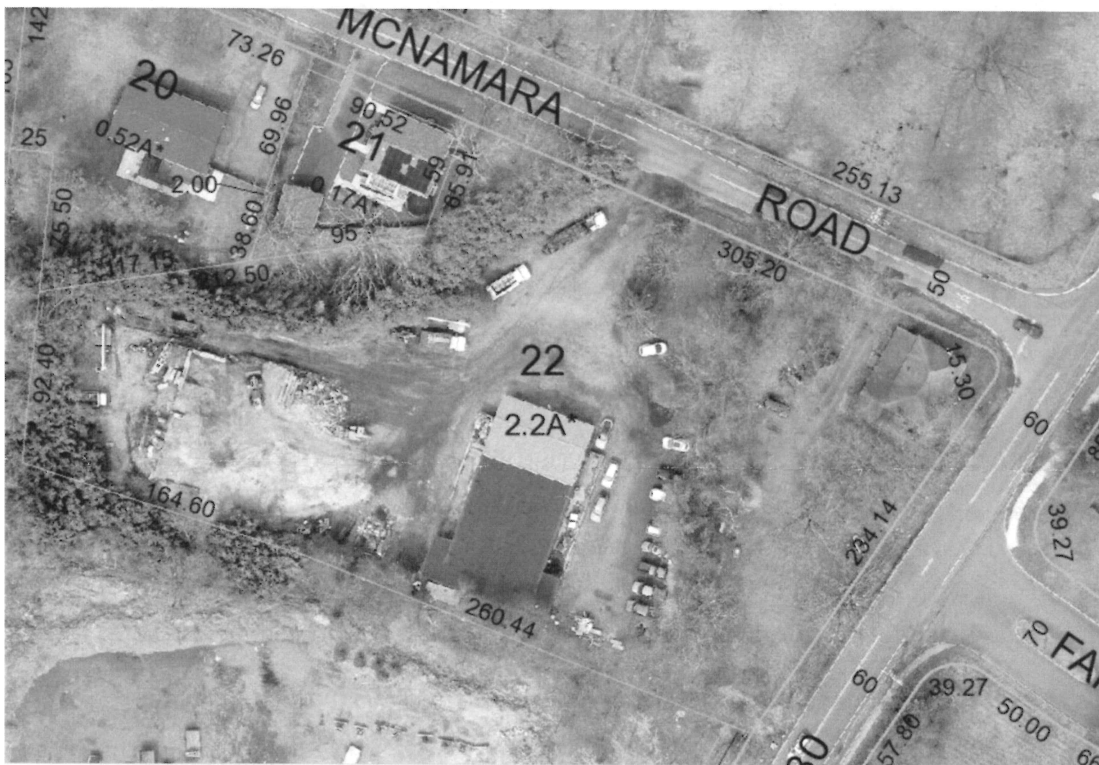


Figure 3 - RCPD Aerial showing heavy earth moving equipment

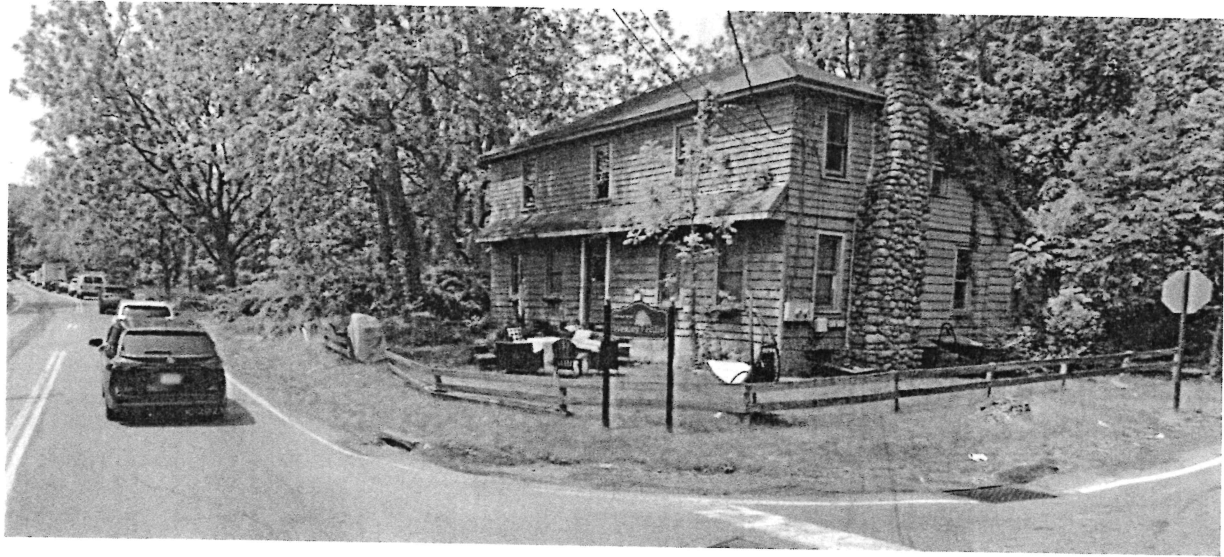


Figure 4 - Intersection of New Hempstead Road and McNamara Road – Note heavy traffic on New Hempstead

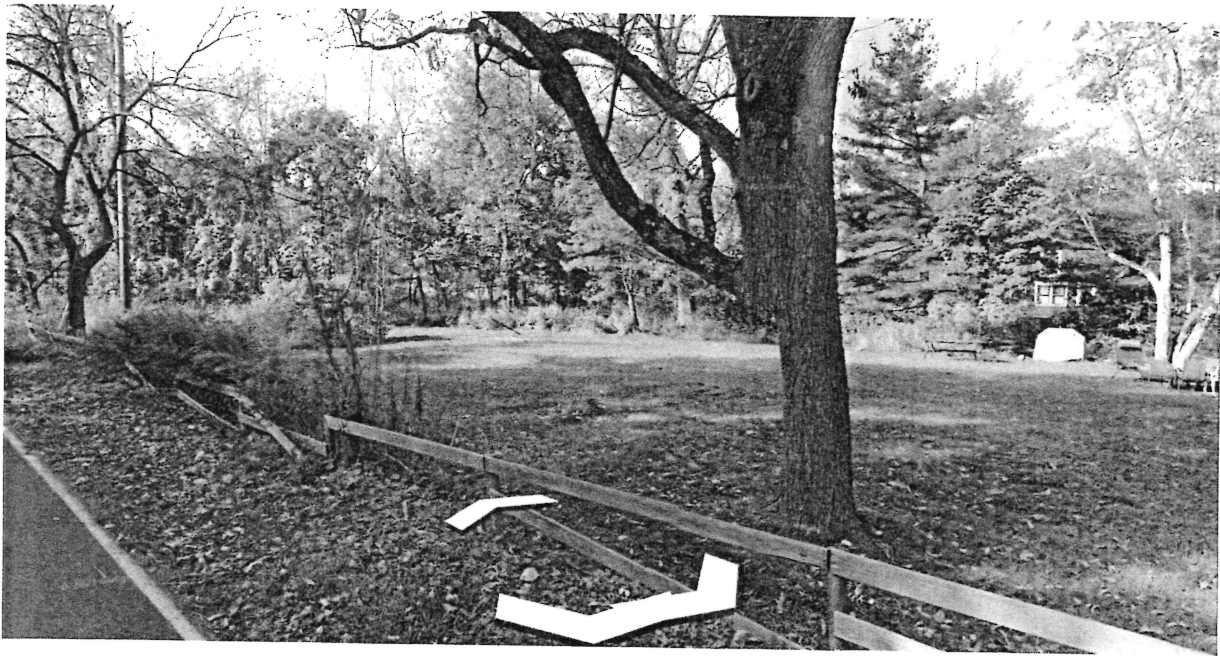


Figure 5 - No access from New Hempstead Road

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

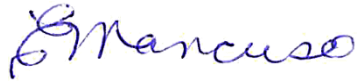
13. Various landscaping plan elements appear to be absent from the previously approved site plan, including but not limited to:
 - a. Raised bed planting schedule – *has been provided.*
 - b. Bamboo Plantings (show existing and proposed limits if necessary) *remains to be clarified.*
 - c. Trees to be 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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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

- 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)

Item 3.

McNamara Rd & Union Rd
Greenboro, NC 27430
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

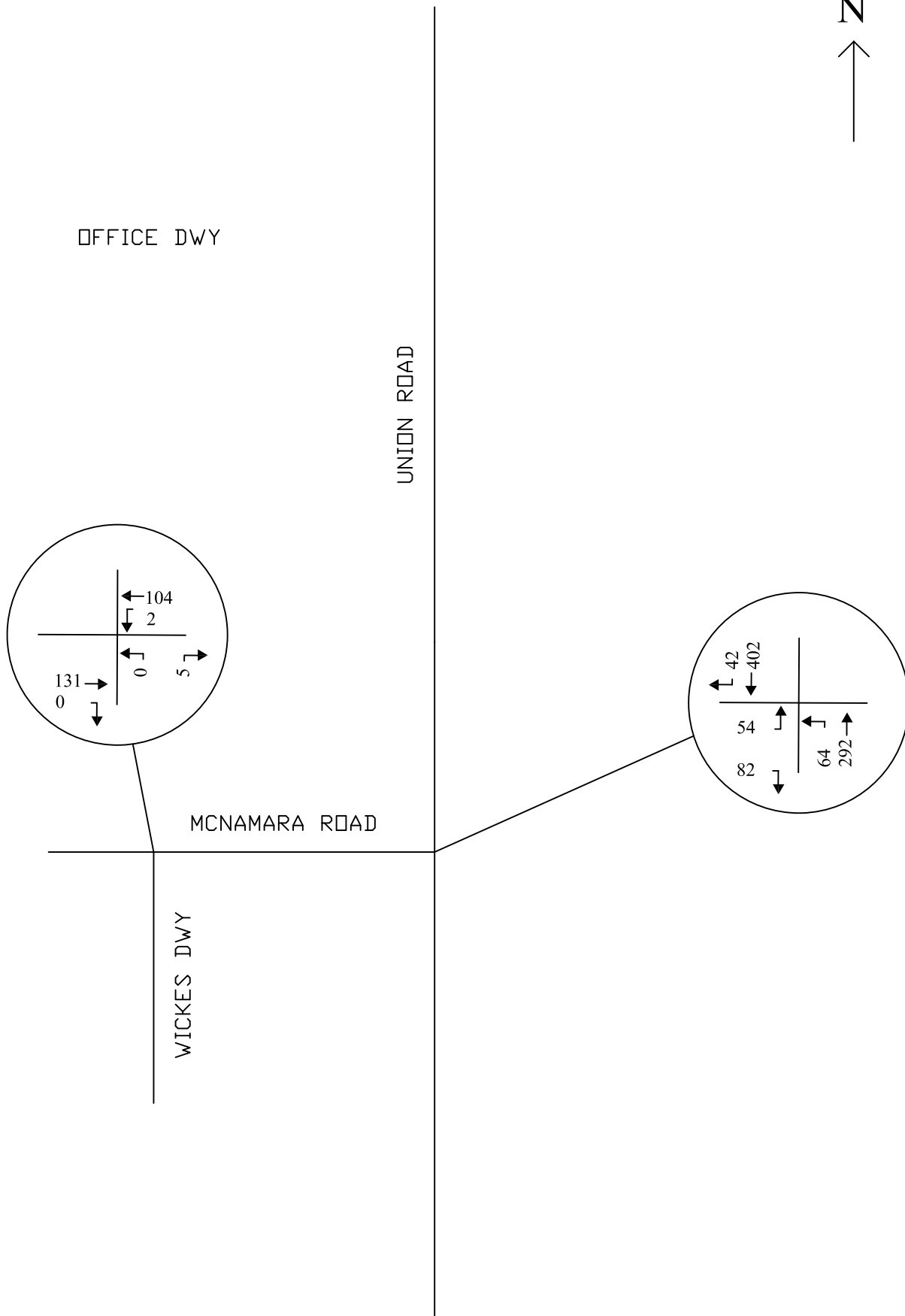
TABLE 4
CAPACITY ANALYSIS SUMMARY
2025 BUILD CONDITIONS WEEKDAY
UNSIGNALIZED INTERSECTIONS

	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

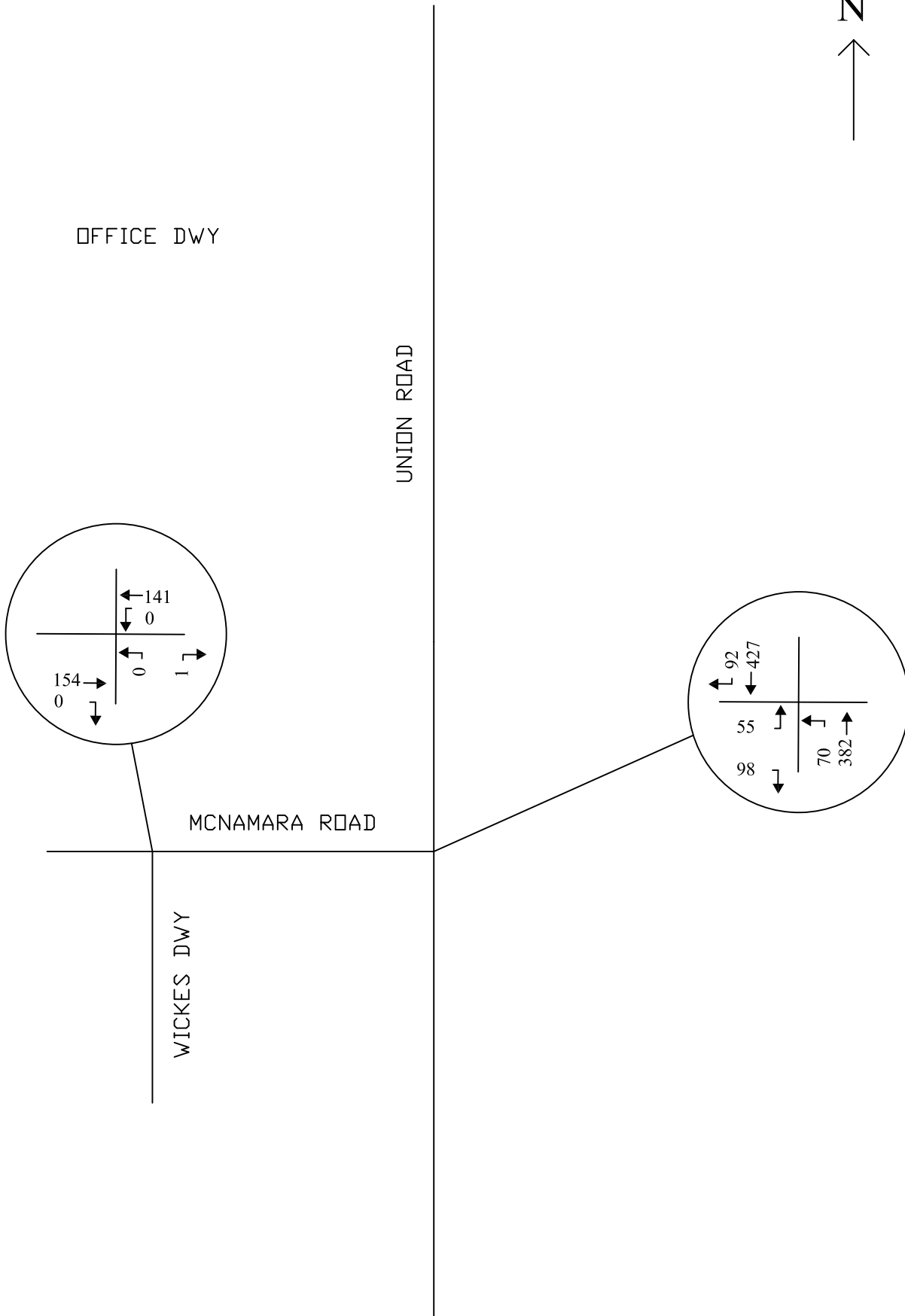
CONCLUSIONS

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.

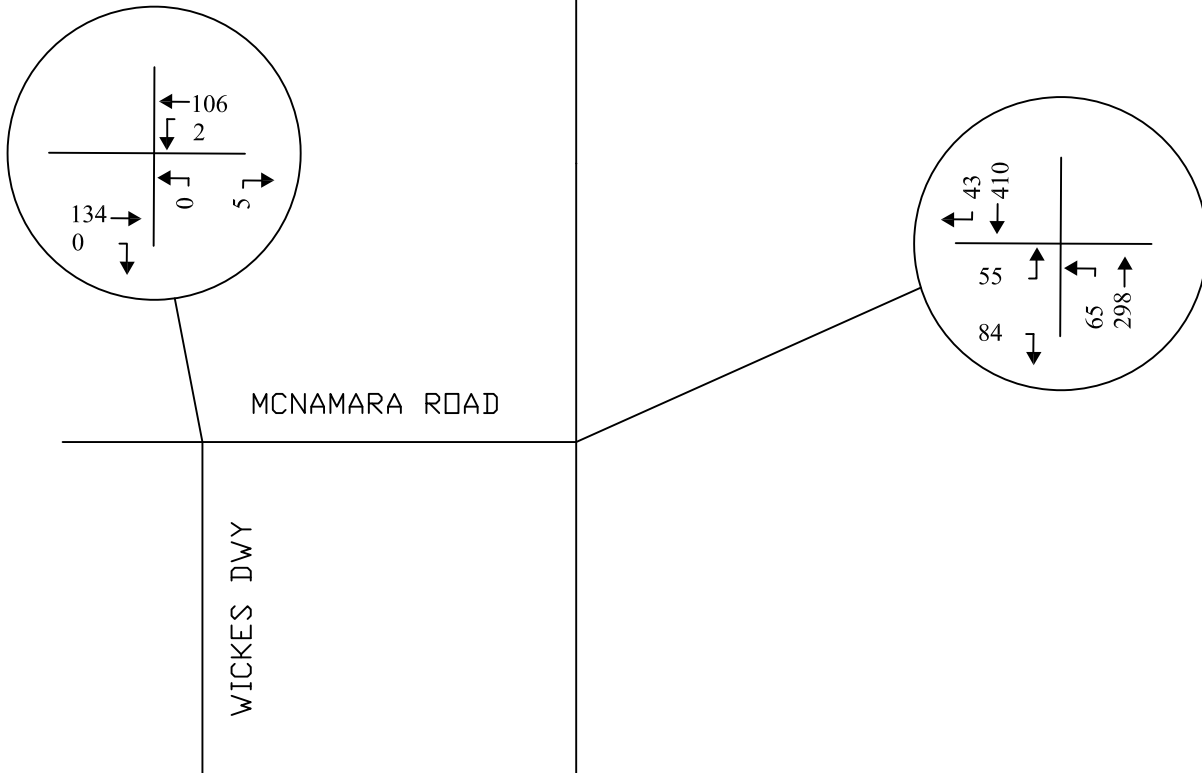
APPENDIX A TRAFFIC VOLUME FIGURES



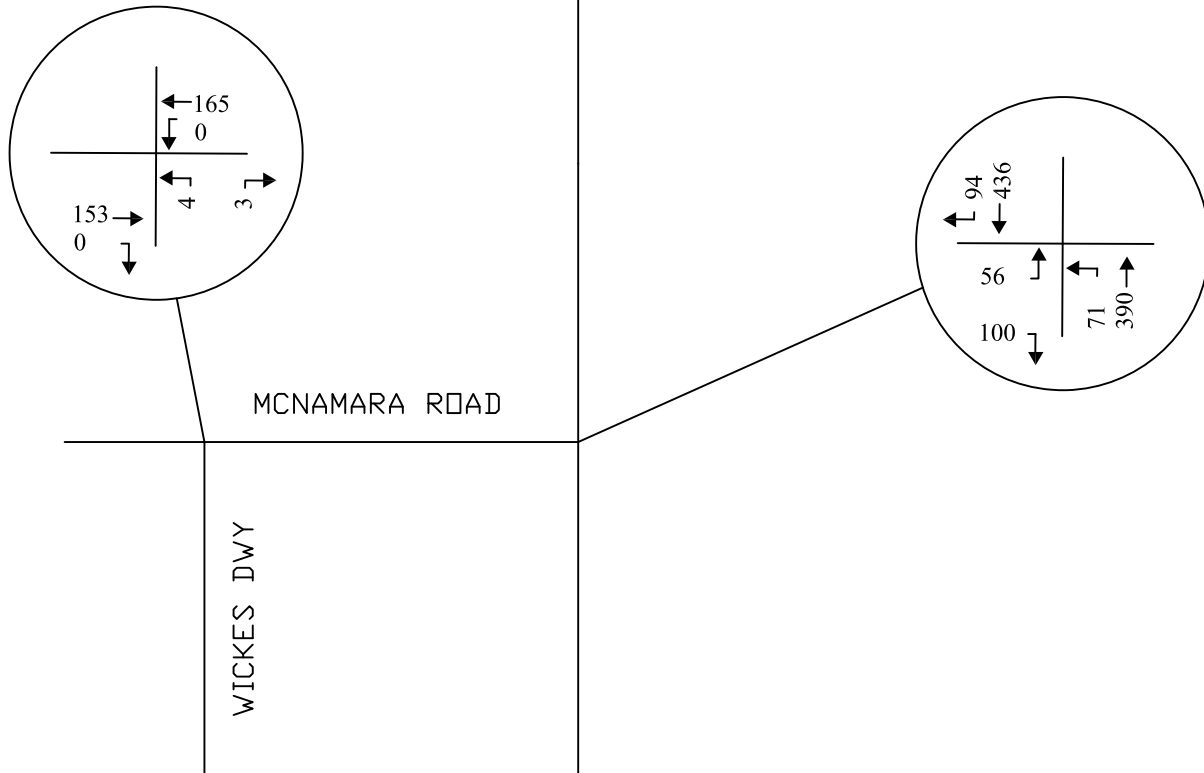
2023 EXISTING AM PEAK HOUR TRAFFIC
7:00 AM - 8:00 AM
FIGURE 2



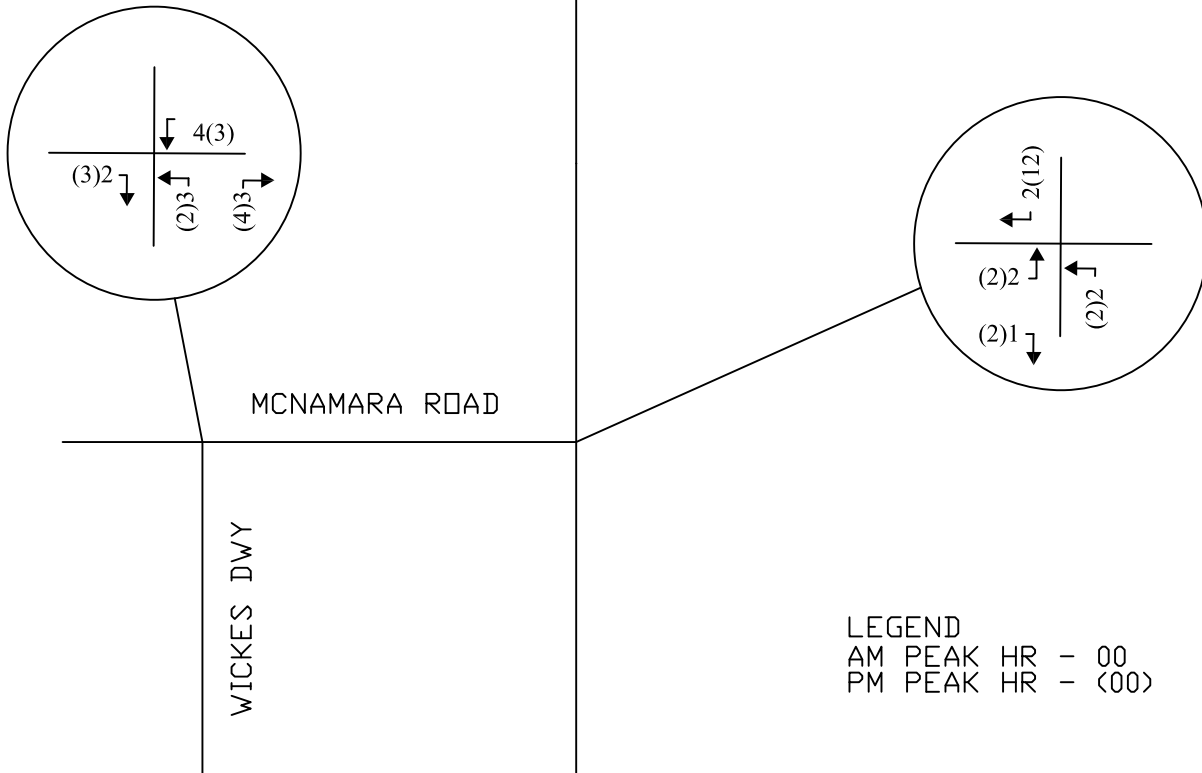
2023 EXISTING PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 3



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



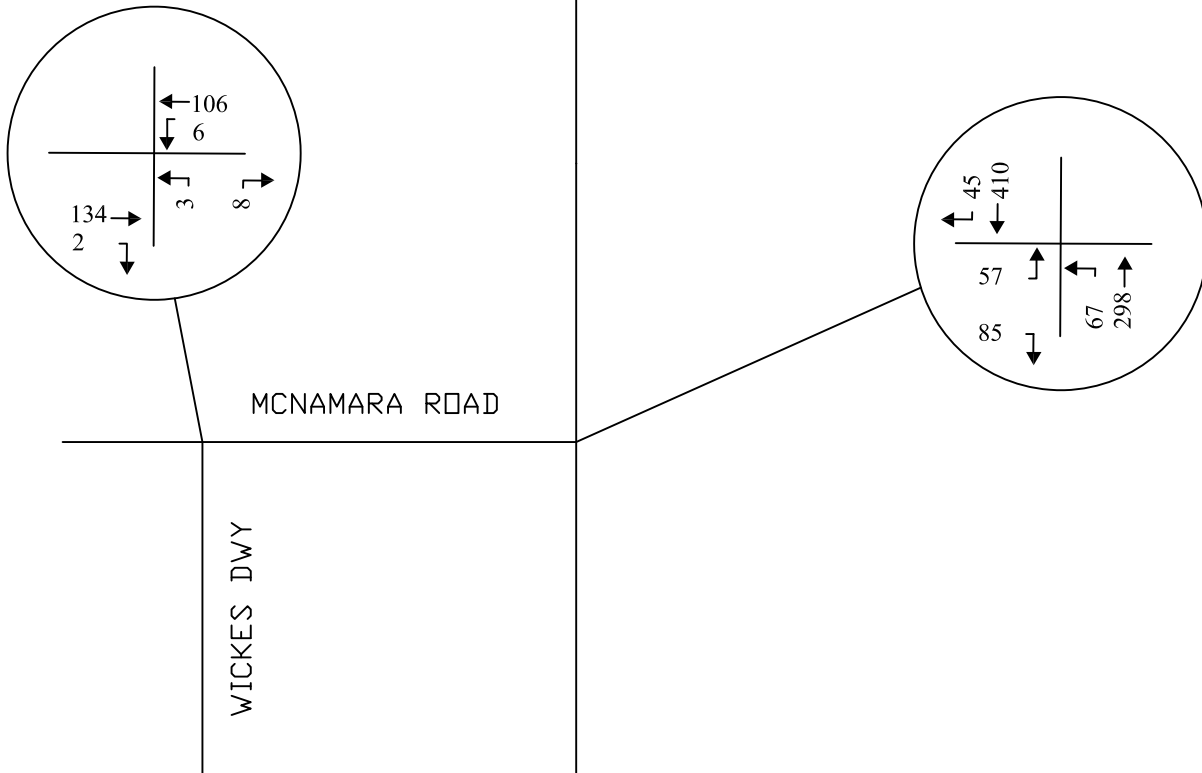
2025 NO-BUILD PM PEAK HOUR TRAFFIC
4:00 PM - 5:00 PM
FIGURE 5



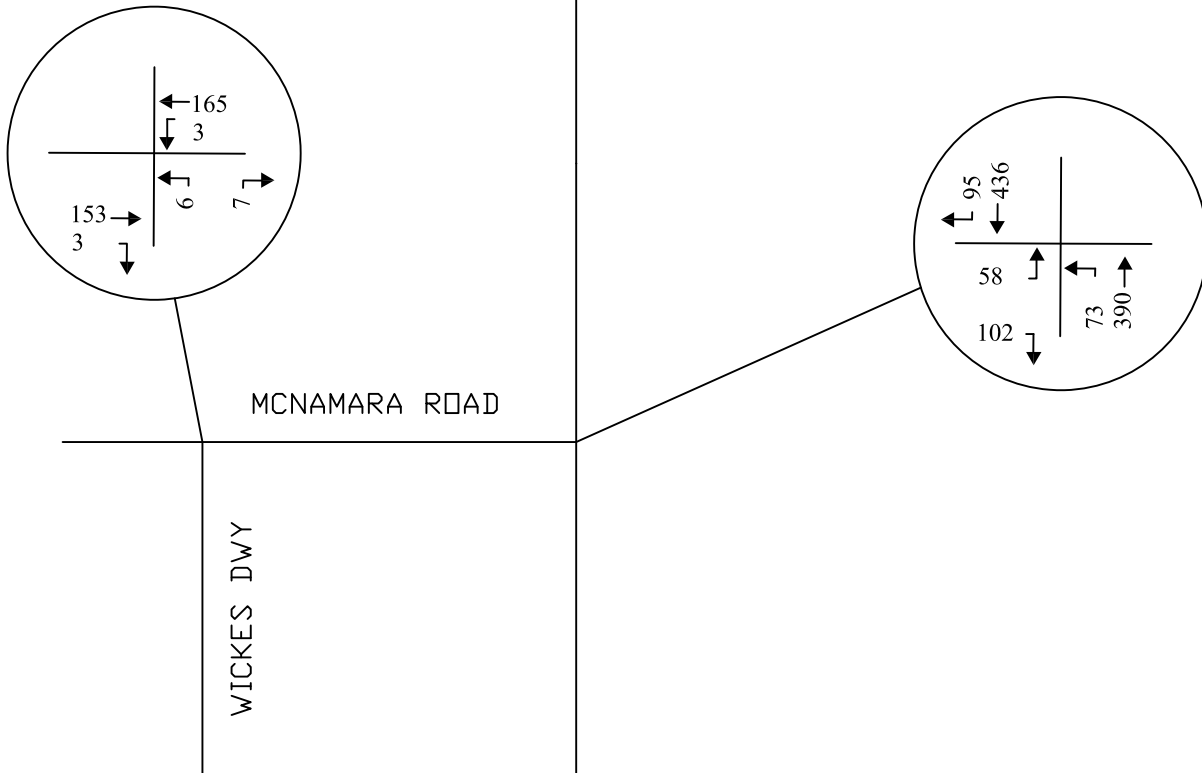
LEGEND
AM PEAK HR - 00
PM PEAK HR - (00)

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	0	362	198
Stage 1	-	-	-	-	198	-
Stage 2	-	-	-	-	164	-
Critical Hdwy	-	-	4.1	-	6.4	7.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	4.2
Pot Cap-1 Maneuver	-	-	1387	-	641	646
Stage 1	-	-	-	-	840	-
Stage 2	-	-	-	-	870	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1387	-	640	646
Mov Cap-2 Maneuver	-	-	-	-	640	-
Stage 1	-	-	-	-	840	-
Stage 2	-	-	-	-	868	-

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
Lane Configurations						
Traffic Vol, veh/h	55	98	70	382	427	92
Future Vol, veh/h	55	98	70	382	427	92
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	59	105	75	411	459	99

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1070	509	558	0	-	0
Stage 1	509	-	-	-	-	-
Stage 2	561	-	-	-	-	-
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	233	541	960	-	-	-
Stage 1	582	-	-	-	-	-
Stage 2	550	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	209	541	960	-	-	-
Mov Cap-2 Maneuver	209	-	-	-	-	-
Stage 1	523	-	-	-	-	-
Stage 2	550	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	24.7	1.4	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	960	-	344	-	-
HCM Lane V/C Ratio	0.078	-	0.478	-	-
HCM Control Delay (s)	9.1	0	24.7	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.3	-	2.5	-	-

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	205
Stage 1	-	-	-	-	205	-
Stage 2	-	-	-	-	173	-
Critical Hdwy	-	-	4.1	-	6.4	7.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	-	-	2.2	-	3.5	4.2
Pot Cap-1 Maneuver	-	-	1377	-	628	640
Stage 1	-	-	-	-	834	-
Stage 2	-	-	-	-	862	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1377	-	625	640
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 3.

From	To	DIR	WB L	WB T	WB U	NB L	NB R	NB U	EB T	EB R	EB U			
		Vehicle Class												
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		WB LT WB TH				NB LT NB RT			EB ST EB RT			Totals		
		Auto	0	175		1	1		152	0		329		
		Trucks	0	2		0	1		2	0		5		
		Bus	0	16		0	0		17	0		33		
		Totals	0	193		1	2		171	0		367		
		% HV	#####	9%		0%	50%		11%	#####		10%		
		PHF	0.87	0.87		0.87	0.87		0.87	0.87		0.87		
4:15-5:15		WB LT WB TH				NB LT NB RT			EB ST EB RT			Totals		
		Auto	0	158		0	1		141	0		300		
		Trucks	0	4		0	0		7	0		11		
		Bus	0	10		0	0		17	0		27		
		Totals	0	154		0	1		141	0		296		
		% HV	#####	9%		#####	0%		17%	#####		13%		
		PHF	0.78	0.78		0.78	0.78		0.78	0.78		0.78		
7:00-8:00		WB LT WB TH				NB LT NB RT			EB ST EB RT			Totals		
		Auto	2	86		0	0		117	0		205		
		Trucks	0	1		0	5		2	0		8		
		Bus	0	17		0	0		12	0		29		
		Totals	2	104		0	5		131	0		242		
		% HV	0%	17%		#####	100%		11%	#####		15%		
		PHF	0.66	0.66		0.66	0.66		0.66	0.66		0.66		
4:00-5:00		WB LT WB TH				NB LT NB RT			EB ST EB RT			Totals		
		Auto	0	145		4	3		130	0		282		
		Trucks	0	4		0	0		7	0		11		
		Bus	0	13		0	0		13	0		26		
		Totals	0	162		4	3		150	0		319		
		% HV	#####	10%		0%	0%		13%	#####		12%		
		PHF	0.90	0.90		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 3.

From	To	DIR	SB T	SB R	SB U	NB L	NB T	NB U	EB L	EB R	EB U			
		Vehicle Class												
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.

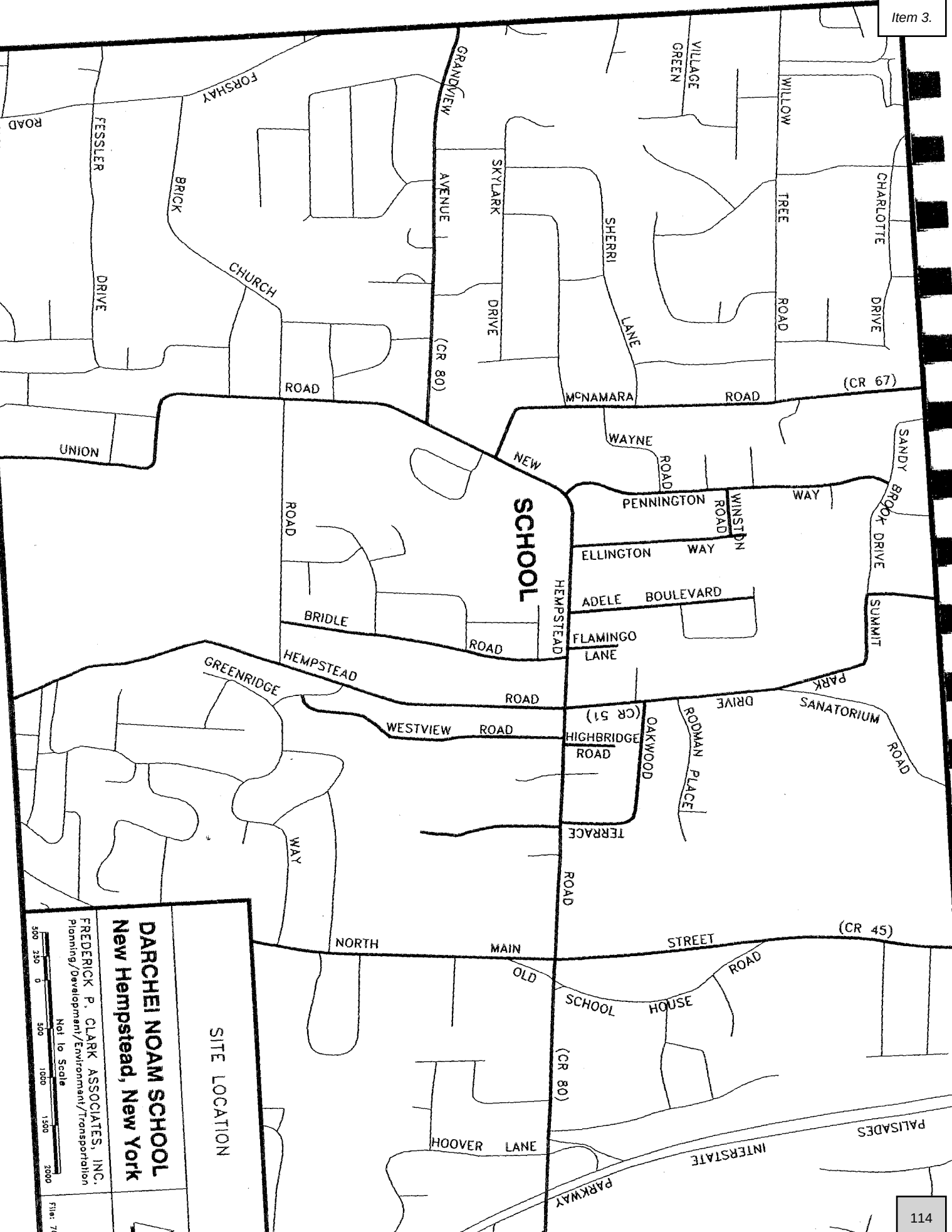
McNamara Road is generally a north-south, County-maintained roadway, which is designated County Route 67, beginning at New Hempstead Road and located west of the subject property. This two-lane road provides access to surrounding areas north of the property. It begins at New Hempstead Road at a STOP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

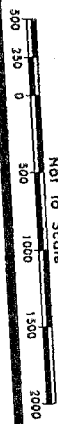
Other roads, which intersect New Hempstead Road, include Adele Boulevard, Flamingo Lane and Bridle Road. Other roadways identified by residents along New Hempstead Road and east of the Summit Park Drive/Hempstead Road intersection include the intersections of Westview Road, Highbridge Road and Oak Wood 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:



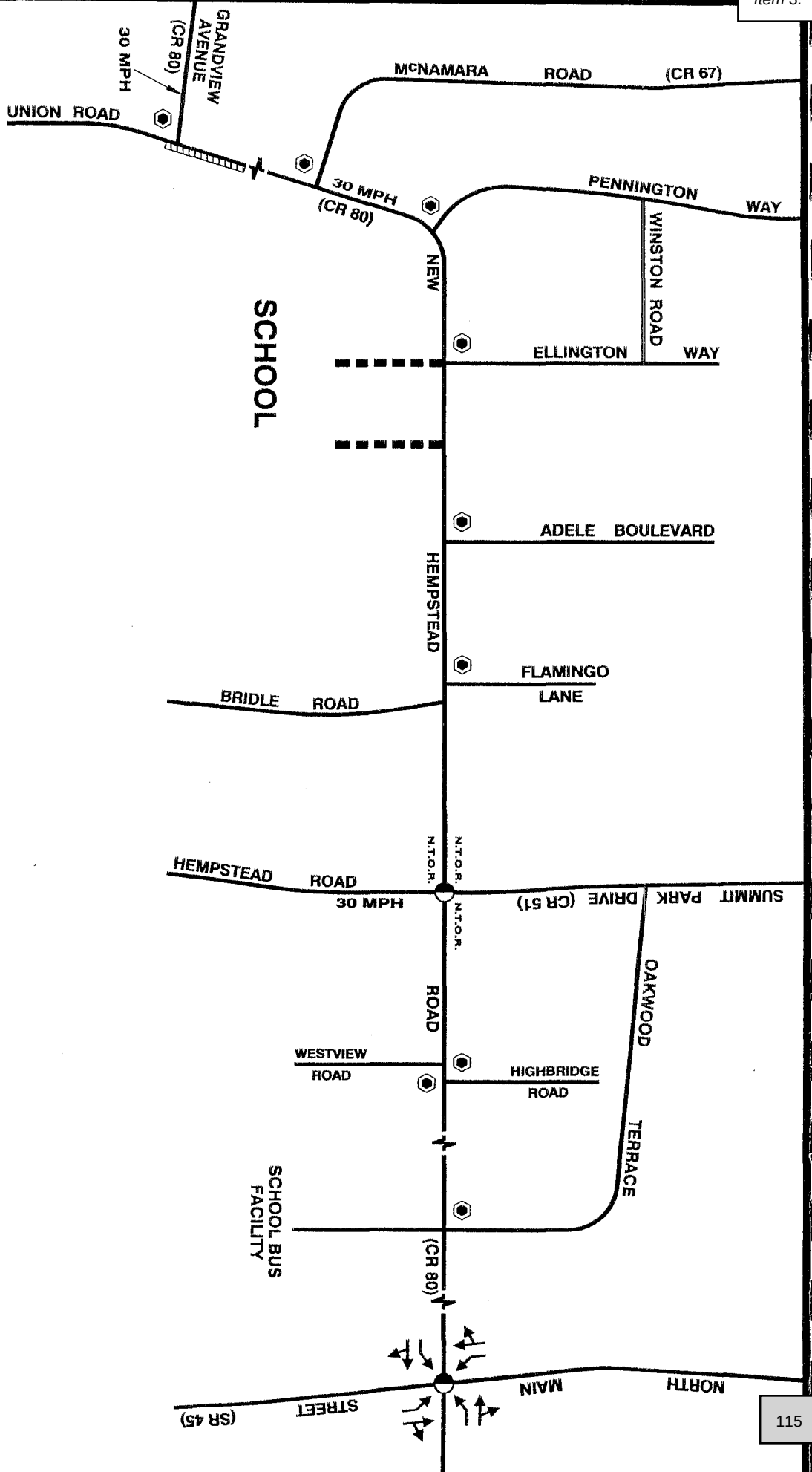
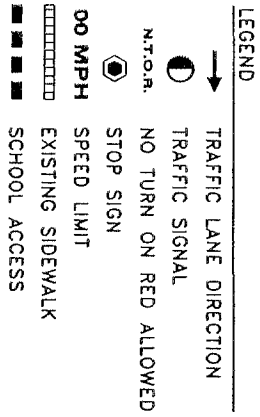
SITE LOCATION

DARCHEI NOAM SCHOOL
New Hempstead, New York

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



Not to Scale



INVENTORY/TRAFFIC CONTROL

DARCHEI NOAM SCHOOL
New Hempstead, New York



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

- 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

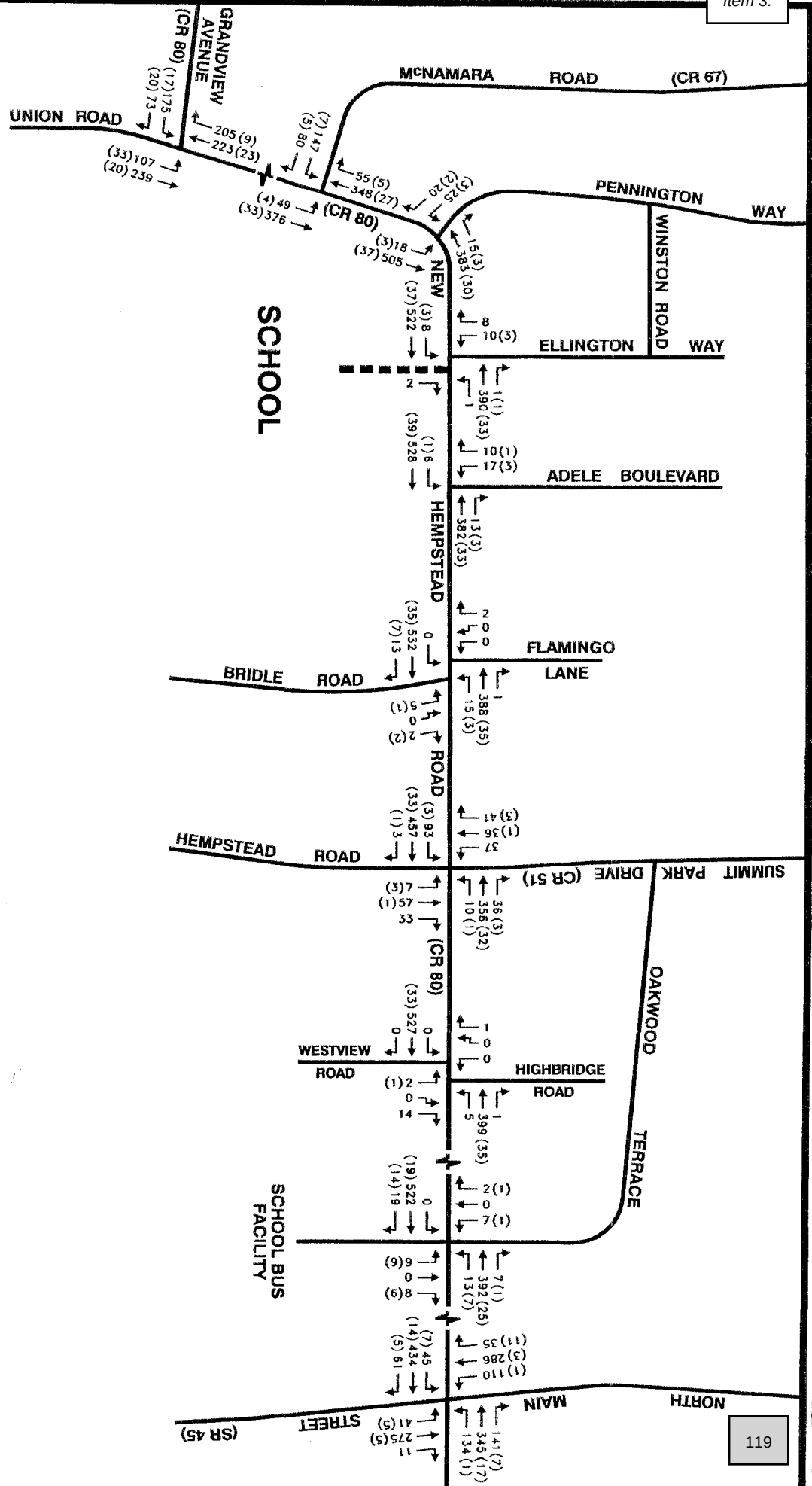
Procedures have been established by the Transportation Research Board through which roadway segments and intersections can be tested to determine their ability to accommodate traffic volumes. These procedures are described in this section.

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)

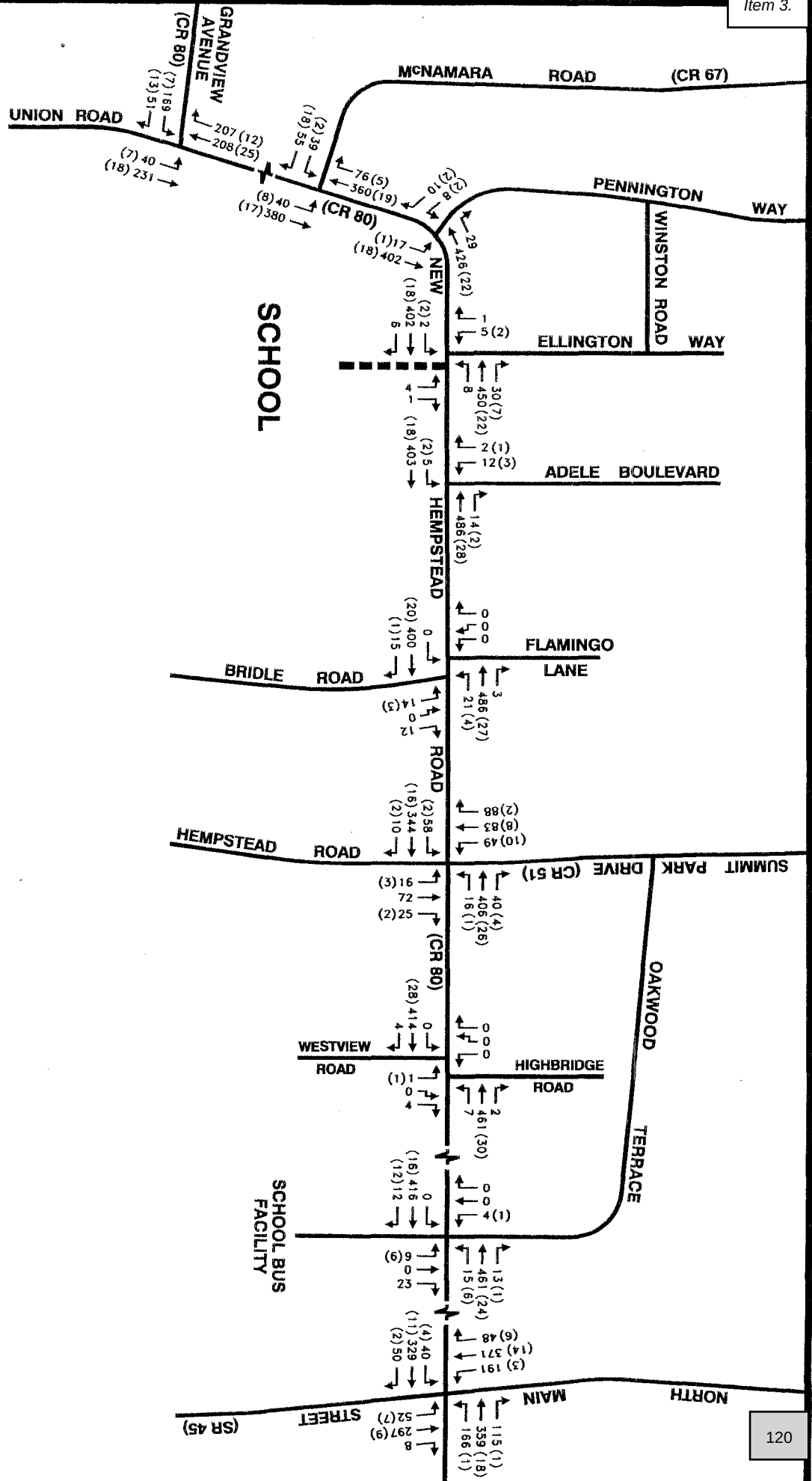
FREDERICK P. CLARK ASSOCIATES, INC.
 Planning/Development/Environment/Transportation

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
- SCHOOL ACCESS

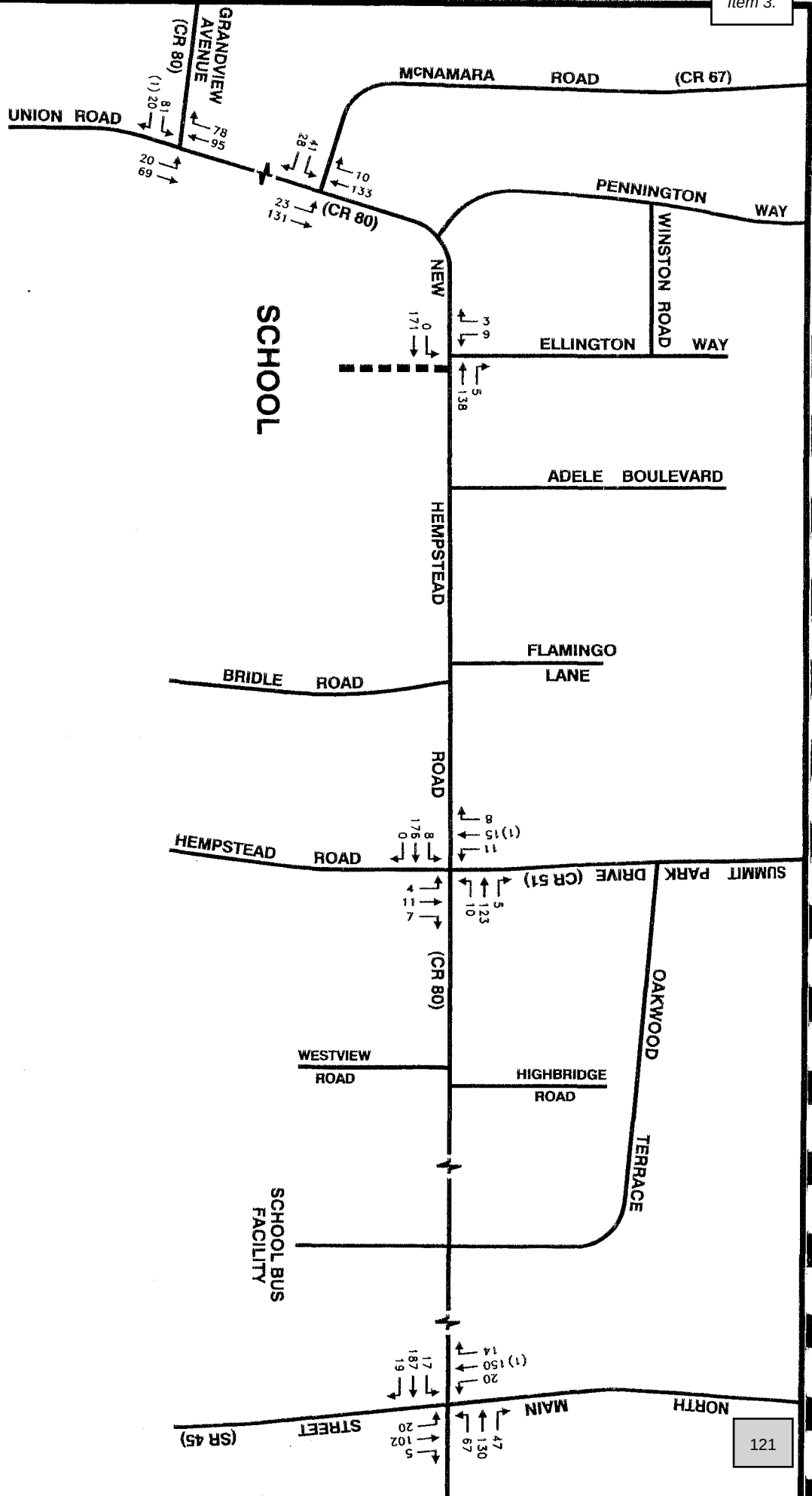
DARCHEI NOAM SCHOOL
New Hempstead, New York



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

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

File: 702-0001g4



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

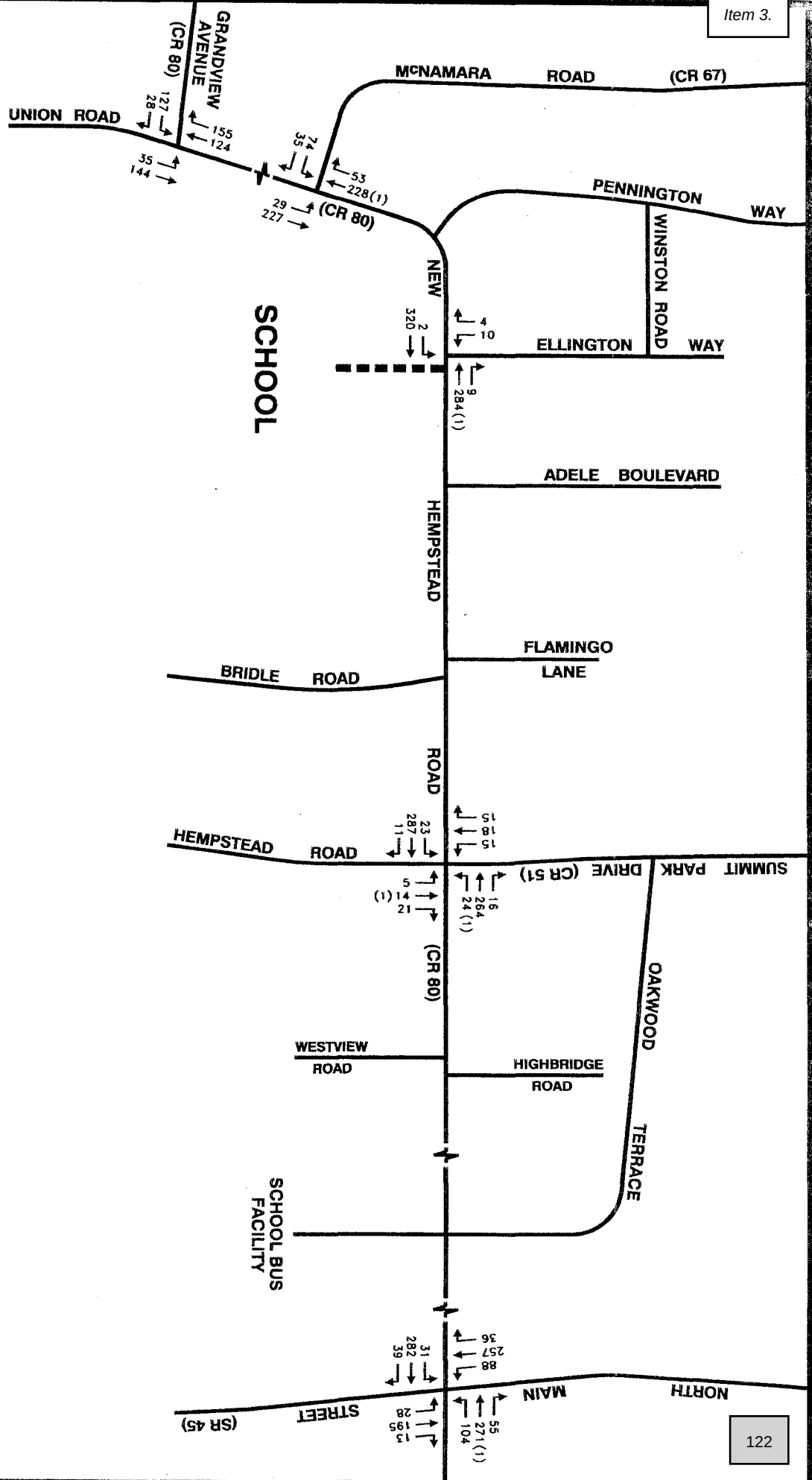
LEGEND
00 ALL VEHICLES
(00) SCHOOL BUSES
SCHOOL ACCESS

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





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		
	EB LR	C/16.7	C/16.0	N/A	N/A
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 3.
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 3.
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 3.
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 3.

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 3.
	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	139

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

Item 3.

	1,2,4 Trichlorobenzene	Not Detected	MDL 0.24 PPB	RL 0.5 PPB	15 May 2024	View	Item 3.
	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	141

 Bromomethane Cadmium Metals	Not Detected	EPA 200.8 MDL 0.00007 PPM RL 0.001 PPM	15 May 2024	View	Item 3.
 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	142

	Dichlorodifluoromethane VOCs	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View	Item 3.
	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	

	n Butylbenzene VOCs	Not Detected	EPA 524.2 MDL 0.17 PPB RL 0.5 PPB	15 May 2024	View Item 3.
	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

	Toluene Petroleum Compounds	Not Detected	EPA 524.2 MDL 0.12 PPB RL 0.5 PPB	15 May 2024	View Item 3.
	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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Item 3.



Advanced Home Water Test

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Reorder

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.*

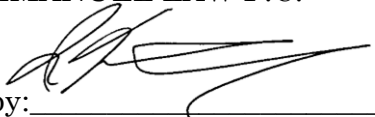
We have asked the applicant's traffic consultant to respond to the requests from Colliers Engineering.

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.

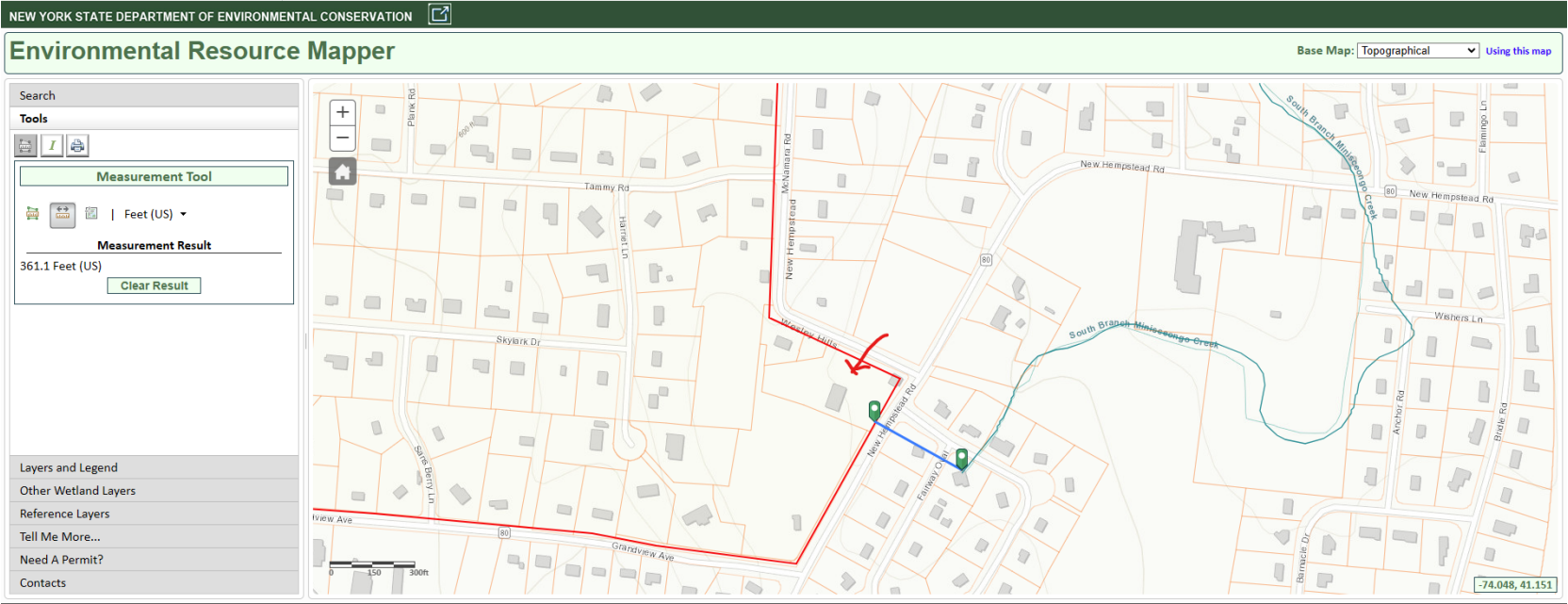


by: _____

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
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 - 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
Info@EmanuelLaw.com
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

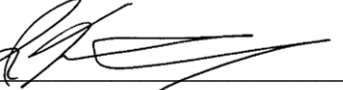
Dear Members:

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.

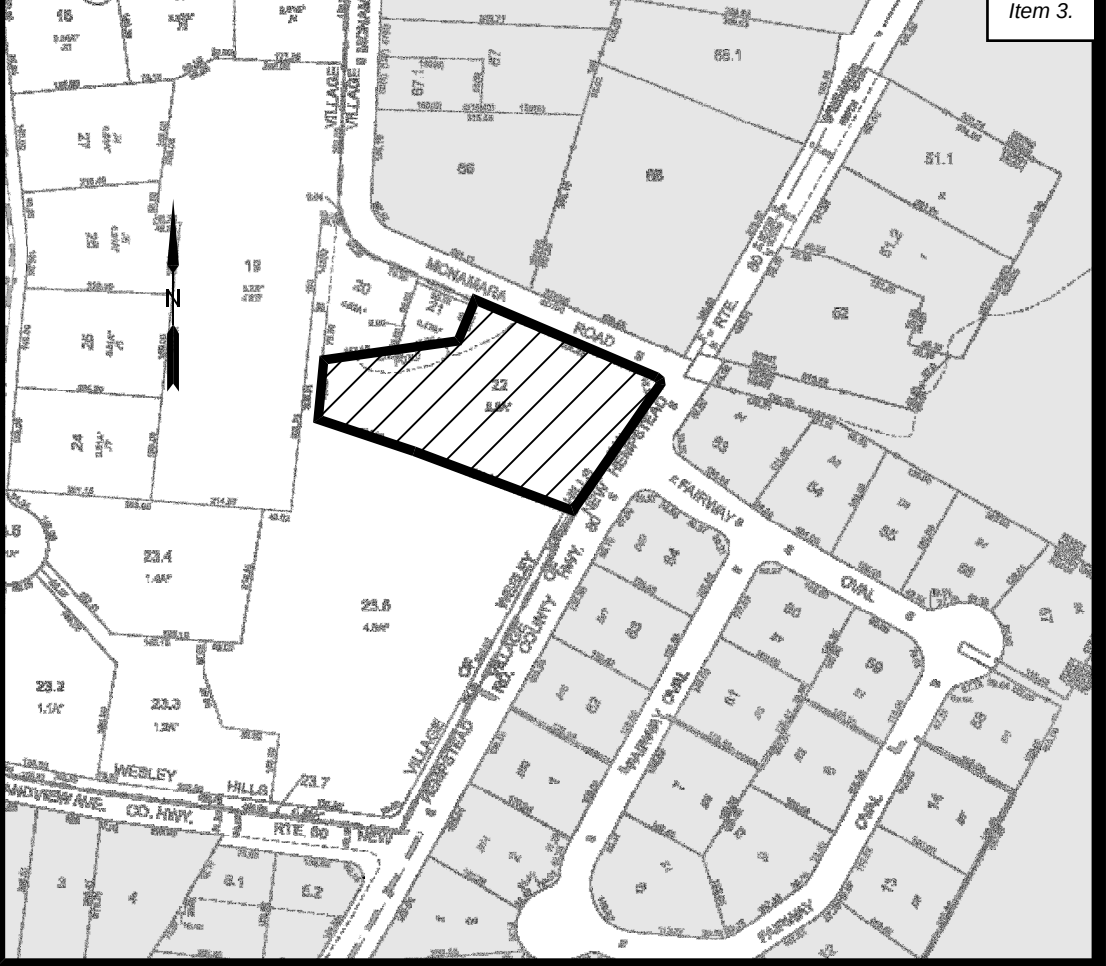
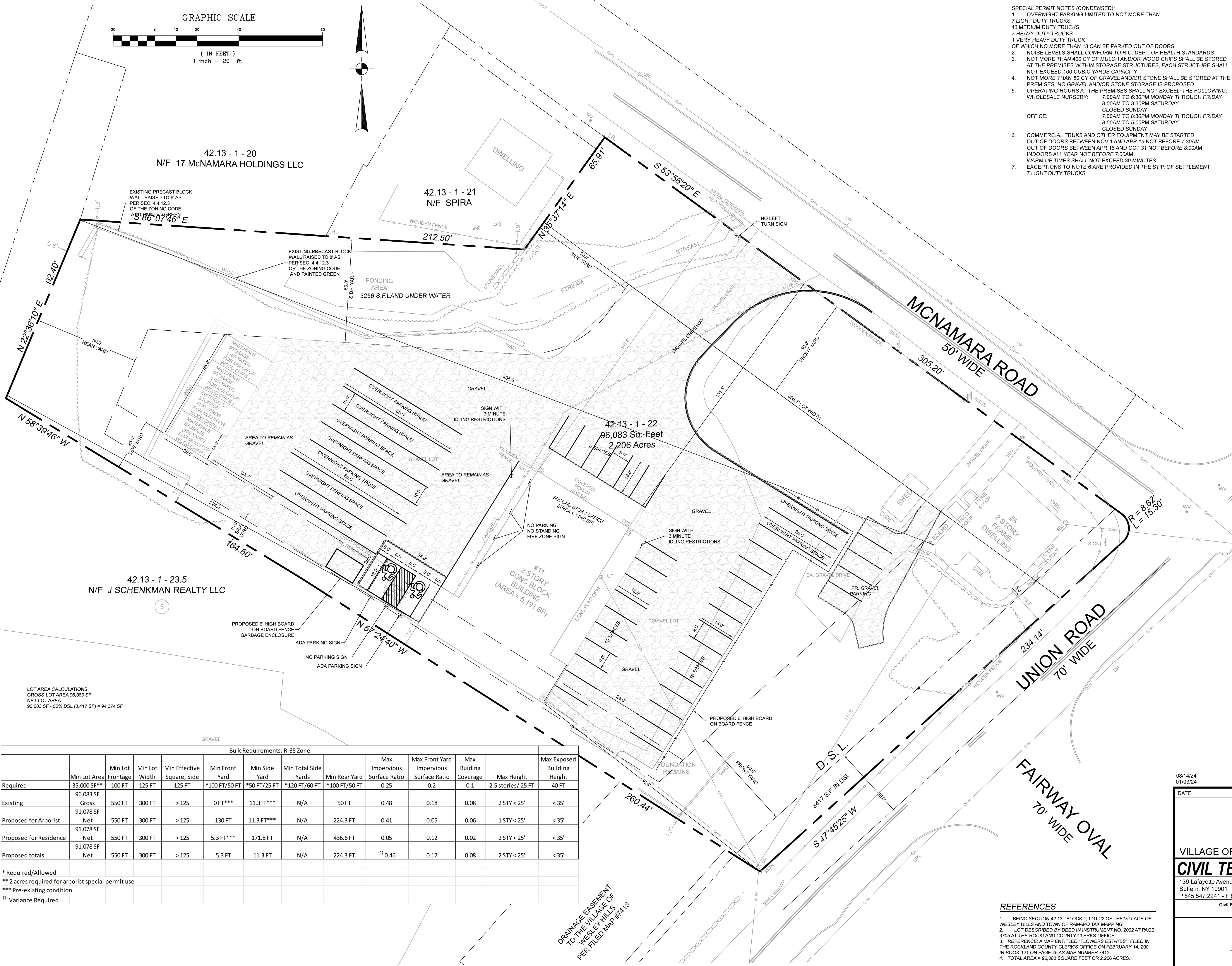
By Local Law 1 of 2024, the Board of Trustees clarified that the second access point only needed to be "reasonably possible for actual vehicular access". The local law expressly states, "It does not require that such access be constructed or included in an approved site plan * * *."

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: NAVD83
- 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

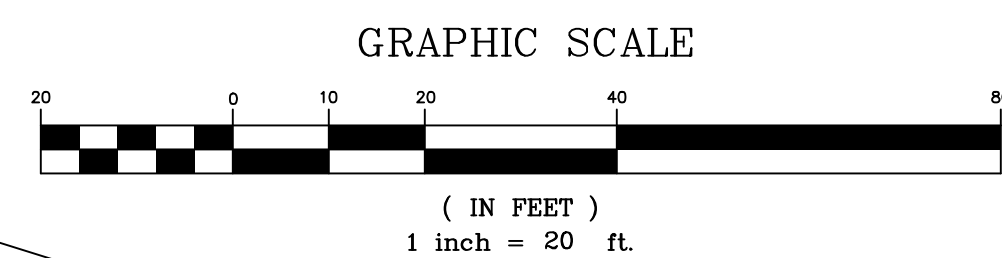
REFERENCES

- 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.

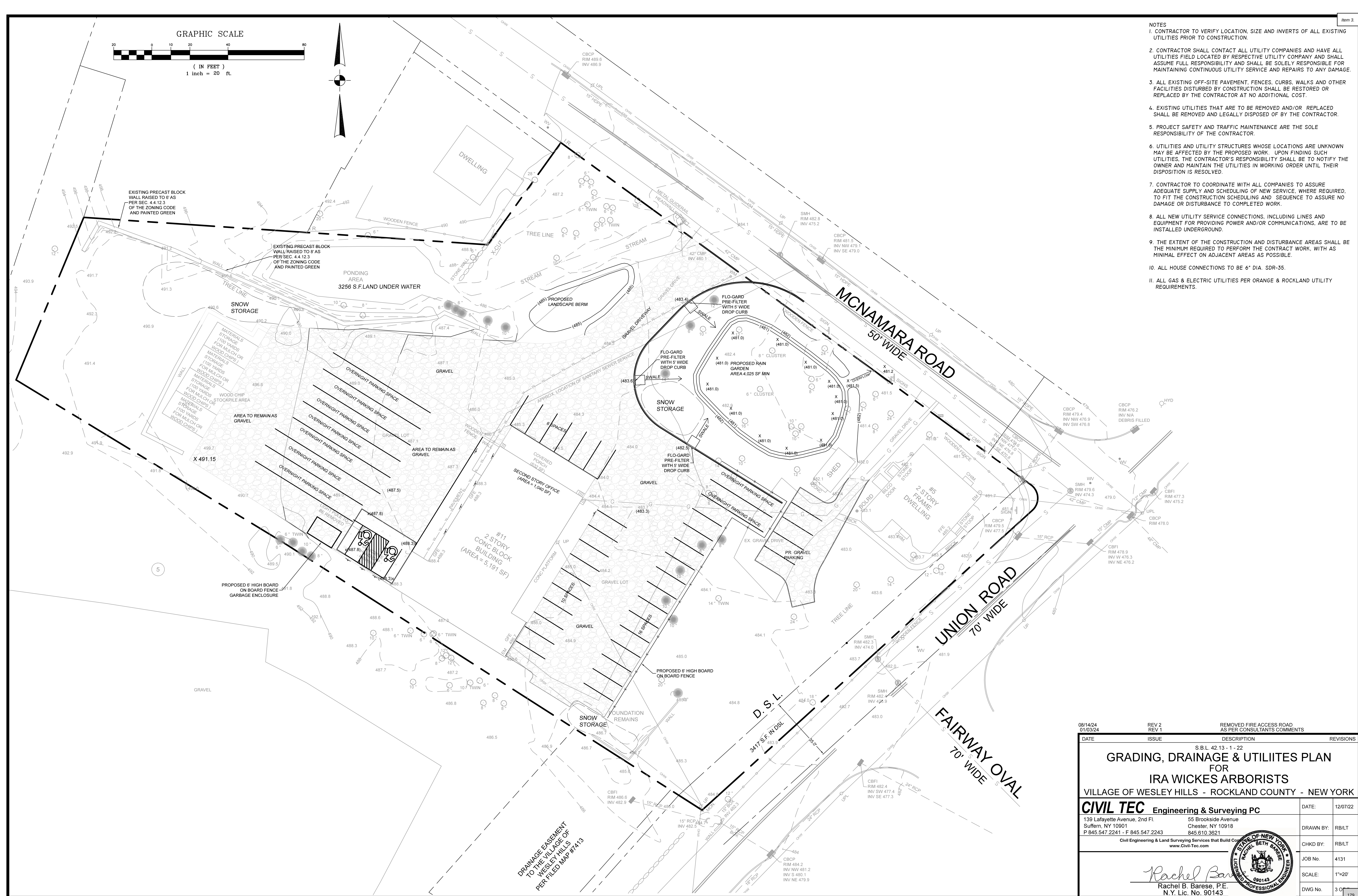
Bulk Requirements: R-35 Zone												
	Min Lot Area	Min Lot Frontage	Min Lot Width	Min Effective Square, Side	Min Front Yard	Min Side Yard	Min Total Side Yards	Min Rear Yard	Max Impervious Surface Ratio	Max Front Yard Impervious Surface Ratio	Max Building Coverage	Max Height
Required	35,000 SF**	100 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'

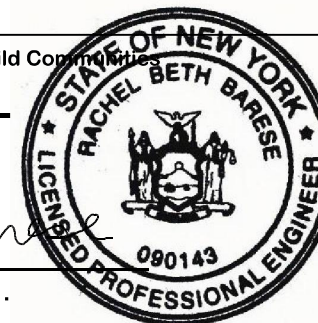
* Required/Allowed
** 2 acres required for arborist special permit use
*** Pre-existing condition
(1) Variance Required

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
1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. 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.
3. 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.
4. EXISTING UTILITIES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. 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.
7. 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.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
9. 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.
10. ALL HOUSE CONNECTIONS TO BE 6" DIA. SDR-35.
11. ALL GAS & ELECTRIC UTILITIES PER ORANGE & ROCKLAND UTILITY REQUIREMENTS.

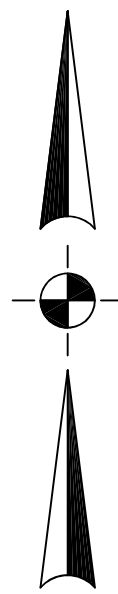


08/14/24 01/03/24	REV 2 REV 1	REMOVED FIRE ACCESS ROAD AS PER CONSULTANTS COMMENTS	
DATE	ISSUE	DESCRIPTION	REVISIONS
S.B.L. 42.13 - 1 - 22 GRADING, DRAINAGE & UTILITIES PLAN FOR IRA WICKES ARBORISTS VILLAGE OF WESLEY HILLS - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC 139 Lafayette 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/LT CHKD BY: RB/LT JOB No. 4131 SCALE: 1"=20' DWG No. 3 OF 17
<i>Rachel B. Barese</i> Rachel B. Barese, P.E. N.Y. Lic. No. 90143			

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.

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

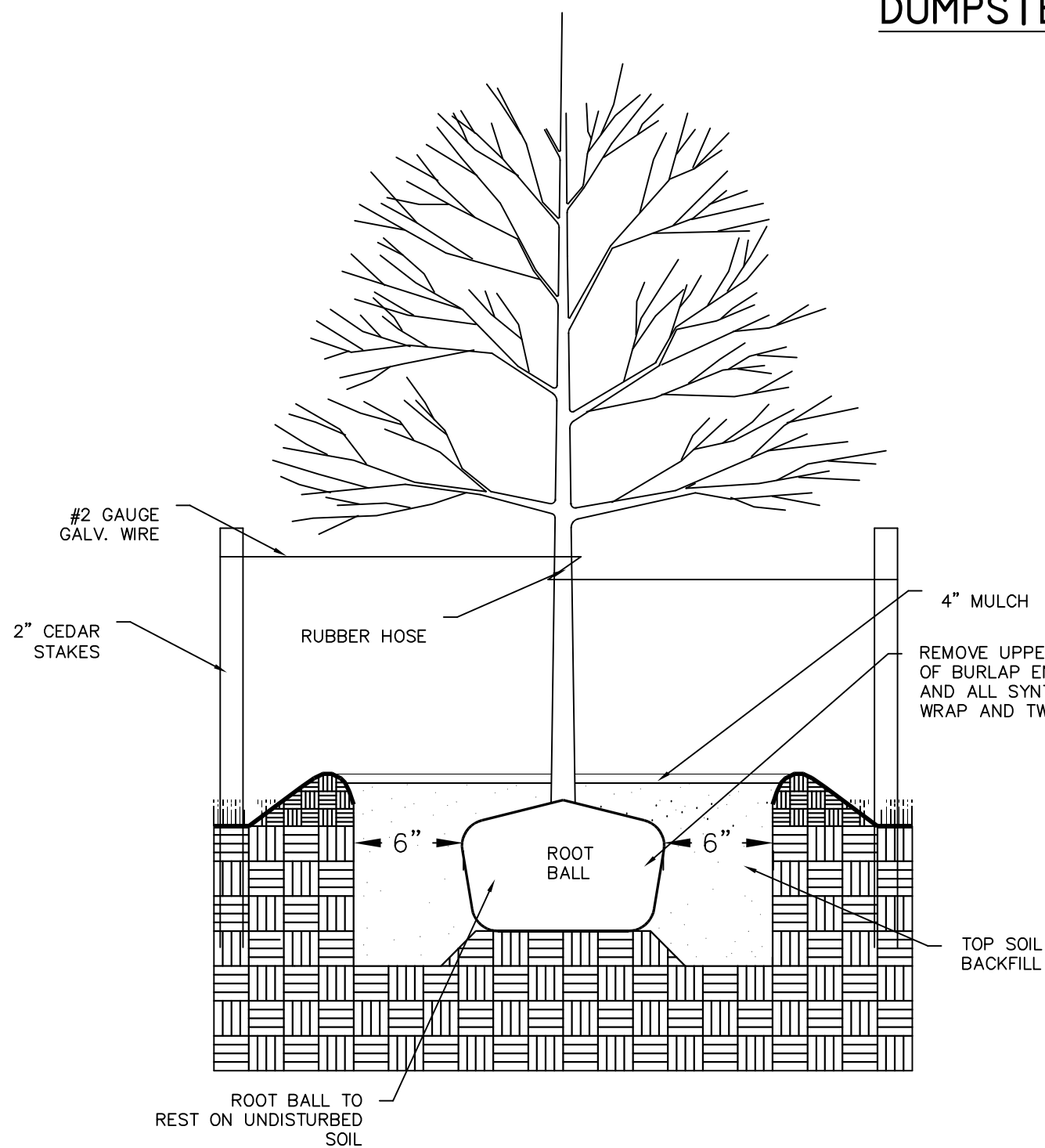
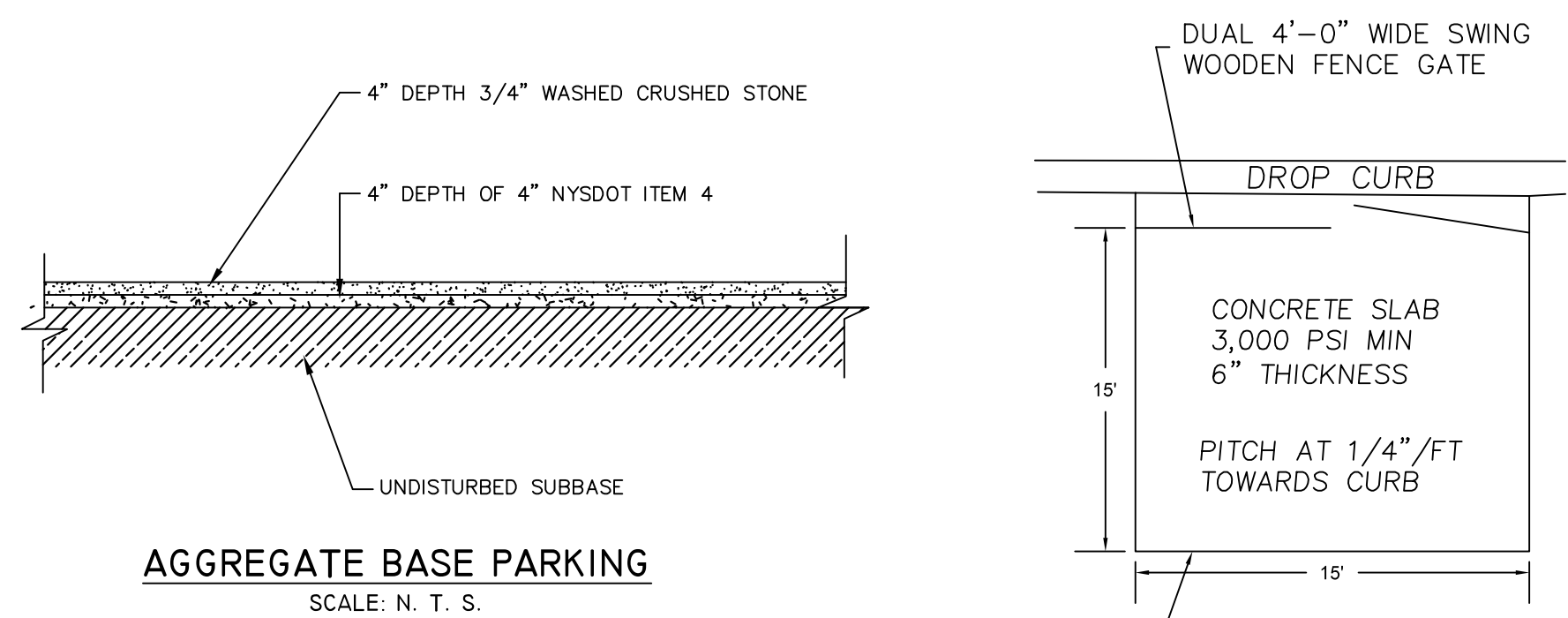
1. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.
2. ALL LIGHTING 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.

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
			180



- 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.

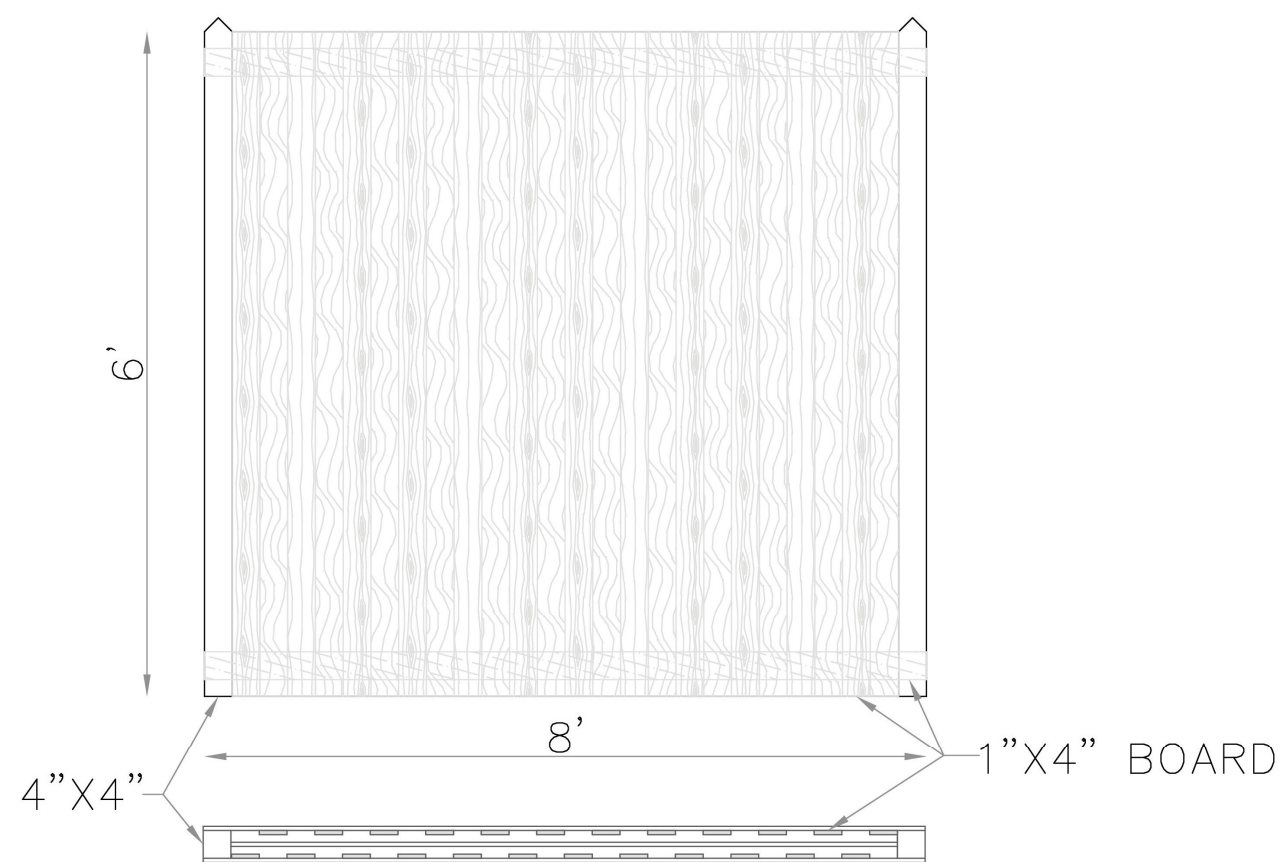
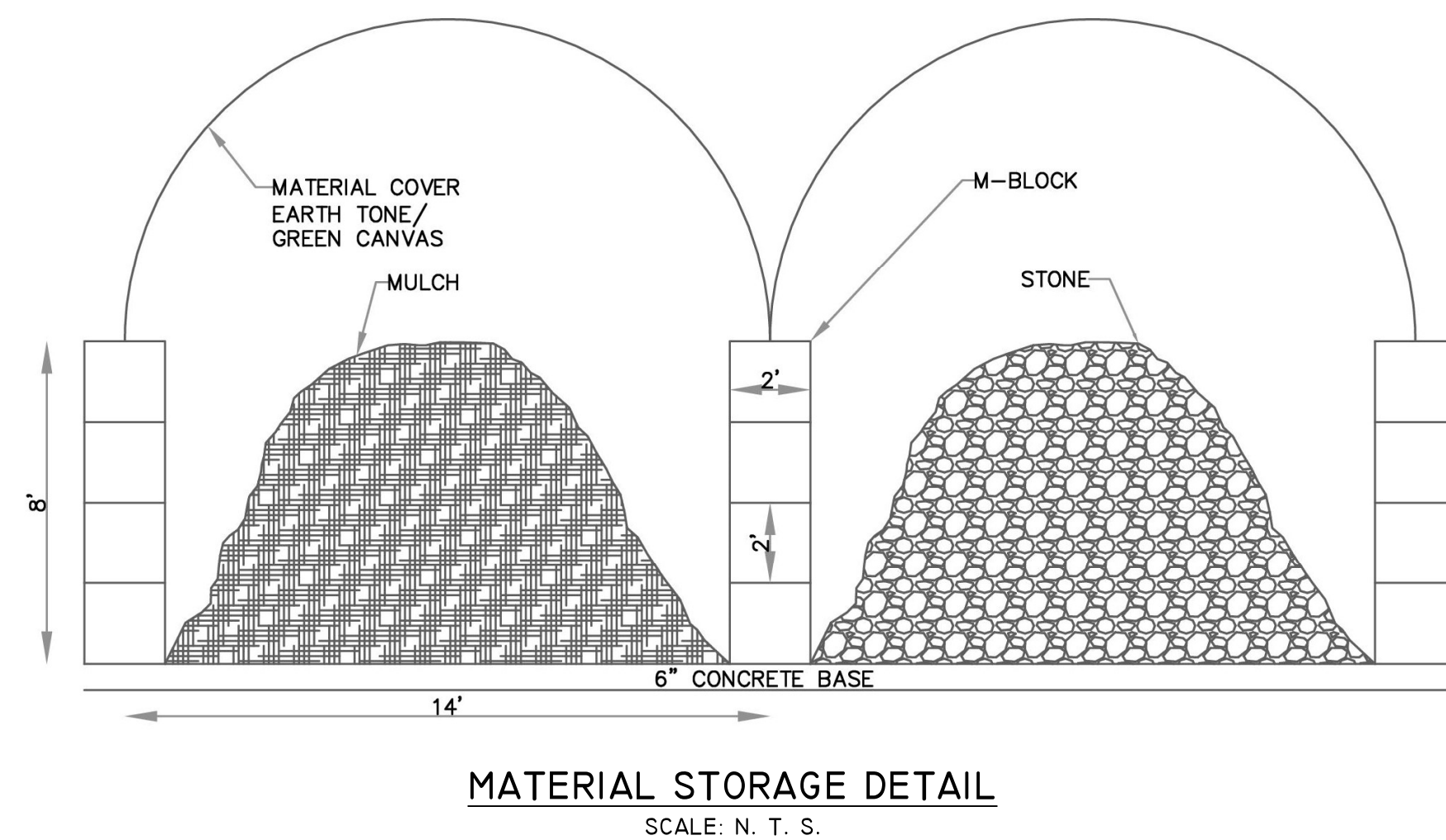
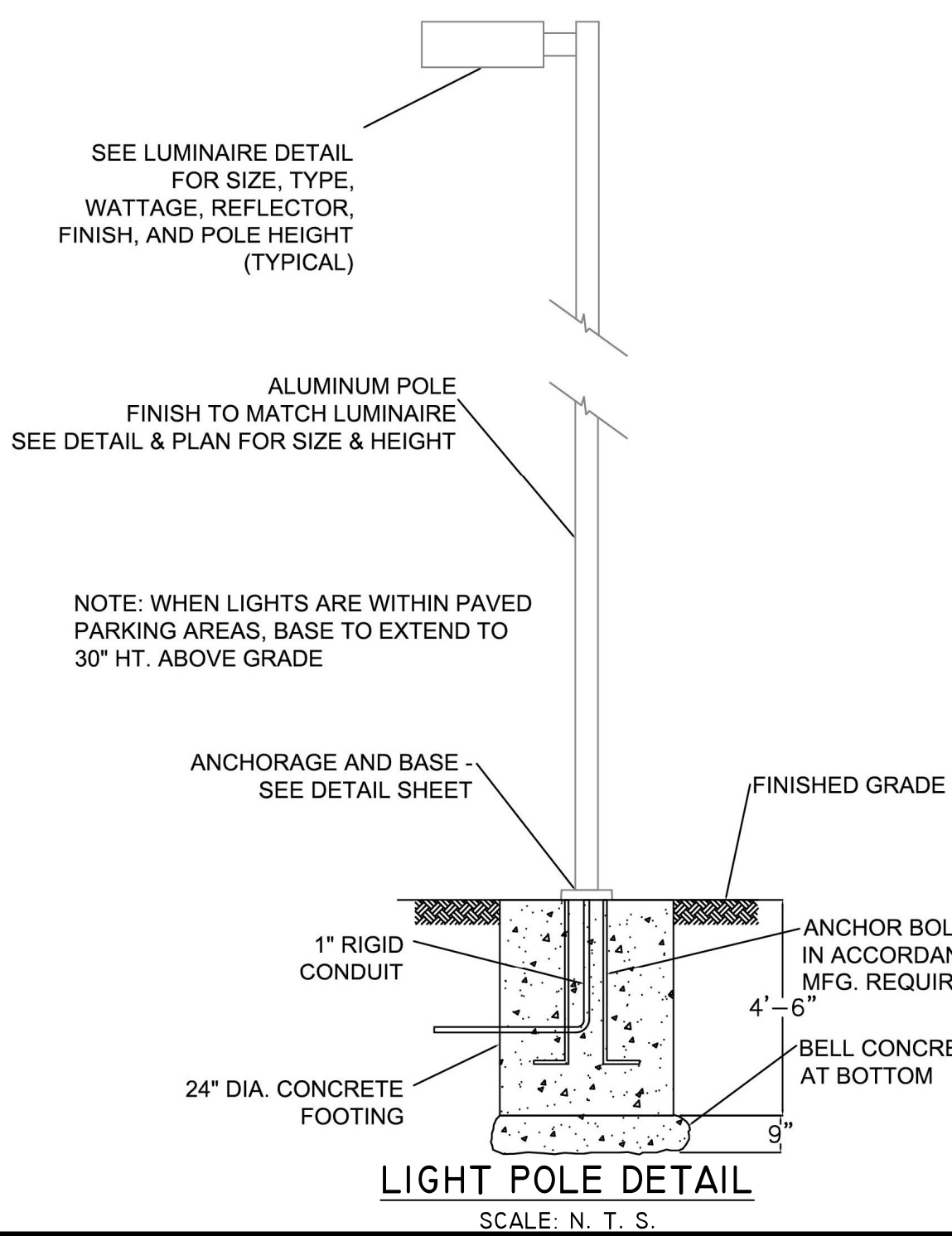
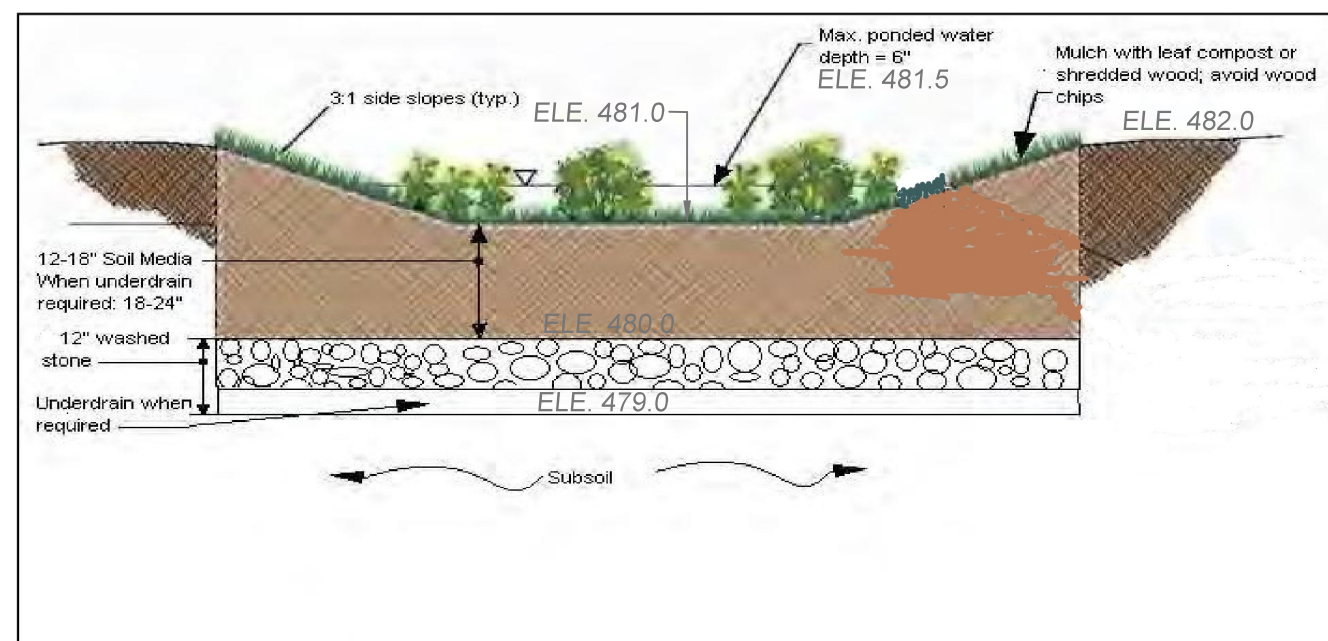


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Alnus serrulata	Aster novae-angliae	
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Cornus stolonifera	Carex vulpinoidea	
Sweet Pepperbush	Spotted Joe-Pye Weed	
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	Switch Grass	
	Panicum virgatum	
	Great Blue Lobelia	
	Lobelia siphatica	
	Wild Bergamot	
	Monarda fistulosa	
	Red Milkweed	
	Asclepias incarnate	

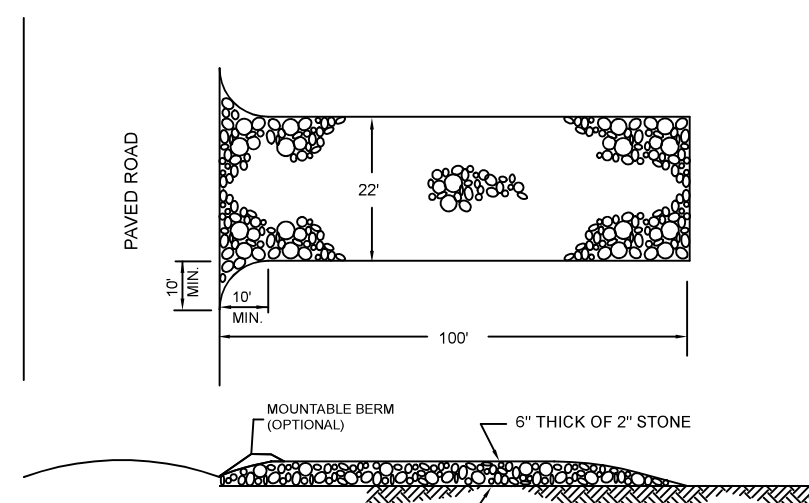
Adapted from NYSDM Bioretention Specifications, Bannerman, Brooklyn Botanic Garden.

Figure 5.41 Profile of a typical rain garden



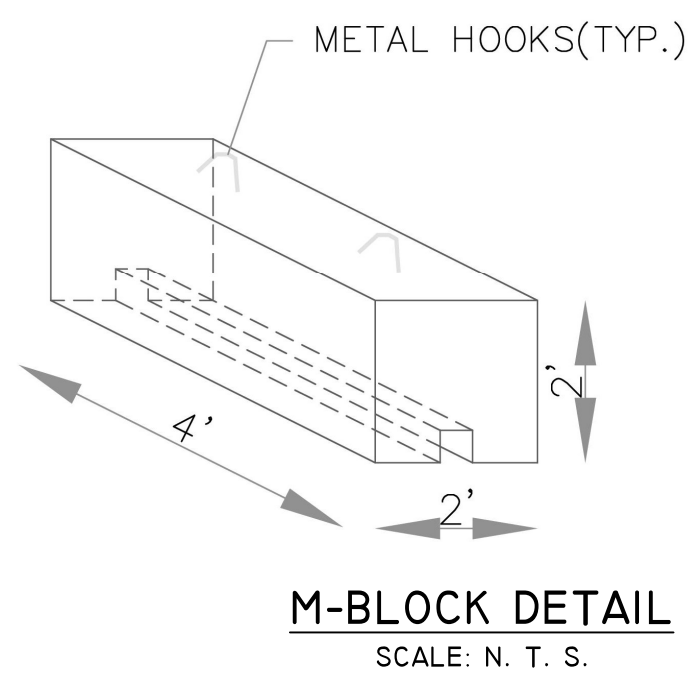
RAIN GARDEN DETAIL

SCALE: N. T. S.



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.



SPECIFIER CHART

MODEL	INLET ID	GRATE OD	COMMENTS
FF-12D	12" X 12"	15" X 15"	GRATED INLET
FF-16D	16" X 16"	18" X 18"	GRATED INLET
FF-18D	18" X 18"	20" X 20"	GRATED INLET
FF-1836SD	18" X 36"	18" X 40"	GRATED INLET
FF-1836DGO	18" X 36"	18" X 40"	COMBINATION INLET
FF-24D	24" X 24"	26" X 28"	GRATED INLET
FF-2436SD	24" X 36"	24" X 40"	GRATED INLET
FF-24DGO	24" X 24"	18" X 28"	COMBINATION INLET
FF-2436DGO	24" X 36"	24" X 40"	COMBINATION INLET
FF-36D (2 PIECE)	36" X 36"	36" X 40"	GRATED INLET
FF-3648D (2 PIECE)	36" X 48"	40" X 48"	GRATED INLET

OPTIONAL FOSSIL ROCK ABSORBANT POUCHES FOUR EACH.

STAINLESS STEEL FILTER FRAME WITH RUBBER GASKET.

POLYPROPYLENE GEOTEXTILE FILTER ELEMENT.

STAINLESS STEEL SUPPORT HOOK, FOUR EACH.

GRATE (BY OTHERS)

CATCH BASIN (BY OTHERS)

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

SECTION VIEW

OPTIONAL FOSSIL ROCK™ ABSORBANT POUCHES.

RUBBER GASKET.

GRATE FRAME (GRATE NOT SHOWN FOR CLARITY)

CONCRETE DROP INLET (BY OTHERS)

PAVEMENT SURFACE (BY OTHERS)

REFER TO SPECIFIER CHART FOR CATCH BASIN & FILTER SIZING. SEE SHEET 1 OF 2.

PAVEMENT SURFACE.

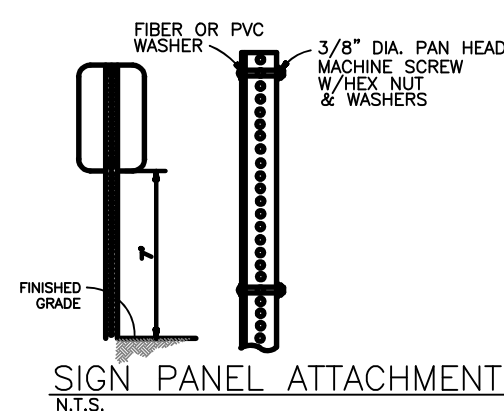
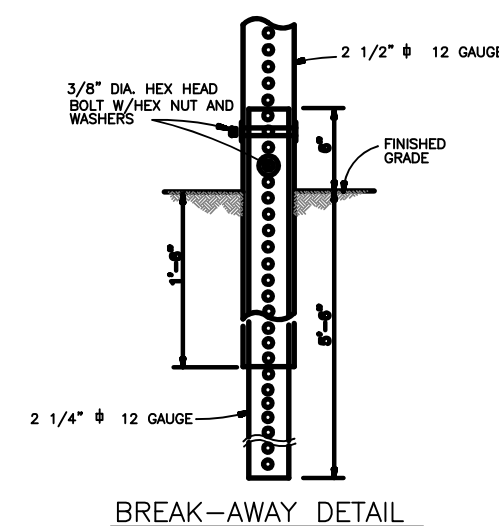
8.50"

OUTLET

CONCRETE DROP INLET (BY OTHERS)

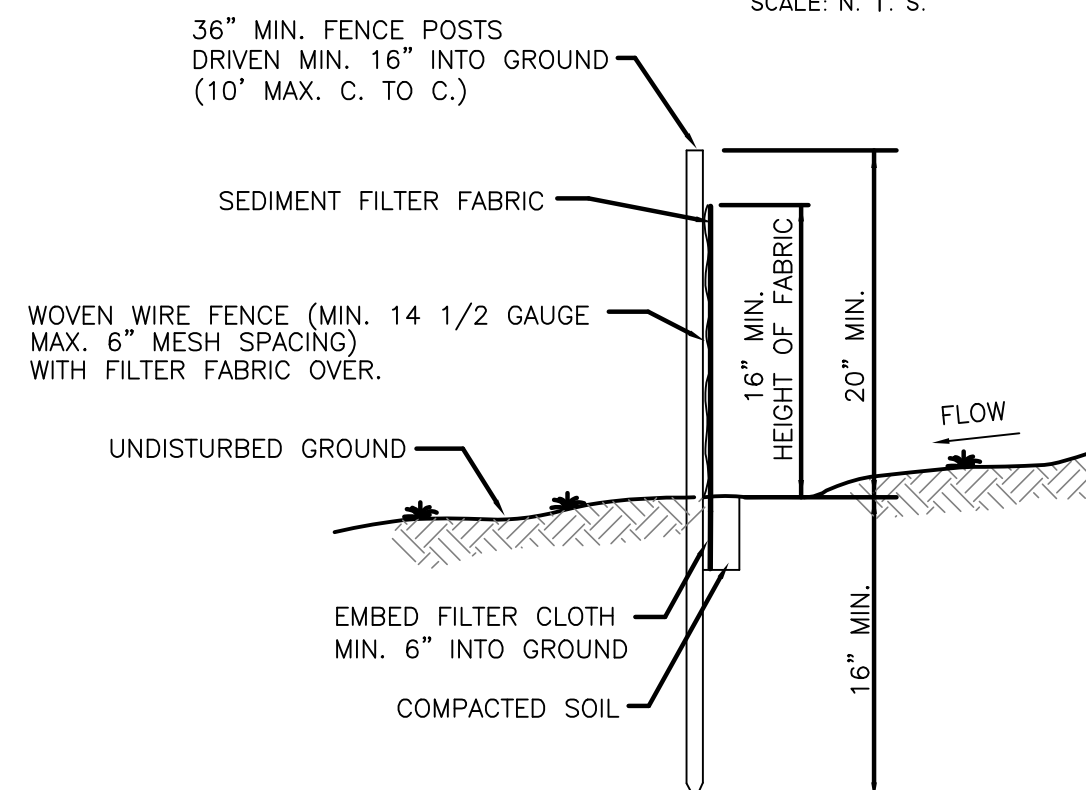
FloGard®
Catch Basin Insert Filter
Grated Inlet Style

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 2 OF 2



SIGN DETAIL

SCALE: 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.

01/03/24
DATE

REV 1
ISSUE

AS PER CONSULTANTS COMMENTS
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.
Suffern, NY 10901
P 845.547.2241 - F 845.547.2243

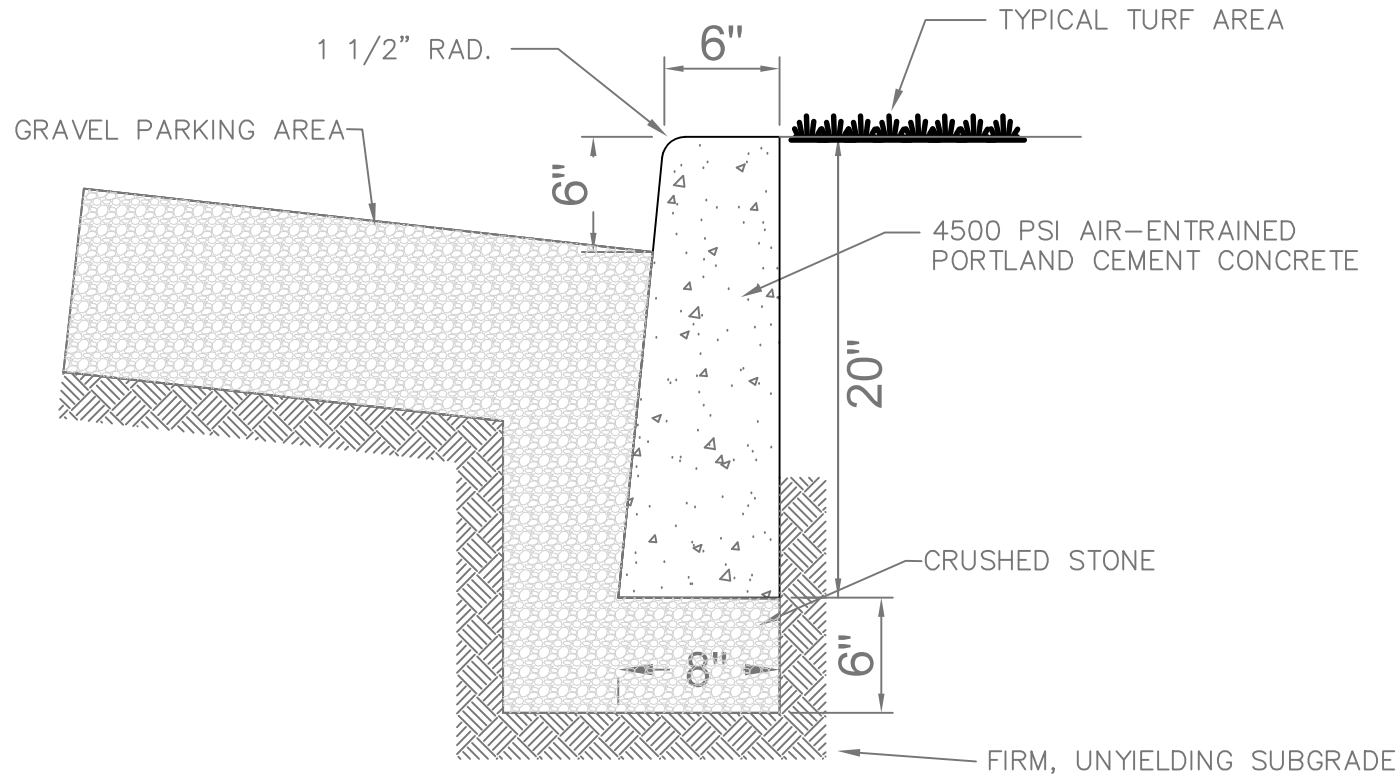
55 Brookside Avenue
Chester, NY 10918
845.610.3621

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. 5 OF 181

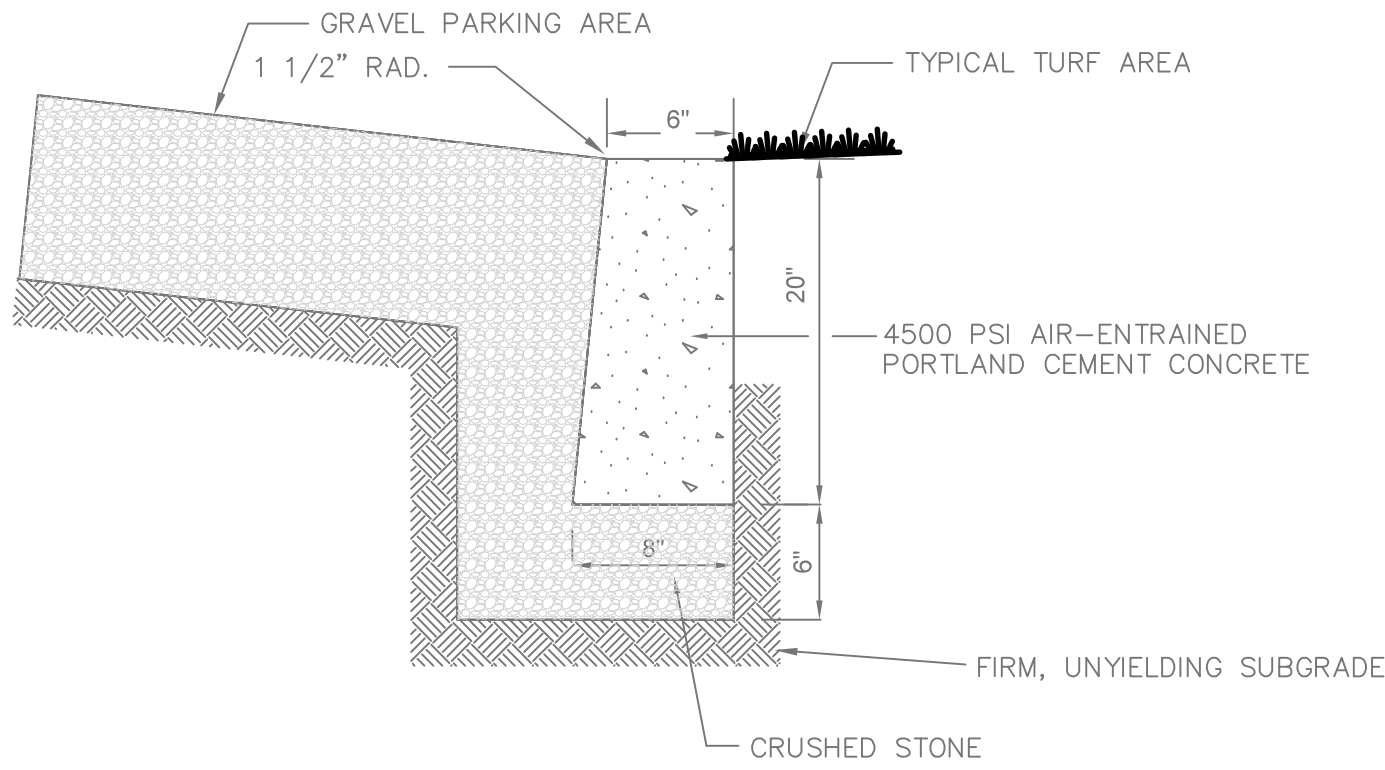
Rachel B. Barese, P.E.
N.Y. Lic. No. 90143

STATE OF NEW YORK
RACHEL BETH BARESE
090143
PROFESSIONAL ENGINEER



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 www.Civil-Tec.com			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			JOB No. 4131
Rachel B. Barese, P.E. N.Y. Lic. No. 90143			SCALE: 1"=20'
			DWG No. 60

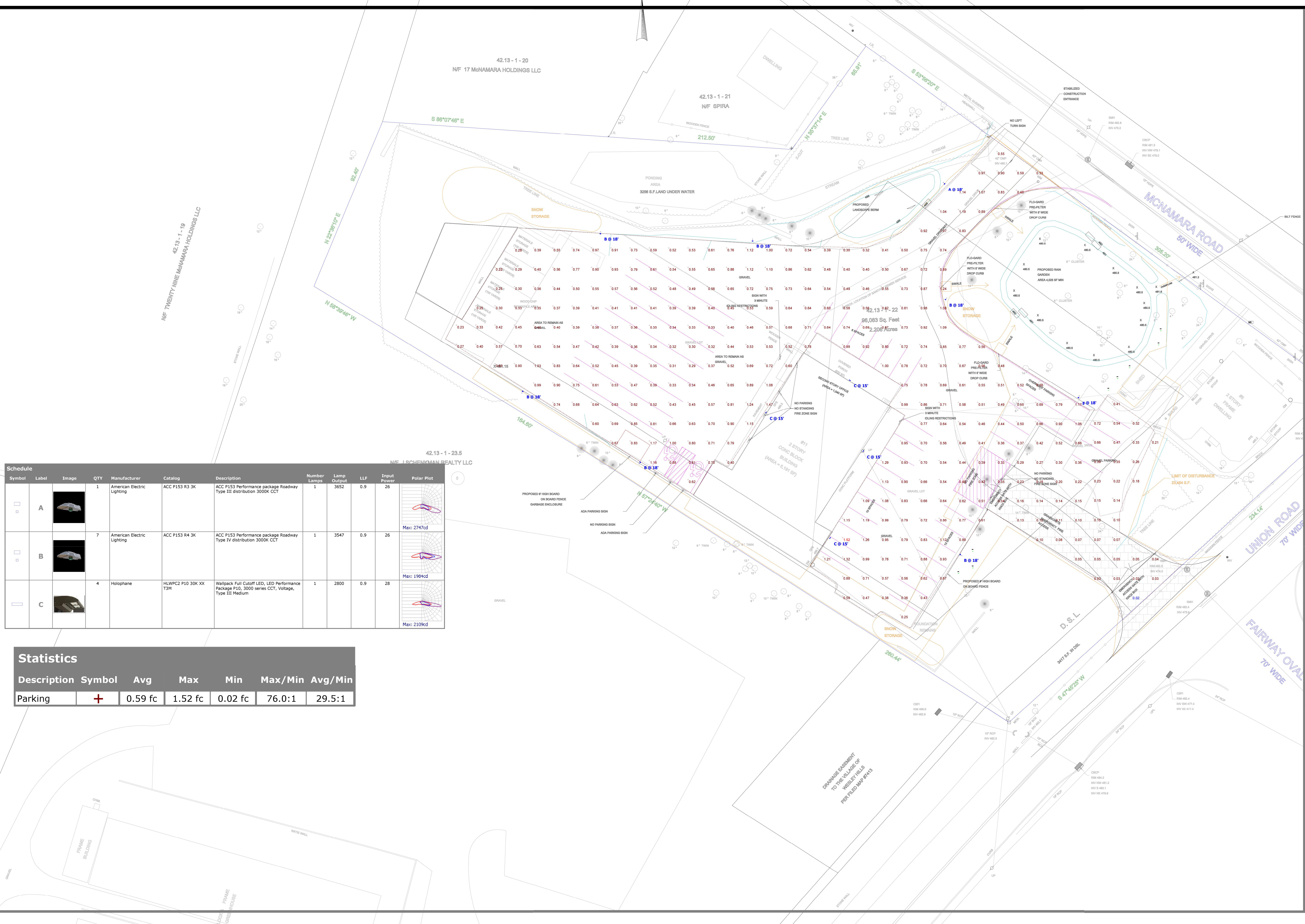




11 McNamara Rd

Designer
87
Date
10/11/2023
Scale
Not to Scale
Drawing No.
Summary

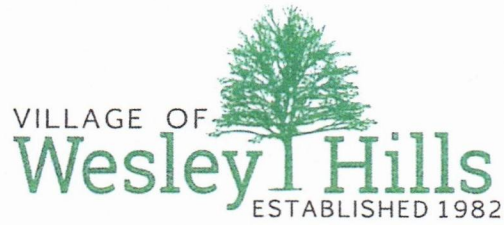
1 of 1



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	 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	 Max: 1984cd
	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	 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



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

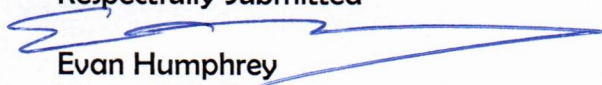
To whom it may concern,

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 ($\mu\text{g}/\text{l}$) and in the DOWNSTREAM sample at a concentration of 2.1 $\mu\text{g}/\text{l}$. The concentrations of acetone in these samples did not exceed the AWQS guidance value of 50 $\mu\text{g}/\text{l}$.

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 $\mu\text{g}/\text{l}$. 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
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Figures

Figure 1	Sampling Location Map
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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

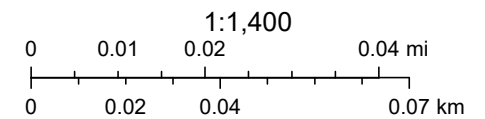
Item 3.



- 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

NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

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NY Lab Id No: 11148

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ENVIRONMENTAL ANALYSES POTABLE WATER
All approved analytes are listed below:*

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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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)

Serial No.: 68690

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NEW YORK STATE DEPARTMENT OF HEALTH
WADSWORTH CENTER

Item 3.



Expires 12:01 AM April 01, 2025
Issued April 01, 2024

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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
All approved analytes are listed below:*

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 3.

Project Name: WICKES ARBORISTS
Project Number: 24.5222

Lab Number: L2469291
Report Date: 12/03/24

Item 3.

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

Item 3.

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 3.

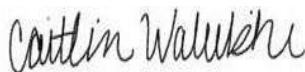
Case Narrative (continued)

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 3.

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 3.

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 3.

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 3.

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 3.

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 3.

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 3.

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 3.

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 3.

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 3.

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

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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

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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

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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

Project Number: 24.5222

Lab Number: L2469291

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

Project Number: 24.5222

Lab Number: L2469291

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

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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
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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.

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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, Dibenz(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

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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.)

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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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PLANNING BOARD MEETING MINUTES

October 9, 2024 at 7:30 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

Present: Chairman- Lon Lieberman, Neal Wasserman, Vanessa Caren, Joshua Scheinberg, Tzvee Rotberg- 2nd Alternate

Absent: Albert Tew, Joseph Zupnik- 1st Alternate

Also Present: Bruce Minsky-Deputy Village Attorney, Alicia Schultz-Deputy Village Clerk

CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A FOUR-LOT SUBDIVISION FOR SARELCO, LLC. Affecting property located on the westerly side of McNamara Road 0 feet north of Pomona Lane designated on the Town of Ramapo Tax Map as Section 33.17, Block 2, Lot 6. Subject property is located at 231 McNamara Road.

Chairman Lieberman read this item into the record.

Neal Wasserman made a motion to approve the following resolution, seconded by Johsua Scheinberg:

RESOLUTION 24-18
231 McNAMARA ROAD-SARELCO, LLC
4-LOT SUBDIVISION FINAL PLAT EXTENSION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on October 9, 2024, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Neal Wasserman, seconded by Joshua Scheinberg to wit:

WHEREAS, in regard to the application submitted by **SARELCO, LLC** for a Final Plat for a Four Lot subdivision, the same affecting the property(ies) located/designated on the Town of Ramapo Tax Map as Parcel ID# 33.17-2-6. The subject Property(ies) is/are located on the westerly side of McNamara Road 0 feet north of Pomona Lane, and/or commonly known as and/or 231 McNamara Road, Wesley Hills NY;

WHEREAS, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

NOW, THEREFORE, BE IT RESOLVED, that the time period for filing the Final Plat approval for the Application is extended to January 9, 2025.

Upon vote, this motion was carried unanimously.

CONSIDERATION OF REQUEST FOR EXTENSION OF TIME FOR FINAL PLAT APPROVAL FOR A THREE-LOT SUBDIVISION FOR ABY EAST, LLC. Affecting property located at the intersection of McNamara Road and Pomona Road. Designated on the Town of Ramapo Tax Map as Parcel ID #33.17-2-1. Subject property located at 1 East Lane.

Chairman Lieberman read this item into the record.

Vanessa Caren made a motion to approve the following resolution, seconded by Neal Wasserman:

RESOLUTION 24-19
1 EAST LANE-ABY EAST, LLC
3-LOT SUBDIVISION FINAL PLAT EXTENSION

A regular meeting of the **Planning Board of the Village of Wesley Hills** was convened on October 9, 2024, at 7:30 pm.

The meeting was called to order by the Chairman Lon Lieberman, and with a quorum present, the following Resolution was offered by Vanessa Caren, seconded by Neal Wasserman to wit:

WHEREAS, in regard to the application submitted by **ABY EAST, LLC** for a(n) Final Plat for a Three Lot subdivision, the same affecting the property(ies) located/designated on the

Town of Ramapo Tax Map as Parcel ID# 33.17-2-1. The subject Property(ies) is/are located at the intersection of McNamara Road and Pomona Road, and/or commonly known as and/or 1 East Lane, Wesley Hills NY;

WHEREAS, the Applicant has advised the Planning Board that the filing of the said Final Plat cannot be accomplished by the current expiration date;

NOW, THEREFORE, BE IT RESOLVED, that the time period for filing the Final Plat approval for the Application is extended to January 9, 2025.

Upon vote, this motion was carried unanimously.

APPROVAL OF MINUTES- September 11, 2024

Vanessa Caren made a motion to approve the September 11, 2024 minutes, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

ADJOURNMENT

Vanessa Caren made a motion to adjourn the meeting, seconded by Neal Wasserman. Upon vote, this motion was carried unanimously.

Respectfully Submitted,
Alicia Schultz