

Ed Lachterman, Town Supervisor
And the Yorktown Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

December 8, 2025

Hand Deliver

Re: Wetland & Stormwater Permit Application
3766 Foothill Street

Dear Supervisor and Yorktown Town Board:

Please find enclosed the following materials:

1. Flood Analysis / Proposed New Residence dated October 30, 2024,
2. Two (2) signed and sealed sets of site plans by this office as follows:
 - a. Overall View, Site Plan, Proposed Residence at 3766 Foothill Street dated October 18, 2024 revised November 3, 2025, Sheet 1 of 5,
 - b. Enlarged View, Site Plan, Proposed Residence at 3766 Foothill Street dated October 28, 2025, revised November 3, 2025 Sheet 2 of 5,
 - c. Enlarged View, Stormwater Pollution Prevention Plan/ Erosion Control Plan, Proposed Residence at 3766 Foothill Street dated September 18, 2025 revised November 3, 2025, Sheet 3 of 5,
 - d. Enlarged View, Existing Conditions, Proposed Residence at 3766 Foothill Street, dated June 18, 2025 revised November 3, 2025, Sheet 4 of 5,
 - e. Details / Notes, Proposed Residence at 3766 Foothill Street dated October 17, 2024 revised November 3, 2025, Sheet 5 of 5,

The Planning Board, at its meeting of October 10, 2025, reviewed the subject referral and had the following comments: We offer the following responses to their comments:

1. Consider installing riprap along the stormwater basin to prevent erosion during storm events.

Response: We now show rip rap along the basin to reduce erosion.

2. The Town's wetland consultant should confirm the boundaries of the wetland.

Response: We provided the appropriate information to the Planning Department including a request to accept the current wetland delineation by Paul Jaehnig who is also a consultant for the Town. In this case with a small area of wetland that borders the proposed house, we ask the Town to accept the original DEC wetland determination.

3. The plan shows a space between the 100-year flood zone and the conservation area. The conservation area should be expanded to include this section.

Response: The Conservation area has been expanded as requested. The expanded area that is now in the Conservation Area was anticipated to be used to maintain the brook. Any documents on the use of the Conservation Area must allow maintenance in the Conservation Area.

4. The Planning Board notes that a conservation easement would benefit the wetland and wetland buffer by restricting any future development; however this is not a mitigation measure per Town Code section 270-10. It is recommended that other mitigation measures be considered.

Response: One of the listed mitigation measures under 'Sect. 270-10 D, (4) (f) is payment into the Tree Bank Fund. The payment will be \$2,911.72. This figure excludes three dead trees that were counted in the original computation.

The applicant will be paying into the Tree Bank Fund Schedule as indicated on the Plan.

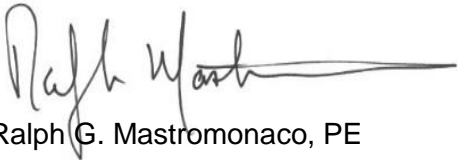
More importantly, the addition of 6.3 acres of conserved area should also be considered as mitigation for the small amount of disturbance in the wetland buffer since this provides permanently conserved land that cannot be developed.

5. The applicant should describe the results of the flood study that was conducted, such as flood elevations, depth to stream bed, stream velocity, etc.

Response: The Flood Analysis report dated October 30, 2024 is attached for your review.

Please call if you have any questions or require additional information.

Sincerely,



Ralph G. Mastromonaco, PE

Cc:

Brian Plotkin, Owner

Ian Richey, Town Planning Department

John Tegeder, Town Planning Department

Robyn Steinberg, Town Planning Department

Attachs:
