

Glassbury Court at Hunterbrook Condominium
2301 Catherine Street
Cortlandt Manor, NY 10567

July 16, 2024

Town of Yorktown
Town Board
363 Underhill Avenue
Yorktown Heights, NY 10598

Re: Toll Brothers Inc. Petition for Zoning Map Amendment 2302 and 2448 Catherine Street

Dear Board Members,

Glassbury Court at Hunterbrook is a 64 home, age 55+ community located at 2301 Catherine Street, Cortlandt Manor, NY. We at Glassbury Court, the adjoining property owners, will be the most directly affected by the proposed Toll Brothers project. The proposed locations for the entrance and exits are directly across from our community. This zoning change would have major implications to the usage of adjoining roadways, water usage, and sewer systems. In that regard, our community has several major concerns that we would like to bring to the Town Board's attention which require your consideration in an effort toward finding mutually agreeable solutions.

Our questions and concerns about this project have been presented during the public hearing on the Toll Brothers Inc. Petition for Zoning Map Amendment 2302 and 2448 Catherine Street on July 16, 2024. They are summarized below:

Zoning

Current RI-40 zoning (lots with a minimum area of 40,000 square feet) would permit 52 single family homes. The proposal is for 118 homes on a proposed 48-50 acre site, and 1/3 of the property under consideration is wetlands and a portion is encumbered with steep terrain. How do you propose to increase the density of the property to double what is permitted by code?

Sewers

The issue with the sewer system in this area appears to be a major concern for the Town Engineer, and there is no specific plan to address this beyond a small financial contribution proposed by Toll Brothers of \$150,000. Does the current pump station at the bottom of Catherine Street have the capacity for an additional 118 homes? What research has been done to determine if \$150,000 will be sufficient to address the sewer problems if there is currently no clear understanding of the overall issues or if the funds to be contributed will be sufficient to solve the sewer problems? If insufficient, then anything beyond the \$150,000 offered will be a taxpayer burden. Perhaps a larger amount, held in escrow, would be better assurance for the Town Board that there wouldn't be an additional tax burden put on Yorktown taxpayers to ameliorate the unsolved sewer issue.

Roadways

The traffic study that this proposal is based on was done in February 2022 with a growth factor for 2026. This was right at the end of the pandemic when at least some of our local workforce and our schools might still have been working remotely. It was also performed before Trader Joe's opened in July of 2023, as well as several fast-food restaurants now on the 202 corridor near BJ's. And it was only done for Catherine Street – with no consideration to Old Crompond Rd. Why was that not included in the traffic study?

The traffic congestion on Route 202, going both east and west in the morning and in the evening is significant, and the opening of these stores has greatly exacerbated that traffic backup. As a result, Catherine St has become a highly used detour route - Old Crompond Rd to Catherine St to Croton Ave - to avoid that area on Route 202. The congestion is only going to increase with the recent opening of Chipotle and the future opening of Walgreens which is currently under construction in that area. Can you direct us to where in the traffic study these new retail stores were taken into consideration?

The residents of Glassbury Court have made numerous requests of the Highway Dept over the years to improve Catherine Street, which is currently in poor condition, is too narrow in width, with no curbing and a limited storm drainage system. How could a construction project be accomplished without improving the already overburdened Catherine Street? With construction trucks and traffic utilizing Catherine Street, the road will deteriorate further. We would suggest that a widening, drainage improvements and a resurfacing of Catherine Street would, at a minimum, be appropriate subject to further improvements based upon an updated traffic study that would include Old Crompond Road.

Water Usage

When Glassbury Court was built, the town imposed a different water rate on the community, currently double what other Yorktown taxpayers pay. At the time, we were told it was because we were "out of district", with no other plausible reason given. Will the same water rate be required of the Toll Brothers project directly across the street from us?

Noise Pollution

This project would create a great deal of noise pollution. What consideration has been given to how this will affect Glassbury Court? Have the days of the week and hours of operation for the construction been defined in consideration of our neighboring community?

Lighting

Community lighting and car headlights will shine directly into the backyards and windows of several of our homes. What consideration has been given to that condition for the neighboring community? Consideration should be given to street lighting no taller than 15-18 ft, and to installing downlighting, not horizontal lighting.

Landscaping on Catherine Street

Consideration should also be given to tall type landscaping along at least 35 ft of Catherine Street to screen our neighboring community. This would cover the 24 ft road span of the two driveways proposed. This will serve to soften, but certainly would not eliminate, the noise and lighting disturbances the construction and eventual community will create.

Dust and Debris

Glassbury Court has a power washing schedule for the exterior of our homes at specific intervals. The dirt and debris created by this construction will create a more frequent need for power washing. Toll Brothers should be willing to perform periodic, scheduled cleaning of the exterior homes at Glassbury Court throughout the construction period.

Proposed Site Plan

Currently, the pickleball courts are to be located right at the entrance, along Catherine Street. Noise from the pickleball courts is a well-known problem. Will the hours of use be limited to lessen potential noise disturbance? Has consideration been given to relocating the clubhouse to the pickleball location, and putting the pickleball courts where the clubhouse is currently proposed? This would certainly help the noise as well.

We want to be good neighbors, and work cooperatively with the various stakeholders as this proposed project moves forward. Once again, our goal is to find mutually agreeable solutions for the concerns this proposed project and rezoning application presents. We look forward to your timely response.

Sincerely,

Glassbury Court at Hunterbrook Condominium
Board of Managers
Karen Cartelli Bobay, President