

July 16, 2024

Via Electronic Mail (Philip.bein@ag.ny.gov)

Mr. Philip Bein, Esq.
NYC Watershed Inspector General
New York State Attorney General's Office
The Capitol
Albany, New York 12224

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

Dear Watershed Inspector General Bein:

This firm represents Toll Brothers, Inc. (“Toll”), the contract-vendee to purchase the Property located at 2302 Catherine Street and 2448 Catherine Street in the Town of Yorktown (“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 address the points raised in your letter to the Yorktown Town Board, dated June 28, 2024 (“WIG Letter”), as well as to suggest setting up a meeting between your Team, Toll’s Team and the Town to discuss the items raised in more detail.

Specifically, we wish to clarify, as set forth in the Full EAF initially dated November 14, 2022 (and subsequently revised through June 2024), that the SEQRA “Action” under evaluation in this matter includes *both* Toll’s Petition to rezone the Property into the RSP-2 District and its proposal to subsequently develop 118 age-restricted townhomes on the Property. *See* FEAF Part 1, dated November 14, 2022, at 1; *see also* Project Narrative in FEAF Part 3. To this end, the Town Board has spent the last year and a half compiling a range of environmental and planning studies concerning both the rezoning and townhouse development. The Town’s Record now contains over 500 pages of impact assessments, involved/interested agency comments, Planning Board referrals, and memoranda from the Town’s professional staff and consultants, covering both the rezoning Petition and the 118-unit townhouse development.

The Town’s Record includes various assessments of the areas of environmental concern identified in the WIG Letter related to impervious surface, erosion and sediment control, and steep slope disturbance. We would like the opportunity to meet with you and members of your Team to review the extensive SEQRA Record compiled on these issues. We believe that such review will

demonstrate that the Town has taken the requisite SEQRA “hard look” at “the entire set of activities” involved in this Action related to both the rezoning and residential redevelopment. 6 N.Y.C.R.R. § 617.3(g).

We look forward to the opportunity to review this matter with you in more detail. 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
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Robyn A. Steinberg, AICP, CPESC
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Town of Yorktown Planning Board
Toll Brothers, Inc.
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