

Construction General Permit (CGP) Electronic Notice of Intent (eNOI) GP-0-25-001

version 1.17

(Submission #: HQJ-SY9G-A1V4N, version 1)

Details

Originally Started By Michele Eberle
Alternate Identifier The North Edge at Somers—Region 3
Submission ID HQJ-SY9G-A1V4N
Status Draft
Active Steps Form Submitted

Form Input

Eligibility

Disturbance Threshold

1. Will the construction activity involve soil disturbances listed in Part I.A.1 of GP-0-25-001?

Yes

1.a. Will any runoff from the site enter a sewer system classified as a combined sewer?

No

1.b. Is this a remediation project being done under a Department approved work plan (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) with a SWPPP which meets the substantive requirements of GP-0-25-001?

No

1.c. Is the construction activity related to a stormwater discharge that does not require a permit as described in 40 CFR 122.3(e), e.g. non-point source agriculture or silviculture activities?

No

Other SPDES Permits

2. Will the discharge from the construction activity meet all conditions listed in Part I.A.2 of GP-0-25-001?

Yes

Threatened and Endangered Species

3. Will the construction activity potentially adversely affect a species that is endangered or threatened per Part I.A.3.?

No

State Historic Preservation Act (SHPA)

4. Is the construction activity designated by the Commissioner of the Office of Parks, Recreation and Historic Preservation (OPRHP), pursuant to 9 NYCRR §§428.12 or 428.13 as exempt from the SHPA review (see Attachment 2 of the Letter of Resolution between NYSDEC and OPRHP, dated January 9, 2015)?

No

4.a. Will the construction activity:

- a) occur within an archeologically sensitive area indicated on the sensitivity map, or
- b) have the potential to affect a property that is listed or determined to be eligible for listing on the National or State Registers of Historic Places, or
- c) include a new permanent building on the construction site within the following distances from a building, structure, or object that is more than 50 years old and OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined historically/archeologically significant building, structure, or object:
 - 1-5 acres of disturbance—20 feet
 - 5-20 acres of disturbance—50 feet
 - 20+ acres of disturbance—100 feet?

No

4.b. Is there documentation at the construction site demonstrating:

- a) that the construction activity is not within an archeologically sensitive area indicated on the sensitivity map, and that the construction activity is not immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and
- b) that there is no new permanent building to be built on the construction site within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the construction site within those parameters that OPRHP, a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined the building, structure, or object more than 50 years old is not historically/archeologically significant:
 - 1-5 acres of disturbance – 20 feet
 - 5-20 acres of disturbance – 50 feet
 - 20+ acres of disturbance – 100 feet?

Yes

State Environmental Quality Review (SEQR)

5. Is the construction activity subject to SEQR (Part I.A.5.), or the equivalent environmental review from another NYS or federal agency (Part I.A.6.)?

Yes

5.a. Has the owner/operator obtained documentation that the project review pursuant to SEQR, or the equivalent, has been satisfied per Part I.A.5. or I.A.6. of GP-0-25-001?

Yes

Uniform Procedures Act (UPA) Permits

6. Has the owner/operator obtained all necessary UPA permits from NYSDEC, or the equivalent from another NYS or federal agency per Part I.A.7.a. of GP-0-25-001? Select "Yes" if no UPA permits, or the equivalent, are required for this construction activity.

Yes

Steep Slope

7. Is the construction activity within the watershed of surface waters of the State classified as AA or AA-S identified utilizing the Stormwater Interactive Map on NYSDEC's website?

Yes

7.a. Will the construction activity disturb land with no existing impervious cover and on steep slope, as defined in Appendix A of GP-0-25-001?

No

Owner/Operator Information

8. Owner/Operator Name

NORTH EDGE REALTY CORPORATION

9. Owner/Operator Contact Person Information

First and Last Name	Phone	E-mail
GUS BONIELLO	(914) 245-9000	gtboniello@aol.com

10. Owner/Operator Mailing Address

48 WOOD ST
KATONAH, NY 10536-3309
USA

11. Is the billing contact different from the Owner/Operator Contact?

No

12. What type of organization is the owner/operator?

Corporation

12.b. Is the owner/operator registered with the Department of State to do business in New York State?

Yes

12.b.i. Department of State ID #

5901719

The Department of State ID can be found using the following link:

[Department of State | Division of Corporations](#)

Site Information

13. Project/Site Name

The North Edge at Somers

14. Site Address

39, 43 & 45 ROUTE 6
YORKTOWN HEIGHTS, NY 10598
Westchester

DEC Region

3

15. Site Latitude & Longitude

41.34011536062563,-73.7691682275858

Project Details

16. This eNOI submission is for:

One or more phases of a common plan of development or sale in accordance with Part I.D.1.c.

16.a. Does the entire common plan of development or sale meet the eligibility requirements in Part I.A.5. or 6.?

Yes

16.b. Does the phase or phases meet all other eligibility requirements in Part I.A.?

Yes

Per Part I.D.1.c.iii., the Required SWPPP Components by Project Type from Part III.C. is based on the entire common plan of development or sale, not the phases.

17. Does the project type fall under Table 1 or Table 2 of Appendix B of GP-0-25-001? If any portion of the construction activity falls under Table 2, regardless of the size of the disturbance, select "Table 2".

Table 2

18. Consistent with Part III.B.1.c.i. of GP-0-25-001, provide a concise overview of the project. Describe existing and proposed conditions, and include any other relevant information.

The subject property currently consists as three adjoining parcels consisting of 11.84 ac, 2.77 ac and 1.02 ac, comprising a total acreage of 15.62 acres. An existing single-family residence exists on the 1.02 ac parcel which fronts on NYS Route 6, the remaining parcels are undeveloped.

Land cover is mostly wooded with a small portion of impervious surface and lawn area associated with the existing residence. A wetland buffer associated with NYSDEC wetland ML-10 exists along the western property line. There is no proposed disturbance within the 100' regulated buffer area.

The proposed development plans consist of a 73-unit townhouse development, construction of associated roadway and parking infrastructure, closed piping drainage conveyance systems and stormwater treatment facilities. The proposed townhouses will be served by sewer collection and water distribution systems which will be owned by the Town of Somers Sewer District No. 1 and the Town of Somers Consolidated Water District No.1 respectively.

Enter the total project site acreage, the acreage to be disturbed, and the future impervious area (acreage) within the disturbed area, rounded to the nearest tenth of an acre.

19. Total Site Area (acres)

15.6

20. Total Area to be Disturbed (acres)

13.4

21. Existing Impervious Area to be Disturbed (acres)

0.1

22. Future Impervious Area Within Disturbed Area (acres)

6.0

Nature of the project:

Redevelopment with increase in impervious area

23. Do you plan to disturb more than 5 acres of soil at any one time?

No

24. Indicate the percentage (%) of each Hydrologic Soil Group(HSG) at the site.

A (%)

0

B (%)

0

C (%)

98

D (%)

2

25. Enter the planned start and end dates of the disturbance activities.

Start Date

06/01/2026

End Date

06/01/2030

26. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Muscoot River, Upper, and tribs - 1302-0050

27. Type of waterbody identified in question 26?

River Off Site

28. Has the surface waterbody in question 26 been identified as a 303(d) segment in Appendix D of GP-0-25-001?

No

29. Is this project located in one of the Watersheds identified in Appendix C of GP-0-25-001?

Yes

30. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area?

No

31. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)?

No

32. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law?

No

33. Is this property owned by a state authority, state agency, federal government or local government?

No

Required SWPPP Components

General SWPPP Requirements

34. Has a SWPPP been developed in conformance with the requirements in Part III. of GP-0-25-001?

Yes

35. Does the SWPPP demonstrate consideration of the future physical risks due to climate change pursuant to the CRRA, 6 NYCRR Part 490, and associated guidance per Part III.A.2. of GP-0-25-001?

Yes

36. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)?

Yes

37. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the NYS Stormwater Management Design Manual?

Yes

37.a. Which version of the NYS Stormwater Management Design Manual was used to develop the SWPPP?

2024

SWPPP Preparer

39. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

Professional Engineer (P.E.)

40. Name of the person who prepared the SWPPP

TIMOTHY S. ALLEN, P.E.

41. SWPPP Preparer Organization Name

BIBBO ASSOCIATES ENGINEERING, P.C.

42. SWPPP Preparer Contact Information

First and Last Name	Phone	E-mail
TIMOTHY S. ALLEN	(914) 277-5805	tallen@bibboassociates.com

43. SWPPP Preparer Address

293 ROUTE 100
 SUITE 203
 SOMERS, NY 10589

Download SWPPP Preparer Certification Form

Please take the following steps to prepare and upload your preparer certification form:

- 1) Click on the link below to download a blank certification form
- 2) The certified SWPPP preparer should sign this form
- 3) Upload the completed form

[Download SWPPP Preparer Certification Form](#)

44. Please upload the SWPPP Preparer Certification

NONE PROVIDED

Comment

NONE PROVIDED

44.a. Has the SWPPP Preparer Certification Form been signed by the SWPPP preparer in accordance with Part VII.J of GP-0-25-001?

NONE PROVIDED

Erosion & Sediment Control Criteria

45. Has a construction sequence schedule for the planned management practices been prepared?

Yes

Post-Construction Criteria

Site Planning and Soil Restoration

46. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

Preservation of Buffers
 Reduction of Clearing and Grading

47. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6 ("Soil Restoration") of the Design Manual.

All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

Water Quality Criteria

49. Water Quality Sizing Criteria

Total WQv required (acre-feet)	Total RRv provided (acre-feet)	Minimum RRv (acre-feet)	Total WQv provided (acre-feet)	Sum of RRv and WQv provided
1.884	1.884			1.884

Water Quantity Criteria

50. Per Section 9.2.1.C.VI and VII of the 2024 Design Manual, is there 0% change to hydrology that increases the discharge rate and volume from the project site?

No

51. Does one of the waiver conditions apply to the channel protection for this construction activity?

Yes

51.a. The need to provide channel protection has been waived because:

Reduction of the entire CPV is achieved by application of runoff reduction techniques or infiltration systems.

52. Does one of the waiver conditions apply to the Qp and Qf for this construction activity?

No

Overbank Flood Control Criteria (Qp)

52.b.i. Pre-Development (CFS)

40.86

52.b.ii. Post-Development (CFS)

20.48

Total Extreme Flood Control Criteria (Qf)

52.b.iii. Pre-Development (CFS)

91.13

52.b.iv. Post-Development (CFS)

61.64

Operation and Maintenance

53. Has a long-term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?

Yes

53.a. Identify the entity responsible for the long-term Operation and Maintenance.

Town of Somers & HOA

Post-Construction SMP Identification

54. Post-Construction RR Techniques and Standard SMPs

RR Techniques and SMPs	Contributing Impervious Area (acres)	Total Contributing Area (acres)
Infiltration Basin (I-2)	15.6	

55. Alternative SMPs

Type of Alternative SMP	Manufacturer of the Alternative SMP	Name of the Alternative SMP	Contributing Impervious Area (acres)
NONE PROVIDED	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED

Other Permits

56. Identify other permits, existing and new, that are required for this project/facility.
None

57. Is this NOI for a change in owner/operator per Part I.G.?
No

MS4 SWPPP Acceptance

59. Will the construction activities be within the municipal boundary(ies) of Traditional Land Use Control MS4 Operator(s) and discharge to the MS4(s)?
Yes

59.a. Which form is required per Part I.D.2.b.ii.?
MS4 SWPPP Acceptance Form

MS4 SWPPP Acceptance Form Download

Download the MS4 SWPPP Acceptance Form from the link below.
[MS4 SWPPP Acceptance Form](#)

60. MS4 Acceptance or No Jurisdiction Form Upload

NONE PROVIDED

Comment

NONE PROVIDED

60.a. Has the form been signed by the principal executive officer or ranking elected official—or duly authorized representative of that person—in accordance with Part VII.J. and submitted along with this NOI?

NONE PROVIDED

Owner/Operator Certification

Owner/Operator Certification Form Download

Download the Owner/Operator Certification Form by clicking the link below.
[Owner/Operator Certification Form](#)

61. Upload Owner/Operator Certification Form

NONE PROVIDED

Comment

NONE PROVIDED

61.a. Has the Owner/Operator Certification Form from Appendix J been signed by the owner/operator, or a representative of the owner/operator in accordance with Part VII.J of GP-0-25-001 and uploaded to the eNOI?

NONE PROVIDED

Additional Project Information

62. Enter any additional pertinent project information in the text box below.

NONE PROVIDED

Status History

	User	Processing Status
1/22/2026 3:11:07 PM	Michele Eberle	Draft

Processing Steps

Step Name	Assigned To/Completed By	Date Completed
Form Submitted		
Issue SPDES Permit ID	Daniel von Schilgen	