



Westchester County Planning Board Referral Review

Pursuant to Section 239 L, M and N of the General Municipal Law and
Section 277.61 of the County Administrative Code

Kenneth W. Jenkins
Westchester County Executive

April 29, 2025

Diana L. Quast, Town Clerk
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

County Planning Board Referral File YTN 25-007 – 1825-1829 Teatown Road Site Plan Approval

Dear Ms. Quast:

The Westchester County Planning Board has received a site plan (revised February 19, 2025) and related materials for an application to construct a new pool, patio, tennis court, and gravel driveway on a 7.69-acre property located at 1825-1829 Teatown Road (SBLs 69.17-1-4 & 5), in the R1-200 - One-Family Residential zone. The site currently hosts a one-family residence and separate garage, as well as a pool that would be removed. The site is heavily wooded, and lies across Teatown Road from the Teatown Reservation. A detention pond and underground basins would manage increases in stormwater flow. Existing wetlands on the southern portion of the site would remain undisturbed.

We have no objection to the Yorktown Town Board assuming Lead Agency status for this review.

We have reviewed this application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Croton Watershed protection.

The site is located in the Croton Watershed. Components of the site development may be subject to compliance with the New York City Department of Environmental Protection (NYC DEP) *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources*. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance. We note that a Stormwater Pollution Prevention Plan has been prepared, which should be forwarded to NYC DEP.

2. Stormwater management.

We appreciate that the applicant proposes to install a stormwater retention basin, providing at-grade stormwater treatment measures. As the proposed site plan also includes subsurface stormwater quality and retention infrastructure, we point out that subsurface methods of stormwater management can be of diminishing effectiveness over time if not properly cleaned and maintained. We note that a Stormwater Pollution Prevention Plan is included in the application. The Town should ensure the continued

operability of this stormwater management system into the future to prevent the system from being clogged with sediment, and in turn force a higher amount of stormwater runoff off-site.

3. Tree removal mitigation.

As the application indicates that 41 trees are to be removed, specifically for private recreation purposes, we question why a tree removal mitigation plan is not required. We recommend that the Town considers reviewing the tree removal mitigation section of the Town Code in order to ensure that current standards of remediation are met.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

A handwritten signature in black ink, appearing to read "Bernard Thombs".

Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP