

TOWN OF YORKTOWN PLANNING BOARD

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

To: Town Board
From: Planning Board
Date: June 9, 2026
Subject: Town Board Referral
3766 Foothill Street
SBL: 15.08-1-6

The Planning Board, at its meeting of June 8, 2026, discussed the subject referral for the construction of a single-family home on a 7.96-acre parcel within the R1-20 zone. In a memo dated March 25, 2026, the Town's wetland consultant, Weston & Sampson, confirmed that the applicant's site plan accurately depicts the limits of the Town wetland and the 100-foot wetland buffer. The Board is satisfied with the applicant's latest revised submission, as it addresses all comments outlined in the Planning Board's memo dated October 10, 2025. At this time, the Board has no further planning objections.

Respectfully submitted,



Ian Richey
Assistant Planner

Attached: Weston & Sampson Memorandum – 03/26/2026

MEMORANDUM

TO: Robyn A. Steinberg, AICP, CPESC
Town of Yorktown, New York

FROM: Daniel P. Biggs, RLA, ISA

DATE: March 26, 2026

SUBJECT: Proposed Single Family Residence at 3766 Foothill Street – Wetland Verification
Town of Yorktown, New York

As requested, Daniel Biggs of Weston & Sampson PE, LS, LA, Architects, PC (Weston & Sampson) completed a review of the wetland boundary delineated by Paul Jaehnig of Wetland and Soils Consulting. A Wetland and Soils Survey completed by Paul Jaehnig, as well as a site plan package prepared by Ralph Mastromonaco, PE, including a NYSDEC Freshwater Wetland Boundary Verification was provided for reference. A field visit was conducted on March 25, 2026, to inspect the wetland boundary flagging for the unnamed stream and NYS DEC Wetland A-28, located on the 7.95 acres of the subject property. Wetland flagging was in place and visible.

This wetland meets the delineation criteria of The Town of Yorktown Code Chapter 178. As a result, the wetland delineation in the field and on the above referenced maps accurately depicts the limits of the wetland and a 100-foot wetland buffer on the site.

Please do not hesitate to reach out with any comments or questions regarding our findings and summary of work for this project.

Certification

I certify that all the statements of fact in this appraisal are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith.



Daniel P. Biggs, RLA, ISA (MA-5119A)
Registered Landscape Architect NY-002443-01

3/26/2026

Date
exp. 1/31/2029