

**From:** Keith Schepart, TCAC  
**Sent:** Saturday, July 19, 2025 7:02 PM  
**To:** Nancy Calicchia tom500sf ; David McConnell ; Phyllis Bock; John Tegeder ; Robyn Steinberg;  
Ed Lachterman ; Susan Siegel ; Sergio Esposito ; Luciana Haughwout; Patrick Murphy; Dan Ciarcia;  
Diana Quast ; Maura Weissleder  
**Subject:** Toll Brothers 7/18/25

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To: Yorktown Planning Board

From: Yorktown Tree Conservation Advisory Commission (TCAC)

Date: July 18, 2025

Re: Proposed Toll Brothers 2302 and 2448 Catherine Street

RECEIVED  
PLANNING DEPARTMENT

JUL 22 2025

TOWN OF YORKTOWN

Chairman Fon and members of the Planning Board:

The TCAC has reviewed the Tree Permit Application and found discrepancies that greatly impact the mitigation ratio and calculations for payment to the Tree Bank.

- Sheet C-20 (Table of tree removal information D) # trees be removed = 2,043.

Sheet 024 - Trees removed = 2,270 – 65 Invasive and dead trees = 2,055.

There is a difference of 12 trees.

- Sheet L-100 lists the number, species and sizes of trees to be planted. The TCAC approves the species of trees but questions the 3" DBH attributed to each of the 833 trees selected to be planted.

Chapter 270 – 4 Definitions Mitigation Ratio states that the replacement rate expressed in base terms of diameter at breast height.

The 833 trees are listed in caliper and heights. To achieve a 3" DBH much larger trees would need to be planted. A 2.5" -3" caliper tree at most would have a 2" DBH. A 7' – 8' or 8' – 10' tree would at most have less than 2" DBH.

These issues must be resolved before a tree permit is approved

Sincerely,

Tree Conservation Advisory Committee Members