

February 21, 2024

Via Electronic Mail

Hon. Ed Lachterman, Deputy Supervisor
and the Members of the Yorktown Town Board
Town of Yorktown
363 Underhill Avenue
Yorktown Heights, NY 10598

***Re: Toll Brothers, Inc. – Petition for Zoning Map Amendment
2302 Catherine Street and 2448 Catherine Street
Yorktown, New York (“Property”)***

Dear Deputy Supervisor Lachterman and Members of the Town Board:

This firm represents Toll Brothers, Inc. (“Toll” or “Petitioner”), the contract-vendee to purchase the Property located at 2302 Catherine Street and 2448 Catherine Street, owned by Field Home – Holy Comforter (“Property”). Toll is proposing to rezone the Property to the RSP-2 district in furtherance of a 118-unit townhouse redevelopment on a portion of the Property targeting 55+ active adults (“Project”).

We are writing to follow up on our work session with your Board on February 13th, concerning the Planning Board’s January 23, 2024 recommendations on the SEQRA review process and proposed zoning map amendment. As we previewed during the work session, the Petitioner’s Team has updated the EAF (including an extended Part III), as well as prepared a series of revised plans and reports, in response to the Planning Board’s recommendations. We believe these materials address the majority of the Planning Board’s comments, thus placing your Board in a position to reach a determination of significance under SEQRA, as well as to conduct a public hearing on the proposed zoning map amendment. We therefore request placement on your Board’s next available meeting agenda to review Petitioner’s latest submission.

In furtherance of this request, enclosed please find the following materials:

- Responses to the January 23, 2024 Planning Board Comment Memo;
- Revised Full EAF, including updated Project Narrative;

- Updated Site Plan Set, prepared by Site Design Consultants, last revised February 20, 2024;
- Preliminary Stormwater Management Plan, prepared by Site Design Consultants, dated August 17, 2023;
- Traffic Impact Study, prepared by Colliers Engineering & Design, dated October 19, 2022;
- Field Home Historic Analysis, prepared by Stephen Tilly, Architect, dated August 30, 2023;
- Aesthetic Resource Analysis, prepared by ESE Consultants;
- Wildlife Habitat Assessment, prepared by Ecological Analysis, LLC, dated January 22, 2024;
- Wetland Function Analysis, prepared by Ecological Analysis, LLC, dated February 8, 2024;
- Recreation Impact Analysis, prepared by ESE Consultants; last revised October 5, 2023;
- Supplemental Environmental Review Letter, prepared by SESI Consulting Engineers, dated December 18, 2023; and
- Tree Inventory Data, prepared by Bartlett Tree Experts, dated August 25, 2023.

We respectfully submit that the enclosed materials, in connection with the various submissions to your Board and the Planning Board since we initiated this Petition, would support the issuance of a SEQRA negative declaration. The record demonstrates that the Project incorporates appropriate measures to cushion any potential impacts to the community, including landscaping/screening, preservation of the locally historic Field Home building, protection of open space and environmentally sensitive features on site, stormwater management and contributions to offset demands on recreational resources.

We acknowledge that the Town and Toll are continuing to evaluate questions concerning the Hunterbrook Pump Station capacity due to instances of I&I throughout the system. We note that the Project will not add to the existing I&I in the system. In addition, the Town Engineer has determined that Toll's contribution to offset any potential impacts associated with adding demand on the Hunterbrook Pump Station is to require Toll to repair, or contribute towards repairing, I&I within the sewage conveyance system at a 1-to-1.5 ratio. Toll is prepared to accommodate this requirement.

As such, your Board would be able to reach a SEQRA determination concerning whether the Project incorporates the proper measures to address potential sewer capacity impacts. Such a determination would be with the understanding that Project connections to the sewer conveyance system might not be able to occur until the 1-to-1.5 mitigation is completed.

We look forward to meeting with your Board to review the enclosed materials. In the meantime, if you have any questions or require any additional information, please do not hesitate to contact us.

Respectfully Submitted,

ZARIN & STEINMETZ LLP

By: 

David J. Cooper
Jaclyn V. Cohen

Encls.

cc: (via email):
Diana L. Quast, Town Clerk
John A. Tegeder, R.A.
Robyn A. Steinberg, AICP, CPESC
Adam Rodriguez, Esq., Town Attorney
Town of Yorktown Planning Board
Toll Brothers, Inc.
Joseph C. Riina, P.E.