



September 2, 2026 4:10 pm

USEPA – Region II
Regional Hearing Clerk

REGION 2

NEW YORK, N.Y. 10007

August 28, 2026

VIA ELECTRONIC MAIL TO: woodstoneny@gmail.com

Avi Abramov
Woodstone Villas LLC
661 West Broadway, APT 15
Monticello, NY 12701

Re: **Woodstone Villas LLC**
Expedited Storm Water Settlement Agreement – Final Effective
Docket No. CWA-02-2026-3306
SPDES ID No. NYR11K825

Dear Mr. Abramov,

Enclosed is the signed and effective Consent Agreement and Final Order ("CA/FO") - Expedited Settlement Agreement ("ESA") that resolves the subject Facility's non-compliance only as described in the attached ESA Worksheet for failing to comply with certain conditions of its New York State Department of Environmental Conservation ("NYSDEC") Construction General Permit for Stormwater Discharges Associated with Construction Activity ("CGP" or "Permit"). Please note that Woodstone Villas LLC must submit the payment for **\$7,500.00** in accordance with the Final CA/FO-ESA, attached, **within ten (10) days of receipt**. Please see the attached instructions for making payments.

If you have any questions concerning the above, please contact Ms. Justine Modigliani, Section Supervisor, at (212) 637-4268, Modigliani.Justine@epa.gov or Jasmine Guerra Ramos, Life Scientist, GuerraRamos.Jasmine@epa.gov (212) 637-4243.

Sincerely,

for

Douglas McKenna, Division Director
Enforcement and Compliance Assurance Division

Enclosures:

1. Expedited Settlement Agreement
2. Expedited Settlement Agreement Worksheet
3. USEPA Accepted Payment Instructions

cc: Ryan Waldron, Director, Division of Water, NYSDEC, ryan.waldron@dec.ny.gov
Natalie Browne, NYSDEC Region 3, Natalie.browne@dec.ny.gov
Manju Cherian, P.E., Regional Water Engineer, NYSDEC Region 3, manju.cherian@dec.ny.gov
Meena George, P.E., Regional Water Engineer, NYSDEC Region 3, meena.george@dec.ny.gov
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