

**TOWN OF YORKTOWN – ENGINEERING – PLANNING BOARD – TOWN BOARD
MS4 STORMWATER MANAGEMENT / EXCAVATION PERMIT APPLICATION
WETLAND PERMIT APPLICATION and/or TREE PERMIT APPLICATION**

SECTION: 26.14

BLOCK: 1

LOT#: 10

Job Site Address: 2824 Stony Street

City/State/Zip: Mohegan Lake,
NY 10547

Approval Authority: TE ☒ | PB ☐ | TB ☐
Application #: JWP-PSWPP-006-55
Date Received: 02-18-25
Date Issued: \$300-2/19/25
Date Expires: \$3,000-7/18/25
Fee Paid: \$300
\$3,300-

**NOTE: Application fees are doubled with
issuance of a Stop Work Order /
Notice of Violation as per Town Code.**

APPLICANT:

NAME: Margaret McManus

COMPANY: Badey & Watson Surveying & Engineering, D.P.C

ADDRESS: 3063 Route 9

Cold Spring, NY ZIP: 10516

PHONE: (845) 265-9217 ext 219

EMAIL: [REDACTED]

OWNER:

NAME: Robert Cohen

COMPANY: Diamond Bay Developments Inc.

ADDRESS: 22 Cressy

Hampstead, Quebec ZIP: H3X1R4

PHONE: (515) 668-4425

EMAIL: [REDACTED]

APPROVED PLANS AND PERMIT SHALL BE ON-SITE AT ALL TIMES

#	✓	Type	Approval Authority	Cost
1.	☐	MS4 Stormwater Management Permit – Administrative	Town Engineer	\$300.00
	☐	MS4 Stormwater Management Permit – Non-Administrative	Town Board / Planning Board	\$1,500.00
	☐	Renewal Administrative MS4 Stormwater Management Permit	Town Engineer	\$150.00
2.	☐	Wetland Permit – Administrative	Town Engineer	\$800.00
	☒	Wetland Permit – Non-Administrative	Town Board / Planning Board	\$1,800.00
	☐	Renewal Administrative Wetland Permit	Town Engineer	\$150.00
3.	☐	Tree Permit	All	\$0.00

Complete the sections for the permits selected on page 1:

1. **MS4 STORMWATER MANAGEMENT / EXCAVATION PERMIT (Dirt Disturbance)**
Description of proposed activity. Description of proposed activity reflected on plan(s) / map(s):

SEE BAF

2. **WETLAND PERMIT**

If project is in a wetland or wetland control area (buffer), description of wetlands:
(check all that apply)

Lake/Pond _____
Stream/River/Brook _____
Wetlands ☒ _____

Control area of Lake/Pond _____
Control area of Stream/River/Brook _____
Control area of Wetlands ☒ _____

Description of proposed activity in the wetland and/or wetland buffer. Description of proposed activity reflected on plan(s) / map(s):

Describe the proposed work including the following: i.e. maintenance, construction of dwelling, addition, driveway, culverts, including size and location.

Construction of a new single family residence with driveway and septic field and a pool.

3. **TREE PERMIT**

Description of Tree Removal:

Number of trees and/or stumps to be removed: _____

Sizes; approximate DBH: _____

Species of trees to be removed if known (i.e. Birch, Spruce): _____

Reason for removal: _____

Tree removal contractor: Creative Landscaping by Cow Bay Inc.

40 Roselle Street, Mineola, NY 11501

Attach survey/sketch indicating property boundaries, existing structures, driveways, roadways and location of existing trees. Trees must be marked in the field before inspection.

PROPERTY OWNER CONSENT: If another entity (e.g. contractor, consultant) is applying on the owner's behalf, the **PROPERTY OWNER** is to complete, sign and date this authorization:

I, Robert Cohen hereby authorize Margaret McManus to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: 

Date: 7/28/25

Must be original signature. Digital signatures not accepted.

No application will be processed without the above-mentioned, required information.

Trees to be removed

Diamond Bay Developmnets, Inc.

TAX LOT : 26.14-1-10



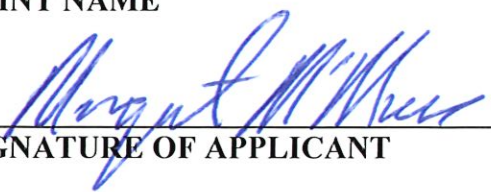
NUMBER	DIA	SPECIES	NUMBER	DIA	SPECIES
1	6"	BIRCH	25	8"	MAPLE
2	6"	BIRCH	26	8"	MAPLE
3	8"	CHERRY	27	8"	MAPLE
4	12'	HICKORY	28	10"	MAPLE
5	14"	HICKORY	29	12"	MAPLE
6	20"	HICKORY	30	12"	MAPLE
7	6"	MAPLE TWIN	31	12"	MAPLE
8	6"	MAPLE	32	12"	MAPLE
9	6"	MAPLE	33	12"	MAPLE
10	6"	MAPLE	34	12"	MAPLE
11	6"	MAPLE	35	12"	MAPLE
12	6"	MAPLE	36	12"	MAPLE
13	6"	MAPLE	37	14"	MAPLE
14	6"	MAPLE	38	18"	MAPLE
15	6"	MAPLE	39	20"	MAPLE
16	6"	MAPLE	40	18"	OAK
17	6"	MAPLE	41	24"	OAK
18	6"	MAPLE	42	24"	OAK
19	6"	MAPLE	43	24"	OAK
20	6"	MAPLE	44	24"	OAK
21	6"	MAPLE	45	28"	OAK
22	6"	MAPLE	46	30"	OAK
23	6"	MAPLE	47	36"	OAK
24	8"	MAPLE	48	8"	OAK

GENERAL CONDITIONS – PLEASE READ WHAT YOU ARE SIGNING FOR:

1. The permittee is responsible for maintaining an active application. If no activity occurs within a six (6) month period, as measured from the date of application, the application will become null and void. Applications fees are non-refundable.
2. The Town of Yorktown reserves the right to modify, suspend or revoke this permit at any time after due notice when:
 - a. Scope of the project is exceeded or a violation of any condition of the permit or provision of the law pertinent regulations are found; or
 - b. Permit was obtained by misrepresentation or failure to disclose relevant facts; or
 - c. Newly discovered information or significant physical changes are discovered.
3. The permittee is responsible for keeping the permit active by requesting renewal from the Approval Authority. Any supplemental information that may be required by the Approval Authority, including forms and fees, must be submitted 30 days prior to the expiration date. The expiration date is one year from the date the bond is paid to the Engineering Department. In accordance with Chapter 178 of the Town Code, Freshwater Wetlands, Section 178-16 -Expiration of a Permit. **Renewal fee for an additional year is \$150.**
4. This permit shall not be construed as conveying to the applicant any right to trespass upon private lands or interfere with the riparian rights of others in order to perform the permitted work or as authorizing the impairment of any right, title or interest in real or personal property held or vested in person not party to this permit.
5. The permittee is responsible for obtaining any other permits, approvals, easements and right-of-way, which may be required.
6. Any modification of this permit granted by the Approval Authority must be in writing and attached hereto.
7. Granting of this permit does not relieve the applicant of the responsibility of obtaining any other permission, consent or approval from the U.S. Army Corps of Engineers, N.Y.C. Department of Environmental Protection, N.Y.S. Department of Environmental Conservation or local government, which may be required.

Margaret S. McManus, PE

PRINT NAME



SIGNATURE OF APPLICANT

8-11-2025
DATE

Must be original signature. Digital signatures not accepted.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information							
2824 Stony Street							
Name of Action or Project: Stony Street Diamond							
Project Location (describe, and attach a location map): 2824 Stony Street, Yorktown, NY 10598							
Brief Description of Proposed Action: Construction of a new single family house and septic field							
Name of Applicant or Sponsor: Diamond Bay Developments Inc., Robert Cohen		Telephone: (515) 668-4425					
		E-Mail: [REDACTED]					
Address: 22 Cressy							
City/PO: Hampstead		State: Quebec, Canada	Zip Code: H3X1R4				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☒</td> <td>☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Westchester County Department of Health - Board of Health Approval			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3. a. Total acreage of the site of the proposed action?		2.05 acres					
b. Total acreage to be physically disturbed?		0.85 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.05 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)							
☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):							
☐ Parkland							

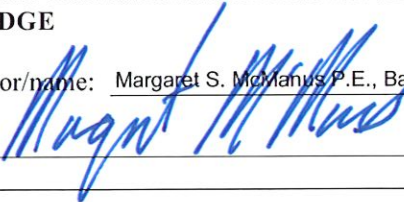
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed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

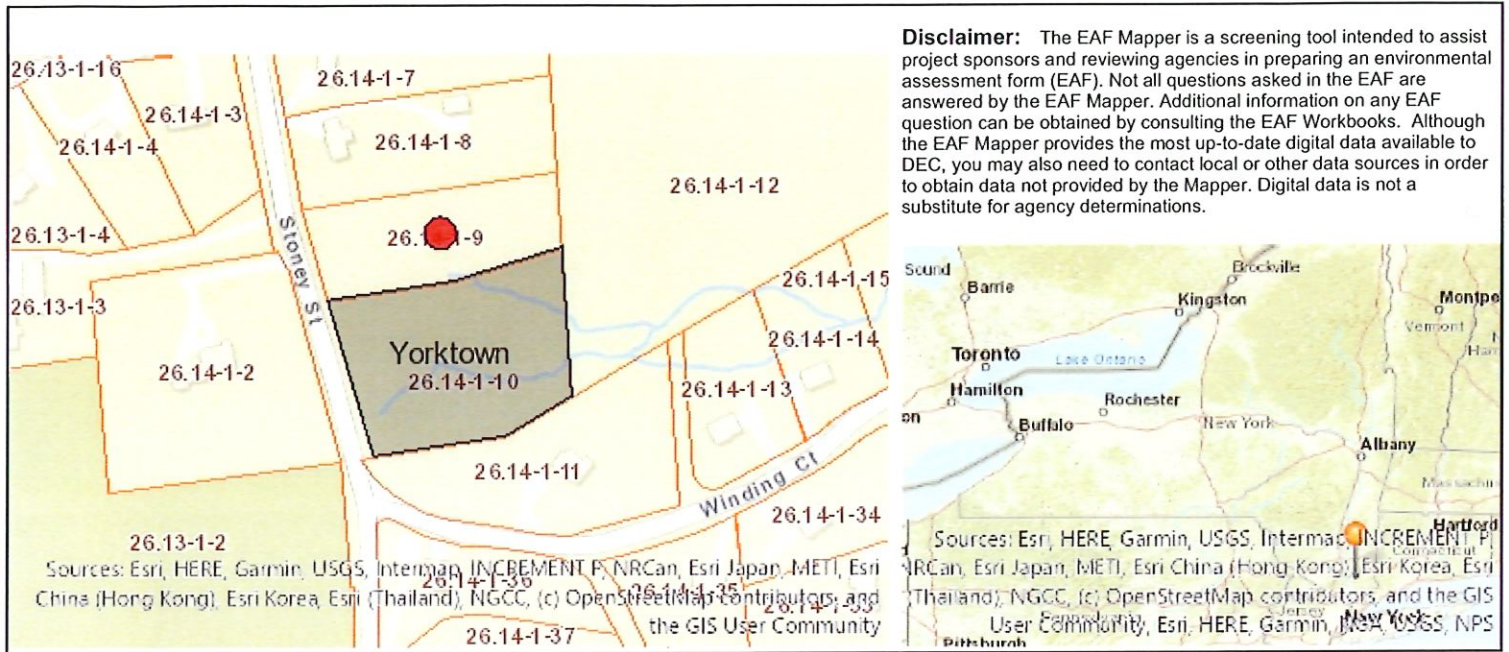
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☐	☒
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Margaret S. McManus P.E., Badey & Watson Surveying & Engineering,</u> Date: <u>02/14/2025</u>		
Signature: <u></u> Title: <u>Vice President for Engineering</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No