



STATE OF NEW YORK  
OFFICE OF THE ATTORNEY GENERAL

LETITIA JAMES  
ATTORNEY GENERAL

DIVISION OF SOCIAL JUSTICE  
ENVIRONMENTAL PROTECTION BUREAU

August 5, 2024

**Via E-mail**

David J. Cooper  
Jaclyn V. Cohen  
Zarin & Steinmetz LLP  
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**Re: Fieldhome at Catherine Street--Toll Brothers Application  
2300 Catherine Street, Town of Yorktown, New York**

Dear David Cooper and Jaclyn Cohen:

Thank you for your letter dated July 16, 2024, concerning environmental review of the Fieldhome project. We agree that a meeting of our teams would be helpful moving forward. Please let us know what times would be convenient for you over the next two weeks.

In the meantime, the Office of New York City Watershed Inspector General (WIG Office) continues to review<sup>1</sup> the application materials submitted by Toll Brothers for development of the Fieldhome at Catherine Street project. To facilitate this review, the WIG office requests that the project sponsor provide us with a slope disturbance map with more details about steep slope disturbances than are currently presented on the Preliminary Site Plan, Slope Disturbance Map, Sheet 7 of 12 (rev. May 20, 2024). The Project proposes disturbance to 8.33 acres of the Project site with

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<sup>1</sup> The WIG Office is reviewing the Fieldhome Project pursuant to the WIG's responsibility to "recommend legislative, regulatory and management practice changes . . . relating to the use, operation and protection of the [New York City] Watershed." See 9 NYCRR §§ 5.86, 6.5, 8.2.

greater than 15 percent slopes. The current 2024 New York State Stormwater Management Design Manual states that

Development on slopes with a grade of 15% or greater should be avoided, if possible, to limit soil loss, erosion, excessive stormwater runoff and the degradation of surface water. Excessive grading should be avoided on all slopes . . . , as should the flattening of hills and ridges. Steep slopes should be kept in an undisturbed natural condition to help stabilize hillsides and soils. On steep slopes, new development, re-grading, or stripping of vegetation must be minimized..

N.Y. St. Dep't of Env'tl. Conservation, *Stormwater Management Design Manual*, at 5-7 (July 2024).<sup>2</sup>

The current slope disturbance map only classifies slopes of 0-10%, 10-15%, and greater than 15%, but does not show if areas proposed for disturbance are on the steepest slopes, such as between 15% and 25% slopes, 25% and 35% slopes, or greater than 35% slopes. We therefore request a slope disturbance map showing three classifications: (i) 15-25% slopes, (ii) 25-35% slopes, and (iii) greater than 35% slopes. This type of analysis is similar to maps the WIG Office has requested for other projects in the New York City Watershed with significant steep slope disturbances.

A more detailed map will assist the WIG Office in our review and recommendations. It would also assist the Project sponsor with siting development to avoid steep slope disturbance in accordance with the 2024 Design Manual, and will inform an appropriate determination of significance under the State Environmental Quality Review Act (SEQRA), ECL art. 8 and 6 NYCRR Part 617. Based on our ongoing review and the potentially significant adverse environmental impacts, we continue to recommend preparation of an environmental impact statement for this Project, *see* 6 NYCRR 617.7.

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<sup>2</sup> Available at [https://extapps.dec.ny.gov/fs/projects/24-25DraftCGPDesignManual/Manual.SW.CGP.2024-07-31.Design\\_Manual\\_Issued\\_2024-07-31.pdf](https://extapps.dec.ny.gov/fs/projects/24-25DraftCGPDesignManual/Manual.SW.CGP.2024-07-31.Design_Manual_Issued_2024-07-31.pdf)

We appreciate the opportunity to meet with your team, and your consideration of this request for a slope map and look forward to providing additional input to the Project sponsor, Town Board and other agencies as review of the Project proceeds.

Very truly yours,

/s/Philip Bein

Philip Bein  
Watershed Inspector General  
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