

Christopher Taormina, RA
Chairman

Ed Lachterman
Town Supervisor

TOWN OF YORKTOWN

ADVISORY BOARD ON ARCHITECTURE & COMMUNITY APPEARANCE (ABACA)

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 362-6565

To: Planning Department
From: ABACA
Date: May 9, 2025
Subject: Toll Brothers, Inc.
2302 & 2448 Catherine Street; 35.12-1-2 & 35.08-1-45

RECEIVED
PLANNING DEPARTMENT

MAY 9 2025

TOWN OF YORKTOWN

Documents received:	Referred By:
-Zarin & Steinmetz letter dated 4/23/25 with associated applications and documents -Preliminary subdivision map -Architectural drawings, landscape and lighting plans dated 4/23/2025 -Site plan dated 4/23/25; JMC Letter dated 4/23/25, SWPPP dated 4/23/25	Planning Department

The Advisory Board on Architecture and Community Appearance reviewed the above referenced subject at their meeting held on Tuesday, May 6, 2025. Kevney Moses of Toll Brothers, Inc. was present.

The applicant is proposing to subdivide the 50.51-acre lot into two parcels (48.05-acre parcel and 2.46-acre parcel). The 48.05-acre parcel is then proposed to be developed with a 118-unit townhome active adult community with associated amenity clubhouse and pool, roads, utilities, stormwater management infrastructure, landscaping and associated improvements. The smaller 2.46-acre parcel will remain with the existing Field Home building.

The ABACA reviewed the overall site plan with the applicant and have the following comments:

Architecture:

The Board likes the proposed modern farmhouse design of the townhomes. The proposed materials and color palette listed below are acceptable to the Board.

- Siding: Certainteed, Mainstreet in the color of snow.
- Trim: Sherwin Williams in the color of snowbound.
- Windows: United (2/2 grid) in the color of black.
- Front door: Thermatru in the color of dark night (SW)
- Garage door: Clopay, Bridgeport in the color of white
- Roof: GAF, shingles in the color of charcoal.

Landscape Plan:

The Board is satisfied with the design and plantings which appears to have been selected professionally and thoughtfully. If maintained properly, the Board feels that the site will be attractive.

Lighting Plan:

The applicant explained that the lighting will consist of bollards, low level landscape lights, and street lighting along with sconces and gooseneck fixtures for the units. The Board feels that this is appropriate for the site.

Signage:

The applicant noted that they are proposing signage for the development. If applicable, the Board requests for the applicant to submit a separate signage application to the Building Department for conformity to the zoning code and for referral to this Board for approval.

Christopher Taormina

Christopher Taormina, RA
Chairman

/nc

cc: Planning Board; Applicant

Material Schedule				
	Material	Manufacturer	Type	Color
1	Siding	Certainteed	Mainstreet	Snow
2	Stone			N/A
3	Trim	Sherwin Williams		Snowbound
4	Windows	United	(2/2 grid)	Black
5	Front Door	Thermatru		Dark Night (SW)
6	Garage Door	Clopay	Bridgeport	White
7	Roof	GAF	Shingles	Charcoal



**Reference only. Renderings are indicative of materiality, color, style, and design intent. Architecture subject to change.

FIELD HOME - ACABA

| FRONT ELEVATIONS

MODERN FARMHOUSE

RECEIVED
PLANNING DEPARTMENT
APR 23 2025
TOWN OF YORKTOWN



**Reference only. Renderings are indicative of materiality, color, style, and design intent. Architecture subject to change.

Walters

Saunders

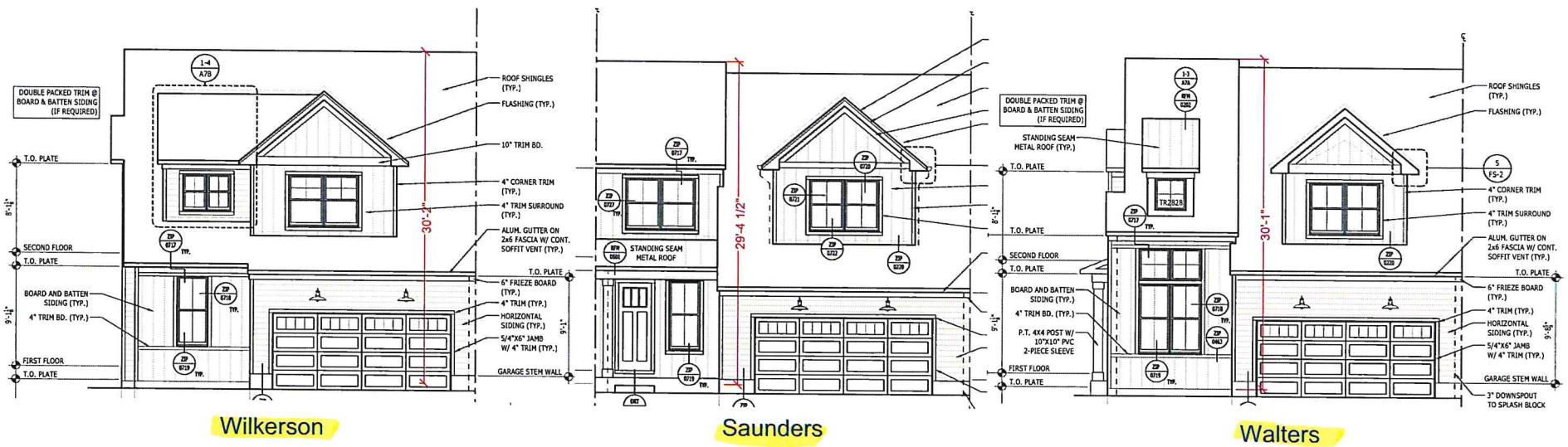
Wilkerson

FIELD HOME - ACABA

| FRONT ELEVATION

CONCEPTUAL ARCHITECTURE

2300 CATHERINE STREET - YORKTOWN, NY



**Building Elevations are intended to demonstrate compliance with zoning codes and building height restrictions. Dimensions are not final.

BUILDING ELEVATIONS

CONCEPTUAL ARCHITECTURE



Wilkerson



Saunders



Walters

**Building Elevations are intended to demonstrate compliance with zoning codes and building height restrictions. Dimensions are not final.

BUILDING ELEVATIONS

CONCEPTUAL ARCHITECTURE



Wilkerson



Walters

**Building Elevations are intended to demonstrate compliance with zoning codes and building height restrictions. Dimensions are not final.

BUILDING ELEVATIONS (SIDES)

CONCEPTUAL ARCHITECTURE



Walters - Saunders - Wilkerson

**Building Elevations are intended to demonstrate compliance with zoning codes and building height restrictions. Dimensions are not final.

BUILDING ELEVATIONS (REAR)

CONCEPTUAL ARCHITECTURE



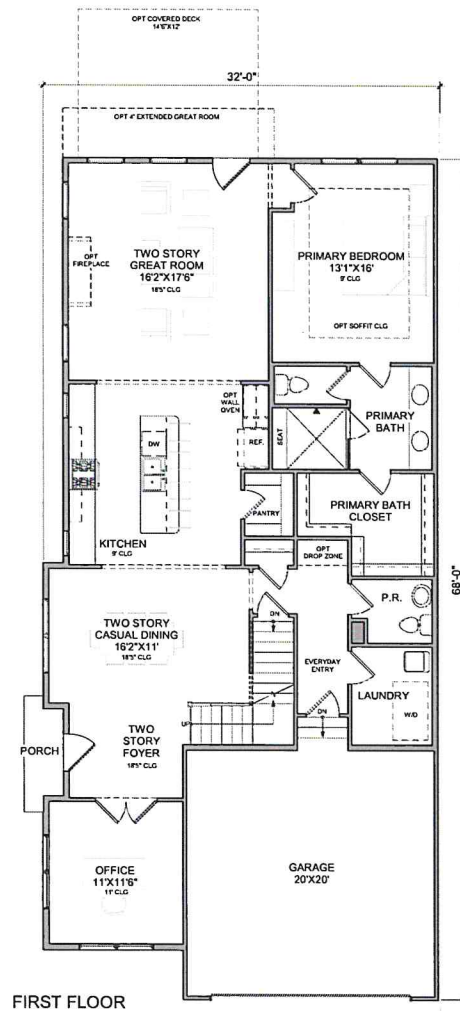
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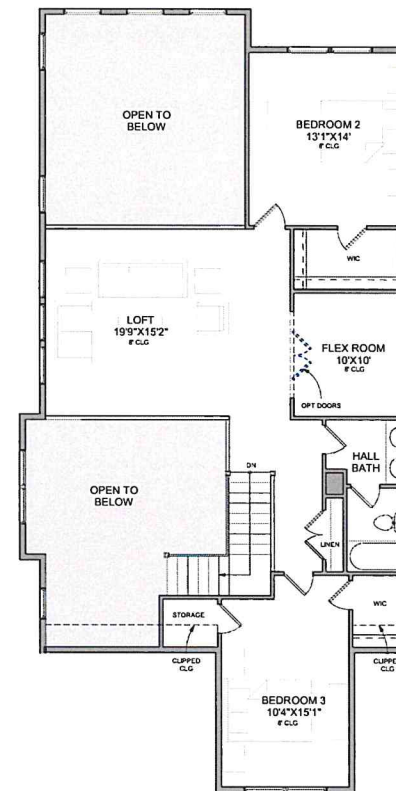
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2



FIRST FLOOR

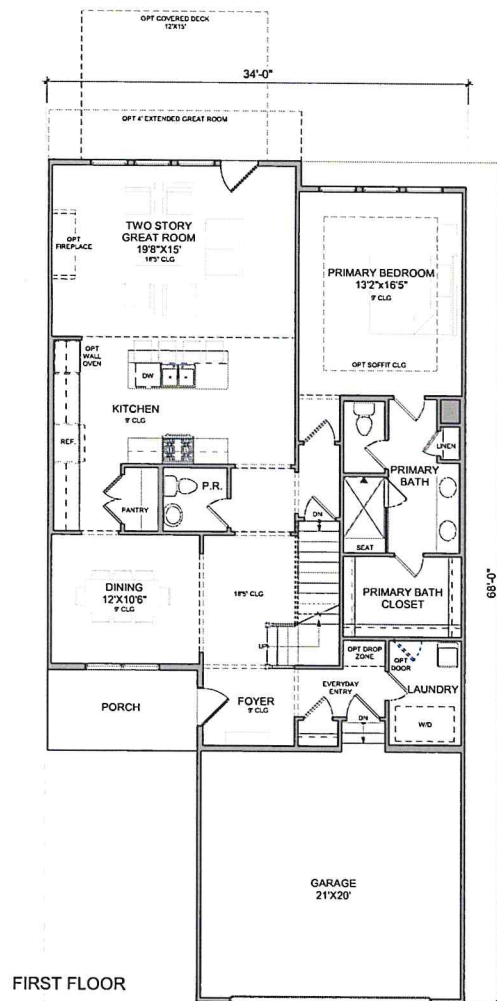


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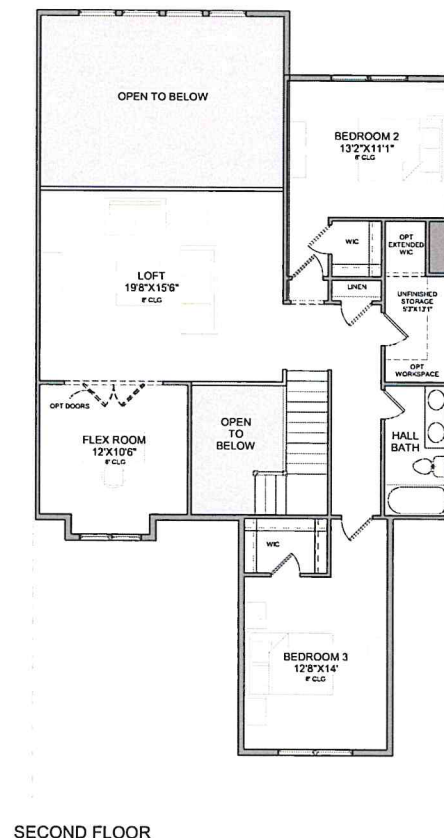
Walters | FLOOR PLANS

CONCEPTUAL ARCHITECTURE

2,728 SQ. FT.



FIRST FLOOR

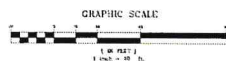
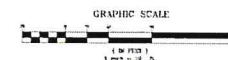


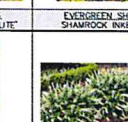
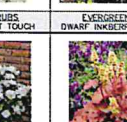
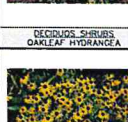
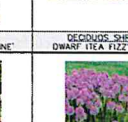
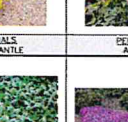
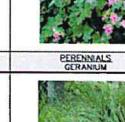
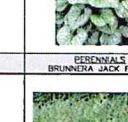
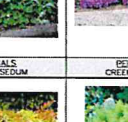
SECOND FLOOR

Saunders | FLOOR PLANS

CONCEPTUAL ARCHITECTURE

2,681 SQ. FT.

[illegible]

											
EVERGREEN SHRUBS STEEDS HOLLY	EVERGREEN SHRUBS MOONGLOW JUNIPER	EVERGREEN SHRUBS DOROTHY WYCKOFF ANDROMEDA	EVERGREEN SHRUBS RHODODENDRON CATAWBIENSE	EVERGREEN SHRUBS OTTO LUYKEN CHERRY LAUREL	EVERGREEN SHRUBS RHODODENDRON 'P.M. TUTE'	EVERGREEN SHRUBS SHAMROCK INKBERRY	EVERGREEN SHRUBS FORESTER EMERALD ALEX	EVERGREEN SHRUBS ILEX GRENATA SOFT TOUCH	EVERGREEN SHRUBS DWARF INKBERRY STRONGBOX	EVERGREEN SHRUBS CAVERTINE ANDROMEDA	DECIDUOUS SHRUBS HYDRANGEA INVISIBLE LIME
											
DECIDUOUS SHRUBS LITTLE LIME HYDRANGEA	DECIDUOUS SHRUBS OAKLEAF HYDRANGEA	DECIDUOUS SHRUBS DIERVILLA KOKON ORANGE	DECIDUOUS SHRUBS LOW GROW SUMAC	DECIDUOUS SHRUBS DWARF SUMMER SWEET	DECIDUOUS SHRUBS PHYSOCARPUS 'TINY WINE'	DECIDUOUS SHRUBS DWARF TEA FIZZY MIZZY	DECIDUOUS SHRUBS DWARF CHOKEBERRY	DECIDUOUS SHRUBS WHITE KNOCKOUT ROSE	PERENNIALS CORAL BELLS	PERENNIALS LADY'S MANTLE	PERENNIALS ASTILBE
											
PERENNIALS RUSSIAN SAGE	PERENNIALS BLACK-EYED SUSAN	PERENNIALS TICKWEED	PERENNIALS GERANIUM	PERENNIALS PURPLE CONE FLOWER	PERENNIALS BRUNNERA JACK FROST	PERENNIALS ALLIUM MILLENIUM	PERENNIALS CATMINT	PERENNIALS SEDUM VERA JAMI'SON	PERENNIALS CREEPING THYME	PERENNIALS CREEPING SEDUM	PERENNIALS CREEPING PHLOX
											
PERENNIALS DIANELLA	PERENNIALS DIANTHUS	GRASSES FEATHER REED GRASS	GRASSES PRAIRIE DROPSOED	GRASSES CAREX EVERILLO	GRASSES CAREX OZ. DACNE	GRASSES DWARF FOUNTAIN GRASS	GRASSES BONAZA VARI. SENCE	GRASSES MARASCHINO	FERNS QUEEN OF THE HILL	FERNS AUTUMN FERN	FERNS " "



