

January 27, 2026

11 Fourth Avenue: Minor Subdivision Application

Response to Village Engineer Weston & Sampson's letter dated 1/27/26:

1. The project narrative that has been re-submitted describes the architectural design of this proposed two-family home as reflecting current, modern design trends. The proposal to construct a lobby area with an elevator, and gym would not be considered unusual, but the large common spaces on the ground level noted to "promote social interaction and community" are of concern. These types of amenities are not typical of a two-family home, but are often seen in multifamily apartment buildings.

*No engineering comment is necessary. The inclusion of a common area pantry, gym, elevator or foyer/lobby are not impermissible amenities for a Two-Family house, based on the Village Code. Applicant previously addressed the inclusion of "common areas."*

2. The revised Grading and Drainage Plan continues to show there is substantial regrading proposed throughout the property. All vegetation, with the exception of one tree on the corner, will be removed and grades cut an average of 8 feet. The proposed retaining wall along the southern property line, with a maximum height of nine feet, has been shifted northerly approximately 8 feet. The impacts upon the existing trees on the adjoining property to the south remains a concern. To safeguard the structural integrity and long-term viability of a tree, the industry standard is to limit any substantial changes in grade within the drip line of the tree canopy. The grade changes proposed appear to be within that drip line. As suggested in the Planning Board meeting, the Village Arborist should offer their professional opinion of the potential impacts to the existing vegetation.

*Applicant will provide a professional opinion to the Village Arborist regarding the potential impacts to existing vegetation.*

3. Top of wall and bottom of wall spot elevations remain to be shown throughout. Based on the few spot elevations provided the proposed retaining wall exceeds the allowable height of 6 feet 6 inches in the side and rear yard, and 3 feet 6 inches in the front yard as per Village Code 360.4.9. Additionally, a fence would be required to be constructed at the top of the retaining wall for safety purposes. This total height of retaining wall plus the required fence at the top of the wall further aggravates the condition and greatly exceeds that which is allowed by code.

*Applicant provides top and bottom of wall spot elevations at multiple points for every wall provided in its drawing titled "Grading and Drainage Plan" latest revision date 11/18/25. The proposed side and rear retaining walls comply with § 360-4.9B(1)(a)[2]. Specifically, neither the side nor rear retaining walls exceed the six feet six-inch maximum wall height above grade. Similarly, the proposed front walls do not exceed the three feet six-inch maximum above grade wall height.*

4. A drainage narrative and drainage calculations have been previously submitted. Soil investigation including depth to groundwater, and depth to rock shall be performed. Percolation tests shall be performed and the results submitted. Based upon these findings, the stormwater management system may be required to be revised.

*Soil investigation and percolation tests will be performed and the results submitted.*

5. An Erosion and Sediment Control Plan and details shall be submitted. The limit of disturbance shall be noted on the plans. In accordance with the Zoning Code, any land disturbance over 10,000 SF will require the preparation and submission of a SWPPP. The total disturbance is greater than 10,000 SF.

*An Erosion and Sediment Control Plan and details will be submitted.*

6. The tree to remain on the corner has been shown and protected with construction fence.

*No comment necessary.*

7. The concrete curb along the property frontage shall be modified and replaced as needed along the full property frontage to replace damaged or deteriorated curb, and to accommodate the new driveways.

*No comment necessary.*

8. We recommend the Planning Board determine if concrete sidewalks should be constructed along Fourth Avenue. Concrete sidewalks currently exist on the south side of Fourth Avenue, but the sidewalk ends at the property line to the west of the subject property. It seems logical to require the extension of the concrete sidewalk along the property frontage easterly towards Gedney Street to provide continuous, complete pedestrian accessibility. The proposed steps to both dwellings could then intersect the new concrete sidewalk.

*Applicant is proposing sidewalks along the entire property frontage.*

9. The Curb and Pavement Detail shall reflect compacted subbase, 6-inch thick DGA base course, 3-inch thick bituminous binder course and 2-inch thick surface course.

*Applicant's drawing titled "Details" will be updated to reflect Village Engineer's comments.*

10. Concrete sidewalk shall be 5 inches thick, and concrete apron shall be 6 inches thick, both with WWW reinforcement.

*Applicant's drawing titled "Details" will be updated to reflect Village Engineer's comments.*

11. Structural calculations, signed and stamped by the professional engineer preparing them, shall be submitted for any retaining wall over 4 feet in height. Certification will be required to be submitted to the building department verifying the retaining wall was constructed in accordance with the approved structural design.

*Applicant will provide structural calculations, signed and stamped by a professional engineer for any retaining wall over four feet in height or higher.*

12. The Typical Reinforced Wall section is not appropriate for all retaining wall locations for this project. Retaining wall design should be location specific with gravity walls proposed as needed.

*Applicant will identify and detail any non-Typical Reinforced Wall sections.*

*Schenley Vital*

Schenley Vital  
Applicant