



## 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 25-009 – 2258 Saw Mill River Road Site Plan Approval**

Dear Ms. Quast:

The Westchester County Planning Board has received a site plan (revised February 5, 2025) and related materials for an application to construct a new two-story, 3,310 square-foot single-family residence on a 1.11-acre property located at 2258 (AKA 2285) Saw Mill River Road (SBL 37.11-1-42), in the R1-40 - One-Family Residential zone. The site is a flag lot that is currently vacant woodland. A rain garden is proposed to manage stormwater runoff.

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*, including the preparation of a Stormwater Pollution Prevention Plan. Adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

#### **2. NYS DOT review.**

Saw Mill River Road (NYS Route 118) is a State highway. The Town should forward a copy of the application to NYS DOT to identify any required permits for the proposed project and to evaluate potential impacts to Saw Mill River Road.

#### **3. Stormwater management.**

We appreciate that the applicant proposes to install a rain garden, providing at-grade stormwater treatment measures.

**4. Tree removal mitigation.**

As the application indicates that 40 trees are to be removed, 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  
Anne Darelus, NYS Department of Transportation, Region 8  
Christopher Lee, NYS Department of Transportation, Region 8