



October 1, 2025

Diana L. Quast Master Municipal Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, New York 10598

Re: **Stony Street Diamond Bay Development, Inc.**
2824 Stony Street
Town of Yorktown; Westchester County
Tax Map #: 26.14-1-10
DEP Log #: 2025-CNC-0267-SQ.1

Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner

465 Columbus Avenue
Valhalla, NY 10595

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prush@dep.nyc.gov

Dear Ms. Quast and Members of the Town Board:

The New York City Department of Environmental Protection (DEP) has reviewed the Town of Yorktown Town Board's (Board) Notice of Intent to act as Lead Agency and short Environmental Assessment Form (EAF) for the above-referenced project. DEP does not object to the Board acting as Lead Agency for the Coordinated Review of the proposed action pursuant to the New York State Environmental Quality Review Act (SEQRA).

The project site is located in the New Croton Reservoir drainage basin of New York City's Water Supply. As New Croton Reservoir is phosphorous restricted, water quality impacts to the receiving reservoirs from pollutant-laden runoff must be avoided or mitigated.

The proposed action involves the construction of a new 4-bedroom single-family residence, garage, pool and driveway.

DEP's status as an involved agency stems from its review and approval authority for the SSTs pursuant to Section 18-38 of the *Rules and Regulations for the Protection from Contamination, Degradation, and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations) as well as the Delegation Agreement with the Westchester County Department of Health (WCDH).

Based upon review of the circulated documents, DEP respectfully submits the following comments for the Board's consideration:

1. The plans indicate a watercourse and watercourse buffer. DEP has not visited the project site and will need to conduct a field verification to determine the status and classification of the watercourse to confirm DEP's jurisdiction. The applicant's representative may contact Mariyam Zachariah at MZachariah@dep.nyc.gov to schedule and coordinate a site visit.
2. Should it be determined that a watercourse is present, DEP will jointly review the proposed SSTs with the Westchester County Department of Health.
3. Also, please be aware that Per Section 18-39(a)(5)(v) of the Watershed Regulations, construction of an impervious surface for a driveway to serve an individual residence that obtains all discretionary approvals necessary for

construction on or after March 1, 2010, within the limiting distance of 100 feet of a perennial stream or within the limiting distance of 50 feet of an intermittent stream or wetland, requires an Individual Residential Stormwater Permit (IRSP) from the Department, pursuant to subdivision (e) of Section 18-39.

Thank you for the opportunity to review. You may reach the undersigned at cgarcia@dep.nyc.gov or (914) 749-5302 with any questions or if you care to discuss the matter further.

Sincerely,

Cynthia Garcia

Cynthia Garcia, Supervisor
SEQRA Coordination Section

c: T. O'Malley, NYSDEC Region 3
H. McVeigh, WCHD