



Site Planning	Environmental Studies
Civil Engineering	Entitlements
Landscape Architecture	Construction Services
Land Surveying	3D Visualization
Transportation Engineering	Laser Scanning

July 3, 2025

John A. Tegeder, R.A.
Director of Planning
1974 Commerce Street
Yorktown Heights, NY 10598

RECEIVED
PLANNING DEPARTMENT
JUL - 3 2025
TOWN OF YORKTOWN

RE: JMC Project 23109
Fieldhome at Catherine Street
2302 & 2448 Catherine Street
Town of Yorktown, NY

Dear Mr. Tegeder,

We are pleased to provide the following responses to comments contained in a Memorandum from the Town of Yorktown Planning Department, dated June 24, 2025. Accordingly, herein we have provided materials and responses for your consideration.

Enclosed please find a copy of the below listed materials for your review:

1. JMC Drawings (signed and sealed):

<u>Dwg. No.</u>	<u>Title</u>	<u>Rev. #/Date</u>
C-000	"Cover Sheet"	2 07/03/2025
C-010	"Overall Exist. Conditions Map & Slope Analysis"	2 07/03/2025
C-011	"Exist. Conditions Map (North)"	2 07/03/2025
C-012	"Exist. Conditions Map (South)"	2 07/03/2025
C-020	"Overall Preliminary Tree Removal Plan"	2 07/03/2025
C-021	"Preliminary Tree Removal Plan (North)"	2 07/03/2025
C-022	"Preliminary Tree Removal Plan (South)"	2 07/03/2025
C-023	"Preliminary Tree Removal Table 1"	2 07/03/2025
C-024	"Preliminary Tree Removal Table 2"	2 07/03/2025
C-100	"Overall Preliminary Site Layout Plan"	2 07/03/2025
C-101	"Preliminary Site Layout Plan (North)"	2 07/03/2025
C-102	"Preliminary Site Layout Plan (South)"	2 07/03/2025
C-110	"Fire Apparatus Turning Analysis"	2 07/03/2025
C-200	"Overall Preliminary Site Grading Plan"	2 07/03/2025
C-201	"Preliminary Site Grading Plan (North)"	2 07/03/2025
C-202	"Preliminary Site Grading Plan (South)"	2 07/03/2025
C-220	"Site Cross Sections"	07/03/2025
C-300	"Overall Preliminary Site Utilities Plan"	2 07/03/2025
C-301	"Preliminary Site Utilities Plan (North)"	2 07/03/2025

C-302	"Preliminary Site Utilities Plan (South)"	2	07/03/2025
C-400	"Overall Preliminary Construction Phasing Plan"	2	07/03/2025
C-401	"Preliminary Construction Phasing Plan (North)"		07/03/2025
C-402	"Preliminary Construction Phasing Plan (South)"		07/03/2025
C-403	"Preliminary S&E Control Plan (Phase 1A)"	2	07/03/2025
C-404	"Preliminary S&E Control Plan (Phase 1B)"	2	07/03/2025
C-405	"Preliminary S&E Control Plan (Phase 2)"	2	07/03/2025
C-406	"Preliminary S&E Control Plan (Phase 3)"	2	07/03/2025
C-600	"Overall Preliminary Site Lighting Plan"	2	07/03/2025
C-601	"Preliminary Site Lighting Plan (North)"	2	07/03/2025
C-602	"Preliminary Site Lighting Plan (South)"	2	07/03/2025
C-900	"Construction Details"	2	07/03/2025
C-901	"Construction Details"	2	07/03/2025
C-902	"Construction Details"	2	07/03/2025
C-903	"Construction Details"	1	07/03/2025
C-904	"Construction Details"	1	07/03/2025
L-100	"Overall Preliminary Landscaping Plan"	2	07/03/2025
L-101	"Preliminary Landscaping Plan (North)"	2	07/03/2025
L-102	"Preliminary Landscaping Plan (South)"	2	07/03/2025
L-110	"Preliminary Typical Unit Landscaping Plan"	2	07/03/2025
L-120	"Wetland Mitigation Plan"		07/03/2025
L-900	"Landscaping Details"	2	07/03/2025

2. Wetland Disturbance Comparison Figure, prepared by JMC, dated 07/03/2025.

3. Revised Architectural Plans, prepared by Toll Brothers, dated 07/02/2025.

For your convenience, we have repeated your comments below with our response immediately following:

General

Comment No. 1

The Town Board reviewed and approved this applicant's petition for a rezone to RSP-2. It is recommended that the Planning Board review the Town Board rezoning record for full understanding of the environmental matters that were evaluated and to understand the evolution of the project to this point.

Response No. 1

This comment is noted.

Comment No. 2

It is recommended that the Board schedule a site visit to become familiar with the property as it exists, and gain insight into the issues surrounding its proposed development and the impacts appurtenant thereto.

Response No. 2

This comment is noted.

Subdivision

Comment No. 1

The intent of the proposed subdivision is to create a separate 2.46-acre lot for the existing Field Home. As part of the rezoning, the Town Board accepted Toll Brothers offer to convey the Field Home property to the Town for a nominal fee, for the purpose of historic preservation. The Town agreed to accept title to the Field Home Lot within one year from the adoption of this Town Board resolution dated December 10, 2024, or the signing of the plat and site plan by the Planning Board chairman, whichever is later. The Applicant shall contribute \$150,000.00 to the Town to be used for expenses of the Field Home Lot for maintenance or other expenses related to the Town's effort to reuse and preserve the building. The metes and bounds of the Field Home Lot will be determined by the Planning Board based on conceptual plans, even if non-conforming, reflecting one of the adaptive reuse options identified during the SEQRA process or as identified by other Town consultants. This will be necessary to ensure that property's site requirements are achievable in support of the reuse and preservation of the building such as parking, ingress/egress, conceptual engineering treatment measures, etc. The Town Board issued an RFP for redevelopment of the site and has interviewed respondents, but has not yet chosen a development path. At this time, the Planning Board should consider the alternative site plans submitted by Toll Brothers, in conjunction with any information that arises from the Town Board's effort at developing an appropriate adaptive reuse, to determine the final metes and bounds of the Field Home Lot.

Response No. 1

This comment is noted.

Traffic

Comment No. 1

The Colliers Traffic Study, dated October 19, 2022, provided suggestions for potential traffic mitigation for the surrounding area. The Planning Board should review these and consider whether they should be implemented.

Response No. 1

During the SEQRA review process, a Traffic Impact Study, dated October 19, 2022, was prepared by Colliers Engineering & Design. The Study made both project specific and non-project specific findings and recommendations. As set forth in the Negative Declaration adopted by the Town Board on December 10, 2024, traffic generated by the Project would not cause any significant changes in Levels-of-Service for surrounding intersections. Accordingly, the only Project-specific mitigation measure from the Study incorporated into

the Negative Declaration was the clearing of vegetation within Catherine Street at each proposed Site driveway and along the Site frontage to ensure adequate sight distances for entering and exiting vehicles. As this recommendation is specific to the Applicant's Project and the Project Site, the Applicant would undertake the implementation of this mitigation measure. In addition, although not required by the Negative Declaration, the Applicant will be undertaking additional improvements to Catherine Street at the request of the Town Highway Superintendent. This includes the construction of a 6" rolled asphalt curb on Catherine Street along the Project Site's frontage, the adjustment of existing catch basins as necessary, and the installation of rip rap behind the new curb as needed at the direction of the Town Highway Superintendent.

The study also made a number of non-Project specific findings and recommendations as information for future use by the Town. This included sight distance improvements, street markings and potential signalization changes at intersections in the area. These measures were identified not due to any impact associated with the Project, but rather, as information for future use by the Town. As set forth in the Negative Declaration, the Applicant would not be responsible for undertaking any of the aforementioned measures in connection with the Project.

Catherine Street Road Improvements

Comment No. 1

The road improvements requested by the Town Highway Superintendent for Catherine Street were drafted as a preliminary concept plan by Colliers. These plans should be fully executed and included in the approved drawings for the project. These improvements included construction of a 6-inch rolled asphalt curb on Catherine Street along the project site's frontage to the intersection of Old Crompond Road to the satisfaction of the Highway Superintendent, the adjustment of existing catch basins as necessary, and the installation of rip rap behind the new curb as needed at the direction of the Town Highway Superintendent.

Response No. 1

Although not required by the Negative Declaration, the Applicant will be undertaking additional improvements to Catherine Street at the request of the Town Highway Superintendent. This includes the construction of a 6" rolled asphalt curb on Catherine Street along the Project Site's frontage, the adjustment of existing catch basins as necessary, and the installation of rip rap behind the new curb as needed at the direction of the Town Highway Superintendent. These improvements are detailed on the site plan set.

Lighting

Comment No. 1

The residential site plan requires the submission of a full Lighting Plan showing photometric distribution over the site. All proposed lighting must comply with Town Code Chapter 200: Lighting, Outdoor, which specifies all exterior illumination shall be less than 1.0 foot-

candles at the property line, light poles may not exceed 16 feet above finished grade, and shall be dark sky compliant. Cutsheets of all proposed lighting can be added to the plans or submitted separately.

Response No. 1

Enclosed is a revised lighting plan with light levels provided in areas beyond the roadways over the site.

Steep Slopes

Comment No. 1

The Board should review the grading plan and understand the extent of steep slopes created between and around the homes in the development. Site sections should be submitted to better understand the grades in harsher locations. Fencing may be required to be installed at the top of some of these slopes. The proposed steep slope seed mix should be detailed and it should be determined whether the seed mix is the best treatment for these areas. Stabilization methods should be detailed.

Response No. 1

JMC Drawing C-310, "Site Cross Sections", has been prepared to assist in the understanding of the proposed grading and slopes.

A native steep slope seed mix with grain rye will be provided for sloped areas on the property. The mix provided is an Ernst Mix (ERNMX-181-2) and is intended to rely on grain rye as a cover crop from August 1st through February 15th. The mix chosen is able to tolerate poor soils and is intended to stabilize slopes where erosion is a concern, and includes 40.0% Rye, 19.2% Big Bluestem, 10.8% Indiangrass, 10.7% Virginia Wildrye, 5.3% Canada Wildrye, 3.8% Switchgrass, 3.2% Autumn Bentgrass, 2.2% Deertongue, 1.1% Purpletop, 0.8% Blackeye Susan, 0.8% Patridge Pea, 0.5% Purple Coneflower, 0.5% Lanceleaf Coreopsis, 0.4% Oxeye Sunflower, 0.3% Heath Aster, 0.2% Wild Bergamot, 0.1% Common Milkweed, and 0.1% Indian hemp.

During construction, erosion control matting will be applied to all areas with slopes steeper than 3H:1V. In all exposed slopes and graded or disturbed areas that will not be disturbed within 14 calendar days, temporary seeding must be used within 24 hours of disturbance. In spring, summer, or early fall, the area will be seeded with ryegrass and in the late fall and early winter it will be seeded with winter rye. All seeded areas are to be mulched with straw such that the mulch forms a continuous blanket and will be fertilized, reseeded, and mulched as necessary to maintain vigorous dense vegetative cover.

Fences on the proposed slopes are not required by code. Where retaining walls exist in excess of 30", fences or other measures will be installed to meet the necessary building and safety codes.

MS4 Permit

Comment No. 1

Elements of the stormwater treatment plan have changed, potential increases in disturbance to wetland buffers appear likely and should be quantified.

Response No. 1

A Wetland Disturbance Comparison Figure has been prepared highlighting the The proposed wetland disturbance is summarized and the proposed mitigation is detailed on drawing L-100. This drawing has been renamed "Overall Landscaping and Wetland Mitigation Plan" accordingly.

Wetland Mitigation

Comment No. 1

Changes to the grading plan have taken place since the Town Board's initial review of the zoning. The watercourse on the northeastern portion of the site appears to be disturbed. It is recommended that this and any other alterations be reviewed. Wetland mitigation plans have not yet been developed. The town's wetland consultant may be needed to review and evaluate the mitigation plan.

Response No. 1

JMC Drawing L-120, "Wetland Mitigation Plan", has been developed and identifies the proposed mitigations in a clearer way.

The proposed grading of the detention basin and maintenance access driveway have been revised to avoid any disturbance to the intermittent stream on the northeastern portion of the site.

Tree Mitigation

Comment No. 1

Tree mitigation plans have not yet been developed. The board should note that all trees within the area of disturbance are being removed. Specimen trees should be clearly identified on the removal plan. The Board should review whether there is any potential to preserve trees within the general disturbance area.

Response No. 1

See drawing C-020 for a tree removal plan which includes a calculation demonstrating compliance with Town Code. Drawings C-023 and C-024 contain a tree inventory table

which has been revised to identify specimen trees. Drawing L-100 contains a detailed landscaping plan which shows the proposed trees to be planted on-site.

Recreation

Comment No. 1

During the Town Board rezoning review process, Toll Brothers submitted a Recreation Impact Analysis to study use of the existing practice field and mitigate its loss as a result of the proposed development. In this analysis, the Applicant studied the current usage and future needs of the Town for this type of field. At the direction of the Recreation Commission, the Applicant evaluated the Hunter Brook Recreation Area and offered upgrades that would mitigate the loss of the practice field. Toll Brothers offered to commit funding to upgrade the fields and acknowledged the recreation fees of \$4000 per unit. The Town Board resolution requires Toll Brothers to contribute \$150,000.00 to the Town of Yorktown to be used to upgrade the Hunterbrook Upper Field (or other recreational facilities as determined by the Town and subject to review and determination of the Planning Board during the site plan review process as provided by law) as mitigation for the loss of the practice field and the potential increase in demand for recreational opportunities. It should be noted that said practice field is currently under lease to the Town through 2026.

The Planning Board must review the recreational needs created by the proposed development and whether an additional recreation fee per unit will also be required. This fee is \$4,000/unit and would be \$472,000.00 for a 118-unit development. NYS State Law Article 16 Section 274-A(6) requires the Planning Board to consider this impact and require the set aside of land or a fee in lieu for any site plan that contains residential units. As stated above this requirement was cited and acknowledged in the Town Board review and approval.

Response No. 1

The Applicant is proposing to provide on-site recreational amenities to accommodate its 55+ demographic, including a clubhouse with a pool and pickleball courts. Nonetheless, the Applicant understands that the Planning Board must review the recreational needs for the proposed residential development and determine whether the proposed on-site amenities are adequate to accommodate the added demand on the Town's recreational resources or whether an additional recreation fee is required. In the event the Board determines such a fee is required, the Applicant is ready, willing, and able to satisfy this requirement. This fee would be made in addition to the voluntary contribution of \$150,000.00 the Applicant has committed to paying in furtherance of the Town's improvements to the Hunterbrook Upper Field to accommodate the loss of the existing Field Home practice field.

Architecture

Comment No. 1

It should be noted that every building in the proposed development is proposed to have the same treatment of snow white siding, white trim, and white garage doors with black trimmed windows and black doors. The ABACA reviewed these plans and found them acceptable. The floor plan submitted for the Saunders unit does not match the proposed elevations and should be updated.

Response No. 1

The architectural drawings have been revised to show the porch door accurately on the Saunders unit elevation and rendering.

Additional Comments on Site Plan

Comment No. 1

Provide an emergency access road between the cul-de-sac and the proposed new driveway for the Field Home.

Response No. 1

An emergency access drive has been shown on JMC drawing C-100 connecting the proposed cul-de-sac and the existing pavement on the Field Home Property.

Comment No. 2

Provide construction details for retaining walls.

Response No. 2

Construction details have been provided detailing the use of the Cornerstone 100 Retaining Wall or an approved equal. The structural design of the retaining walls will be provided during the permitting process with the Building Department.

Comment No. 3

Clarify tree inventory and calculations in accordance with the Town code.

Response No. 3

Tree inventory and removal calculations have been provided on JMC Drawing C-020 in accordance with the Town Code, and replacement schedules have been developed along with an estimated payment for the Yorktown Tree Fund.

Comment No. 4

Proposed signage and locations for both for the development, and for any street signs.

Response No. 4

Signage has been provided on C-100 for both traffic and monument signs.

Comment No. 5

Provide further reasoning for not including sidewalks throughout the site.

Response No. 5

Sidewalks have not been included in the design of this project for a variety of project-specific reasons. Firstly and most importantly, it is the applicant's overwhelming experience that their clientele and homebuyers prefer not having sidewalks as part of their communities because they add a considerable maintenance and cost burden to the HOA, particularly for age-restricted communities (such as this) where many residents are on fixed incomes. Secondly, sidewalks within Townhome communities become a roller coaster of "ups and down" due to the nature of the proposed housing typology where driveway curb cuts are located in close proximity to each other. Unlike a traditional single-family home community where there is typically more distance between driveways (and often less driveway), the cluster townhome design creates an undesirable pedestrian experience due to the proximity of driveways between units. Leading to the next point, thirdly, due to low-traffic volumes and speeds, the applicant commonly sees their residents walking in the flat areas of the streets even in communities where sidewalk requirements were imposed. Fourthly, sidewalks add impervious area to sites. The overall design approach has been to reduce impervious surfaces where possible, consistent with DEC, DEP and Town regulations/guidance. Through the SEQRA process, the project has iteratively scaled back the limits of disturbance and scope of development thereby making it even more difficult to incorporate sidewalks into the layout (a sidewalk plus a grass strip adds a minimum of 5-7 feet of width to each roadway on the project). Including sidewalks now would inevitably increase the limits of disturbance, and potential environmental impacts. Lastly, the nature of existing and proposed grades at the site to not lend themselves to walkability – particularly for the end user demographic of 55+.

Comment No. 6

Split phasing plan into two sheets (just like other plans).

Response No. 6

North and South Phasing Plan sheets have been provided, similar to other plans in the plan set.

We trust that the above is sufficient to continue your review of this application. Should you have any questions or require additional information, please call our office at (914) 273-5225. Thank you.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Paul Dumont

Paul Dumont, PE
Project Manager