

Diane Dreier, Co-Chair  
Phyllis Bock, Co-Chair

Ed Lachterman  
Town Supervisor

## TOWN OF YORKTOWN CONSERVATION BOARD

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Town of Yorktown Town Hall, Yorktown Heights, New York 10598, Phone (914) 962-5722

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RECEIVED  
PLANNING DEPARTMENT

MAY 12 2025

TOWN OF YORKTOWN

**To:** Planning Department  
**From:** Conservation Board  
**Date:** May 12, 2025  
**Subject:** Planning Department Referral – Toll Brothers, Inc.  
2302 & 2448 Catherine St; 35.12-1-2 & 35.08-1-45

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The Conservation Board reviewed the above referenced subject at their meeting held on Wednesday, May 7, 2025. Kevney Moses of Toll Brothers, Inc. and Diego Villareale of JMC were 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 related improvements. The smaller 2.46-acre parcel will remain with the existing Field Home building.

The Conservation Board recommends the following:

1. The applicant should provide details of the native seed mix to be applied on steep slopes.
2. The plan indicates areas where shrubs will be planted in the wetland buffer. The types and sizes of the shrubs should be provided.
3. A planting plan for the bio-retention area should be provided.
4. The applicant should revisit the tree inventory and recalculate the mitigation requirements as proposed by the Tree Commission in their memo dated 5/5/25.

Respectfully submitted:

*Phyllis Bock*

For the Conservation Board

Cc: Planning Board  
Tree Commission  
Applicant