

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

SECTION: 26.08

BLOCK: 1

LOT#: 68

Job Site Address: 770 Blackberry Lane

City/State/Zip: Yorktown Heights
NY, 10598

Approval Authority: TE ☐ PB ☐ TB ☐

Application #: WP-FSWPP-094-45

Date Received: 11-5-25

Date Issued: _____

Date Expires: _____

Fee Paid: \$ 3,300

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

APPLICANT:

NAME: Site Design Consultants

COMPANY: _____

ADDRESS: _____

ZIP: _____

PHONE: _____

EMAIL: _____

OWNER:

NAME: Audra Manganiello

COMPANY: _____

ADDRESS: 770 Blackberry Lane

Yorktown Heights, NY ZIP: 10598

PHONE: 914-806-0058

EMAIL: [REDACTED]

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

#	✓	Type	Approval Authority	Cost
1.	<input type="checkbox"/>	MS4 Stormwater Management Permit – Administrative	Town Engineer	\$300.00
	<input type="checkbox"/>	MS4 Stormwater Management Permit – Non-Administrative	Town Board / Planning Board	\$1,500.00
	<input checked="" type="checkbox"/>	Renewal Administrative MS4 Stormwater Management Permit	Town Engineer	\$150.00
2.	<input type="checkbox"/>	Wetland Permit – Administrative	Town Engineer	\$800.00
	<input checked="" type="checkbox"/>	Wetland Permit – Non-Administrative	Town Board / Planning Board	\$1,800.00
	<input type="checkbox"/>	Renewal Administrative Wetland Permit	Town Engineer	\$150.00
3.	<input type="checkbox"/>	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):

Proposed construction of a swimming pool and rain garden. The total amount of excavation is approximately 90 cy. The total disturbance is approximately 1,920 sf.

2. WETLAND PERMIT

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

Lake/Pond	_____	Control area of Lake/Pond	_____
Stream/River/Brook	_____	Control area of Stream/River/Brook	<input checked="" type="checkbox"/>
Wetlands	_____	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.

Stream buffer disturbance is approximately 2,062 sf

3. TREE PERMIT

Description of Tree Removal:

Number of trees and/or stumps to be removed: N/A

Sizes; approximate DBH: _____

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

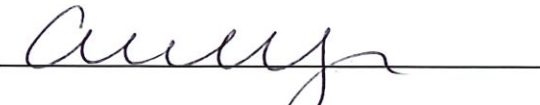
Reason for removal: _____

Tree removal contractor: _____

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, Audra Manganello hereby authorize Site design consultants to apply for this Stormwater/Wetland Permit/Tree Permit on my behalf.

Signature: 

Date: 11/5/25

Must be original signature. Digital signatures not accepted.

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

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.

Audra Manganiello

PRINT NAME


SIGNATURE OF APPLICANT

11/3/25
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			
Name of Action or Project: Audra Manganiello			
Project Location (describe, and attach a location map): 770 Blackberry Lane Town of Yorktown, NY			
Brief Description of Proposed Action: Proposed construction of a swimming pool and rain garden. The total amount of excavation is approximately 90 cy. The total disturbance is approximately 1,920 sf.			
Name of Applicant or Sponsor: Audra Manganiello		Telephone: 914-806-0058	
		E-Mail: [REDACTED]	
Address: 770 Blackberry Lane			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
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.			NO <input checked="" type="checkbox"/>
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: Town of Yorktown - Stormwater, Wetland, Building Permit			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.49 acres b. Total acreage to be physically disturbed? _____ 0.02 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.49 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: N/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Local Tributary			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If 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: Proposed Raingarden	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Audra Manganiello</u> Date: <u>11/3/25</u> Signature: <u></u> Title: <u>Property Owner</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No