

TOWN OF YORKTOWN PLANNING DEPARTMENT

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

To: Town Board
From: Planning Board
Date: August 30
Subject: Toll Brothers at Catherine Street
SBL: 69.16-1-1

The Planning Board discussed the subject referral regarding the proposed rezone of the Field Home for the Toll Brothers at Catherine Street development. The property in question contains significant steep slopes. The applicant has provided several slope maps which should be closely scrutinized by the Board. Further review of the slope disturbance may be necessary to determine the potential impacts. The Watershed Inspector General letter dated August 29, 2024 also discusses the potential adverse impacts of the slope disturbance and that either mitigation measures or less-impactful measures should be taken. As a result, the Planning Board suggests that the Town Board require the applicant to provide more thorough information regarding steep slopes as to achieve better understanding of these potential impacts.

The Planning Board respectfully reminds the Board that site plan review and approval will be a required next step for this project. The Planning Board requests that, should the Town Board determine to approve the instant zoning petition, the rezoning resolution be written carefully in order to not preclude the Planning Board from conducting their normal site planning review with full ability to manipulate the project to achieve the highest standards for the project.

Respectfully submitted,



Ian Richey
Assistant Planner