

SITE/CIVIL ENGINEERING REVIEW MEMORANDUM No. 1

To: Mayor Steven A. Vescio and Village Board of Trustees
Kevin Leddy, P.E., Village Engineer

From: Christopher Hanzlik, EIT, CPESC, CPSWQ
Associate

Subject: Civil/Site Engineering Review
Application – Amendment of Special Use Permit
Trump National Golf Club Westchester, 100 Shadow Tree Lane
Village of Briarcliff Manor, NY

Date: November 14, 2024

Project No.: 1177

Introduction

DTS Provident Design Engineering, LLP (DTS Provident), on behalf of the Village of Briarcliff Manor, has reviewed the civil/site engineering information provided in the November 2024 submission package prepared by Weston & Sampson, PE, LS, LA, PC (Weston & Sampson) for Trump National Golf Club LLC (the "Applicant"), in support of a proposed Amendment to the Special Use Permit for Trump National Golf Club Westchester located at 100 Shadow Tree Lane. The proposed activities under this application consist of (1) installation of a new prefabricated accessory storage building, and (2) drilling and construction/installation of up to seven additional irrigation test wells.

DTS Provident reviewed the civil/site engineering information provided in the following drawings and documents included in the November 2024 submission package:

- Cover Letter Report with Figure 1 (Illustrative) Site Plan prepared by Weston & Sampson dated October 31, 2024.
- Perimeter Boundary Survey prepared by J.W. Delano Surveying Consultants (2 Sheets) issue date November 9, 2015 and last revised 10/22/2024;
- Proposed Building Design Plans prepared by Dimovski Architecture (3 sheets) revision dated 10/28/2024:
 - Drawing SP-1, "Site Plan & Zoning Analysis."
 - Drawing A-1, "Enlarged Site Plans."
 - Drawing A-2, "Construction Plans, Building Height Diagram."
- Stormwater Pollution Prevention Plan (SWPPP) with Figures for Proposed Building prepared by Arben Corporation dated October 28, 2024.

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- Stormwater Pollution Prevention Plan (SWPPP) Drawing Set (7 Sheets) for Proposed Irrigation Test Wells prepared by Weston & Sampson, issue date October 30, 2024.

As stated in the Weston & Sampson cover letter report dated October 31, 2024:

“The new building will be constructed in an existing paved area adjacent to the tennis courts and will be used for equipment and supply storage by the maintenance staff. The seven proposed test well locations are located within existing maintained areas of the golf course and will be used to replenish the Irrigation Pond and reduce the use of purchased municipal water as an irrigation source.”

Our review focused on conformance with Village Code Section 220-15, “Protection of Steep Slopes”; conformance with the applicable performance and design criteria in Section 7 of the Stormwater, Drainage, Erosion and Water Pollution Control regulations (Code Chapter 184) for projects requiring a building permit with proposed land development activities of less than one (1) acre, and general civil/site engineering design practices required to meet site plan review standards. Based on the above, DTS Provident provides the following comments:

Review Comments

1. **Proposed Building Design Plans by Dimovski Architecture (Drawings SP-1, A-1, A-2)** - the following comments shall be reviewed and addressed/corrected to the satisfaction of the Village:

- a. The drawings provide overall/enlarged site, along with footing/foundation views for the construction of a single-story, prefabricated steel and metal accessory storage building over the existing asphalt (impervious) surface. The proposed building location is in the southwest corner of the golf course maintenance area, with most of its footprint to be situated over an existing Village sanitary sewer main within a 25-foot-wide sewer easement.

In their cover letter report Weston & Sampson acknowledges at the top of Page 3 the building’s proposed location over an existing sewer easement, but on the other hand claims that the building, “should not impact the function or maintenance of the underlying sanitary sewer main as there are no manholes or access points within the footprint of the proposed building.” In our review, however, DTS Provident did not see any data or information included on the submitted drawings or other documents that would support the claim of no impact to the underlying sanitary sewer main.

In response, DTS Provident has provided Attachment A to this Memo for further consideration. The Attachment, which is a partial copy of a May 2003 composite as-built plan for the on-site water and sanitary sewer, clearly shows that one sanitary manhole (SMH 4-7) would be located within the footprint of the proposed building. Construction of the building footing/foundation could potentially impact the manhole structure located in close proximity.

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The Attachment shows two existing storm drain inlet structures and a connecting storm drainpipe appearing to run directly beneath the eastern (front) façade of the proposed building that could also be impacted by the footing/foundation construction.

Notwithstanding any separate discussion that may be required between the Village Engineer, the Board of Trustees, and the Applicant on the outright allowance of a semi-permanent/permanent structure to be constructed over a municipal sanitary sewer and surrounding easement, DTS Provident recommends that the Applicant's Engineer(s) reevaluate the potential impacts of the proposed building's construction on the locations, functions and/or maintenance of the existing sanitary and storm sewer utilities, and amend the drawings to show a revised structure footprint that will appropriately address and mitigate all identified potential impacts.

Further discussion and consideration by the Village Engineer and the Board of Trustees may be necessary to determine if addressing the above recommendations by the Applicant should be a prerequisite to the Board approving and issuing an amended special permit, or deferred to the Planning Board as a condition for resolution during the site plan approval process.

2. Protection of Steep Slopes (Section 220-15)

- a. Figure 1, "Site Plan" of the Weston & Sampson SWPPP Drawing Set includes contours and shows the areas of existing 15-25% and 25%+ slopes from the Westchester County GIS Database within and adjacent to the Trump National Golf Club parcels. While Section 220-15C essentially states that the use of a prepared site-specific map is preferable, the use of steep slope data from the Westchester County GIS Database is acceptable for determining limitations under Section 220-15D and the protection measures taken/to be taken.
- b. Page 4 of the Weston & Sampson cover letter report under "Regulated Activity" states, "Bedrock test wells TW-1 and TW-6 are located within mapped steep sloped areas ranging between 15 to 25%." Figure 3, "Erosion and Sediment Control Plan (North)" of the Weston & Sampson SWPPP Drawing Set shows the proposed layouts and the erosion and sedimentation pollution control measures to be employed for each test well site. Figure 3 also shows that the proposed drilling activities at TW-1 and TW-6 will temporarily disturb 1,120 sf and 575 sf, respectively of slopes between 15% and 25%. There will be no disturbance of 25%+ slopes.

Per Section 220-15D(2), "no land shown...as having slopes of 15% to 25% shall be developed or in any way physically modified, except when, in the opinion of the Planning Board, said land may be used for a use permitted within the zoning district within which it is located, without creating an adverse impact on the natural terrain...of the Village of Briarcliff Manor, including land erosion and flooding."

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Analysis and Recommendation

The proposed application constitutes the temporary physical modification of land associated with a permitted use in the zoning district (i.e., Special Permit use per Section 220-6J(6) within the R40B residential district). The proposed total area of steep slope disturbance of 1,695 sf occurring within main Parcel 1 can be considered very minimal in relation to the overall parcel area ($96.8 \pm$ acres). Potential stormwater runoff impacts both during and post-construction will be mitigated through the implementation of the erosion and sedimentation pollution control measures and sequencing provided in the Weston & Sampson SWPPP Drawing Set. Therefore, it is the opinion of DTS Provident that the proposed drilling activities at TW-1 and TW-6 will not create an adverse impact and recommends that the Board of Trustees and Planning Board allow the use.

3. Stormwater Management/Drainage and Erosion Control (Section 184-7)

- a. Since the proposed activity does not qualify as a “land disturbance activity” as defined in Section 184-5, the preparation of a Stormwater Pollution Prevention Plan (SWPPP) is not required.
- b. When a SWPPP is not required, Section 7B of Chapter 184 states that there will be no net increase in the rate of runoff resulting from the project for the ten-year storm event, as determined by the preparation and submission of a hydrologic and hydraulic analysis with a numerical comparison of post-development stormwater runoff conditions with predevelopment conditions. However, DTS Provident recommends that the requirement for the analysis be waived because based on the information provided, construction of the proposed accessory storage building over the existing asphalt (impervious) surface will not result in an increase in runoff over current conditions.

4. SWPPP with Figures for Proposed Building prepared by Arben Corporation

- a. The following revisions shall be made to the SWPPP narrative report:
 - Under Section 3.0, move the current second paragraph/sentence to the beginning of Section 4.0 as it describes the proposed project – installation of the prefabricated storage building. Add a “new” second sentence/paragraph that describes the current/existing project area – the existing maintenance facility for the golf course.
 - Under Section 5.0, revise the second sentence by adding the phrase “post-construction” in front of “water quantity and water quality requirements...”. Also revise the last sentence by adding the phrase “and sediment” after “erosion.”
 - Under Section 7.0, revise the first paragraph to include the estimated duration/timing for the construction of the building in its entirety, from site preparation to completion of building erection.

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- Under Section 7.0, revise Item 1a to read as follows, “Installation of **storm drain inlet protection and** (bold emphasis added) filter logs along the limits of disturbance for the duration of the work that will cause potential contamination.”
- Under Section 9.0, revise the end of the sentence/paragraph to reference the proper current General Permit number (GP-0-20-001).

b. The following revisions shall be made to the Figures of the SWPPP:

- With respect to Figures 3 (Sheet SW2) and 4 (Sheet SW3), it is the opinion of DTS Provident that the installation of linear filter log (i.e. compost filter sock) barriers as shown on Figure 3 per the Filter Log Detail on Figure 4, specifically post installation, would not be appropriate on existing asphalt pavement. Instead, consider using the compost filter socks as primary catch basin/drain inlet protection (see detail on “Erosion & Sediment Control Plan and Trench Utility Details” drawing by Weston & Sampson) or as secondary/supplemental to a prefabricated “insert type” of inlet protection, such as Silt Sack or equivalent.
- For the “Catch Basin Sediment Filter/Drainage Structure Inlet Protection – Temporary,” clarify the type of inlet protection to be used, considering the options discussed above.

5. SWPPP Drawing Set for Proposed Irrigation Test Wells prepared by Weston & Sampson

a. Add a note(s) showing the dimensions (8 ft long by 6 ft wide by 6 ft deep) of the drill cuttings settling pit in the “Typical Erosion Control Setup for Test Well Site” detail on the “Erosion & Sediment Control Plan and Trench Utility Details” drawing.

This memo reflects DTS Provident’s Professional Review and Comments but may not reflect those of the Village. The above comments may not be all inclusive; DTS Provident may be required to provide additional comments based on subsequent reviews of revised and/or supplemental documents submitted by the Applicant for the purpose of obtaining approval from the Village.

Attachment A – Partial copy of TRC Raymond Keyes Drawing CAB-1, “Composite As-Built Plan- On-Site Water & Sanitary Sewer, issue date 5/7/2003.

CC: [PDF Copy via Email](#)

Christine Dennett, Village Clerk

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Village of Briarcliff Manor Planning Board