



December 15, 2025

Margaret Smith McManus, P.E.
Vice President for Engineering
Badey & Watson Surveying & Engineering, D.P.C.
3063 Route 9
Cold Spring, NY 10516

Rohit T. Aggarwala
Commissioner

Via Email: mmcmanus@badey-watson.com

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

Re: Coda Development, Inc.
2830 Stony Street
(T) Yorktown, (C) Westchester
Tax Map # 26.14-1-9
New Croton Reservoir Basin
DEP Log # 2025-CNC-0266-OT.1

465 Columbus Avenue
Valhalla, NY 10595
T: (845) 340-7800
F: (845) 334-7175

Dear Ms. McManus:

The New York City Department of Environmental Protection (DEP) received your November 10, 2025, email with enclosures prepared by your office for the above-referenced property. The property is located within the New York City East of Hudson (EOH) Watershed in the Town of Yorktown, Westchester County, New York.

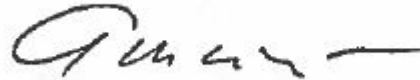
The proposed project consists of construction of a 3-bedroom single family residence, garage, pool and subsurface sewage treatment systems (SSTS) on an approximately 1.28-acre lot. A drainage ditch has been identified with intermittent runoff flowing from west to east through the upper side of the lot.

Based on the site visit conducted on November 21, 2025, and the review of "Sheet 1 of 1: Existing Conditions & Residential Layout Plan", dated December 12, 2025, showing the overall limits of disturbance and new areas of the impervious surfaces associated with the proposed project, the proposed house, garage, pool and the SSTS will be located outside the 50-foot limiting distance to the intermittent drainage ditch. Therefore, the project as proposed does not require DEP review and approval of an Individual Residential Stormwater Permit (IRSP) pursuant to the Watershed Regulations. Please note that should the site plan change, this determination must be reconsidered.

DEP strongly encourages the project sponsor to implement temporary best management practices (BMP's), including erosion and sediment controls (ESC) as necessary, for the duration of the project. Prior to the start of the construction activities, DEP requests the applicant to contact the undersigned since the project is in the New Croton Reservoir Basin.

If you have any questions, please do not hesitate to contact me at 914.749.5356 or via email at aoncioiu@dep.nyc.gov.

Sincerely,



Andreea A. Oncioiu
Associate Project Manager III
EOH Project Review Group
Regulatory & Engineering Programs

- c: Town of Yorktown Planning Board – planning@yorktownny.org
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