



May 1, 2025

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

Re: **Fitzpatrick Rayner Residence**
1825 & 1829 Teatown Road
Town of Yorktown; Westchester County
Tax Map #: 69.17-1-4
DEP Log #: 2025-CNC-0173-SQ.1

Rohit T. Aggarwala
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner

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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 reservoir from pollutant-laden runoff must be avoided or mitigated.

The proposed action involves the construction of a gravel driveway, pool, patio and tennis court.

DEP does not maintain any discretionary regulatory authority over the proposed activity. As such, DEP is considered an interested agency for the purposes of SEQRA.

Based upon review of the submitted documents, DEP offers the following comment:

1. The proposed development plan shows a 1-story garage alongside the proposed pool. The nature of the structure should be clarified – whether it is for automobile storage, and if so, whether an access drive should be shown on the plan and if it is strictly storage or to be used as a guest house.

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
B. Lopez, WCPD