

August 8, 2025

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PLANNING DEPARTMENT
AUG 11 2025
TOWN OF YORKTOWN

Mr. John Tegeder
Director of Planning
Town of Yorktown
Albert A. Capellini Community and Cultural Center
1974 Commerce Street
Yorktown Heights, New York 10598

Re: Catherine Street Project (aka Toll Brothers, Field Home)
2300 Catherine Street
Yorktown, New York

Subj: Technical Memorandum – Landscape Plan and Mitigation Plan

File: 2478.001.001, Phase 15

Dear Mr. Tegeder and Members of the Planning Board:

Barton & Loguidice, D.P.C. (B&L) was recently re-engaged by the Town Planning Board to review additional material for the proposed Catherine Street Project, located at 2300 Catherine Street, Tax Parcel IDs 35.12-1-2 and 35.08-1-45. B&L has recently received the following documents, upon which our technical review commenced:

- JMC Site Plans_2025-08-04
- ItComment Response_JMC_Field Home 2025-08-04

This technical review is focused specifically on the following drawings included in the JMC Site Plans PDF:

- Sheet C-020: Overall Preliminary Tree Removal Plan
- Sheet C-100: Overall Preliminary Site Layout Plan
- Sheet L-100: Overall Preliminary Landscaping Plan
- Sheet L-101: Preliminary Landscaping Plan (North)
- Sheet L102: Preliminary Landscaping Plan (South)
- Sheet L-120: Wetland Mitigation Plan
- Sheet C-404: Preliminary Erosion and Sediment Control Plan (Phase 1B)
- Sheet L-900: Landscaping Details

B&L's team was asked to provide comment on the tree removal, landscaping plant selections, and wetland mitigation plan. The following comments related to these topics are provided for Planning Board consideration:

Wetland Mitigation Plan Review

1. B&L is in agreement that there appears to be no feasible alternative that exists that would avoid impacts to all wetlands and wetlands/watercourse buffers. B&L also recognizes the recent re-design of the stormwater retention basin (DB-2) to shift the basin out of Wetland H and into the adjacent buffer area, thereby removing direct wetland resource impacts.

2. As provided previously in B&L's comment letter dated June 10, 2024: in accordance with the Town of Yorktown's Chapter 178 Freshwater Wetlands regulations, mitigation shall be permitted as compensation only for unavoidable wetland losses, including losses of watercourses and wetland/watercourse buffers. Submission of a mitigation plan, written in compliance with Chapter 178-17, should be made to the Town, when the applicant is ready.
 - a. It would appear that the only submission made in support of a Wetland Mitigation Plan is sheet L-120. Additional wetland mitigation plan material that would meet the requirements of §178-17(C) has not been received.
3. Sheet L-120 – Wetland Mitigation Plan indicates 1.45 acres of wetland/watercourse buffer disturbance. It would appear that the applicant is proposing that 1.71 acres of seeding, some of which is on the side slopes of DB-2 and within DB-2 itself, constitutes a functional replacement for the wetland/watercourse buffer acreage impacted as a result of the project. No textual support to detail the functions impacted versus the functions restored or enhanced is included. This drawing (L-120) also includes extensive notes about invasive species removal, targeting *Phragmites*, multiflora rose, barberry, and Japanese knotweed.
 - a. The plan sheet indicates that these four (4) aforementioned invasive species were observed in the "Wetland Mitigation Area" denoted as being 13,771 SF in size. The limits of the referenced Wetland Mitigation Area, where the invasive species removal is proposed to take place, is not clear. The value of completing invasive species removal in such a small 0.3-acre area should be supported.
 - b. Another component of the Wetland Mitigation Plan appears to be the addition of plantings, denoted by the green shade and *Proposed Planting Mitigation* item (0.38-acre) on sheet L-120. Additional woody plantings are proposed in adjacent areas denoted by the *Steep Slope Mix Mitigation*. The proposed conditions of the DB-2 area are uncertain, as multiple facultative-wetland plant species (sycamore, river birch) are proposed alongside multiple facultative-upland and upland plant species (white pine, Norway spruce). The site conditions tolerated by and preferred by these two different groups are notably different. In addition, aside from the proposed use of red maple, none of the proposed woody plantings are species that are already established, native, and thriving on site. Ecological Analysis, LLC., during their time on site, documented presence of beech, sugar maple, and black birch in the upland areas adjacent to the wetlands. The use of these native species should be considered to better blend in with the remaining and un-impacted buffer areas. In addition, identifying a native species replacement for Norway spruce is preferred.
4. Though DB-2 has been shifted and no direct wetland impact will occur, the westernmost watercourse identified on the wetland mapping will experience a significant change to its drainage area. With the surrounding grade changes, installation of a temporary perimeter swale, and permanent stormwater piping bringing collected stormwater to DB-2, the hydrologic impacts to the watercourse should be visited. If a significant impact to the watercourse's hydrology may result, the positioning of the DB-2 outlet structure should be re-visited to see if there's an opportunity to use the DB-2 discharge flow as a way to replace the existing impacted hydrology within the watercourse.

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5. B&L noted that a Conservation Easement of 14.3 acres was identified on C-100: Overall Preliminary Site Layout Plan. Is this action being proposed as an element of the Wetland Mitigation Plan for the project? The limits of the CE include a portion of Drainage Basin 2 (DB-2). It would be more appropriate for the CE boundary to follow the limits of disturbance line around (and excluding) DB-2, but including the remaining un-impacted watercourse buffer to the west of DB-2. If the CE is not in place before the Town issues Site Plan Approval, the filing of the CE should be included as a condition of approval.

Landscaping and Tree Mitigation Plan Review

1. Sheet C-020: Required payment item Q) is off by \$1.00 – value should read \$255,572.00.
2. Sheet C-020: Tree mitigation ratio item C) should read 7.150.
3. Sheet C-020: As a result of item C) correction, this affects the calculation for item I).
4. Throughout the plans fencing is shown around the detention basin, however there is no detail and/or identification of this type of fencing.
5. Sheet L-900: Detail #3: Tree Planting Detail needs to show tree stakes and rubber straps.
6. Sheet L-900: Detail #3: Note #4 references Tree Staking Detail, however, there is no Tree Staking Detail provided.

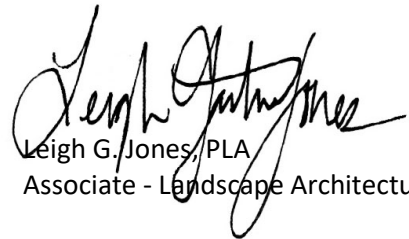
If you have any questions, please do not hesitate to contact me or Leigh Jones.

Sincerely,

BARTON & LOGUIDICE, D.P.C.



Johanna E. Duffy, CWB®, PWS
Associate – Ecology



Leigh G. Jones, PLA
Associate - Landscape Architecture

Cc: Robyn Steinburg, Town Planning Department
Caroline Bergelin, B&L