



Kenneth W. Jenkins  
Westchester County Executive

**Westchester County Planning Board Referral Review**  
Pursuant to Section 239 L, M and N of the General Municipal Law and  
Section 277.61 of the County Administrative Code

RECEIVED  
PLANNING DEPARTMENT

AUG - 7 2025

TOWN OF YORKTOWN

August 7, 2025

Robyn Steinberg, AICP, Town Planner  
Town of Yorktown  
363 Underhill Avenue  
Yorktown Heights, NY 10598

**County Planning Board Referral File YTN 25-013 – Fieldhome at Catherine Street  
2302 and 2448 Catherine Street  
Site Plan and Special Use Permit Approval**

Dear Ms. Steinberg:

The Westchester County Planning Board has received a site plan (revised June 3, 2025) and related materials for a site plan, special use permit, and subdivision of a 50.51-acre site comprised of two tax parcels (SBLs 35.12-1-2 and 35.08-1-45) located at 2302 and 2448 Catherine Street. 2302 Catherine Street is 17.70 acres and hosts the former Catherine Field Home Building. 2448 Catherine Street is 32.81 acres and hosts a sports field. Other than these two features, the majority of both properties consists of woodland, with a stream connecting to Hunter Brook running along the rear of the site. Both properties were recently rezoned to the RSP-2 - Senior Citizens Development district. The site abuts the Yorktown Rehabilitation and Nursing Center to the south, as well as a senior residential neighborhood across Catherine Street to the west. The site has additional frontage along Field Street, with a single-family neighborhood to the east. Along the northern boundary of the site runs the underground Catskill Aqueduct, across from which lies a small residential neighborhood and the Crompond Road commercial corridor.

The applicant proposes construct a new senior townhouse community consisting of 37 buildings hosting a total of 118 three-bedroom units restricted to residents age 55 and over. Amenities would be provided for the townhouses, including a clubhouse, pickleball courts, and pool. Stormwater retention basins would be located along the northern portion of the site, and 14.3 acres adjacent to Field Street, primarily around the stream and its associated wetlands, would be protected under a conservation easement. A new road network would loop through the townhouse parcel to connect all of the residential units, which would have separate garages and driveways. This new road network would connect twice to Catherine Street, and include an interior circle and a short cul-de-sac. Two parking lots totaling 17 spaces would be located near the clubhouse area, and four additional parking lots totaling 22 spaces would be distributed along the new streets.

The site would also be re-subdivided so that the townhouse development would be located on one 48.05-acre parcel and the existing Field Home Building would remain on a 2.46-acre parcel. This building would be obtained by the Town for a future use, either as a live/work space, studio/daycare, or office. The applicant would contribute \$150,000 to the Town for maintenance of the historic structure. As the existing sports field on the site would be removed, the applicant proposes to provide an additional \$150,000 for improvements to the nearby Hunterbrook Field.

We have previously reviewed a zoning petition related to this proposal and submitted comment letters dated December 12, 2022 and June 26, 2024. We understand that the zoning petition was approved in December 11, 2024. We have reviewed the current proposal under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and offer the following comments:

**1. Consistency with County Planning Board policies.**

We note that the addition of a new housing development that is designed as a clustered townhouse subdivision aligns with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010, and its recommended strategies set forth in *Patterns for Westchester: The Land and the People*, adopted December 5, 1995. We also appreciate that the proposed conservation area would protect on-site wetlands and streams, as well as protect interconnected woodland areas through neighboring properties to the south.

However, as we noted in our previous letter, we question the need for a senior-restricted housing development to fully consist of three-bedroom units. While there is a demonstrable need for multi-bedroom residencies as documented in the County's *Housing Needs Assessment*, we note that seniors often wish to downsize from larger homes in order to decrease their housing costs, and a larger number of bedrooms is generally a need for families with children. We suggest that the applicant consider providing a greater diversity of housing types with a focus on one- and two-bedroom units, in order to allow for a range of options and prices for prospective residents.

**2. Affirmatively furthering fair housing (AFFH).**

The plans do not indicate whether affordable AFFH units would be provided within the development. The acute shortage of affordable housing in Westchester County has been documented in the County's *Housing Needs Assessment*, and it is critical for all of Westchester's municipalities to play a role in meeting this need, particularly since the economic and social impacts of the affordable housing shortage are spread throughout the County. We continue to strongly urge the Town to adopt remaining portions of the County's affordable housing [Model Ordinance Provisions](#) that are not currently part of the Zoning Code. Specifically, the requirement that 10% of the total number of proposed dwelling units shall be set aside as affordable AFFH ensures that all new developments would provide increased housing opportunities for disadvantaged residents, and should be adopted by the Town.

**3. Construction within a regulated stream/wetland buffer.**

The proposed development involves the disturbance of 1.3 acres of wetland buffer area. The County Planning Board consistently recommends that construction and alteration of land within regulated wetlands and stream/wetland buffers should be avoided. This recommendation extends to the siting of stormwater management facilities. However, we note that the current application indicates reduced disturbance to the buffer area and removed previously proposed disturbance to the wetlands themselves. We also note that the applicant has been working with the Town to establish mitigation practices that would enhance on-site wetlands, and that the majority of on-site wetlands and buffer areas would be protected under the conservation easement. We recommend that the Town and the



applicant continue work to ensure that sufficient measures are included within the landscaping plan to mitigate disturbance to the wetlands and buffer areas.

We note the regulations for stream and wetland permitting through the NYS DEC have recently been updated. The applicant should submit a Parcel Jurisdiction Determination application to NYS DEC to identify any additional required permits for the proposed project. More information can be found at the NYS DEC website: <https://dec.ny.gov/nature/waterbodies/wetlands/freshwater-wetlands-program/freshwater-wetland-jurisdictional-determination>

#### **4. Pedestrian connectivity.**

The site is located in an area that has been developed around the Yorktown Rehabilitation and Nursing Center, which opened in 1986. However, the surrounding development did not occur until 2003 when the building which now houses the Yorktown Assisted Living Residence was constructed. The Glassbury Court senior residential development on the west side of Catherine Street was constructed later, in 2007. During this time, the Town was involved in the *Route 202/35/6 Bear Mountain Parkway Sustainable Development Plan* which advocated for pedestrian and bicycle connections within the study area along this corridor. Although all of these developments were within that study area, no sidewalks were constructed between these developments, or to the commercial area along Crompond Road (Route 202/35) that is within walking distance of this area. As a result, the Town lost an opportunity to reduce traffic pressures along this corridor, as well as to provide a healthy and safe alternative for residents in this area to walk within their larger community and to nearby businesses.

The Town has recently brought congestion along the Crompond Road corridor to the State's attention by asking that certain road improvements discussed in the *Route 202/35/6 Bear Mountain Parkway Sustainable Development Plan* be considered. We ask the that Town consider that same study in terms of the non-motorized transportation connections that will also be needed as the Town continues to permit development in this local area. At a minimum, sidewalks should be provided along the frontage with Catherine Street. This should be done in connection with a longer term goal to connect all properties within this area with sidewalks, as well as make a broader connection to the businesses on Crompond Road. We point out that offering residents choices, beyond an auto-dependent lifestyle, can assist in reducing congestion.

#### **5. Transportation demand management.**

In line with providing connectivity within the surrounding neighborhood as mentioned above, ensuring that the transportation needs of new residents are accommodated through means other than private automobiles is an important factor in reducing the dependency on cars and encouraging dense residential growth without overburdening the surrounding street network. The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant avoid the economic and environmental costs of including excessive parking on the site. Ensuring that the transportation needs of new residents are accommodated through means other than private automobiles is also an important factor in reducing the dependency on cars and encouraging dense residential growth without overburdening the street network and existing parking supply. We recommend that the Town and applicant review these *Toolkits*, which can be provided by the Planning

Department, to ensure transportation needs are met through means other than private automobiles. The County's Smart Commute Program can also assist employers to implement TDM strategies.

#### **6. Croton Watershed protection.**

The site is located in the Croton Watershed. We understand that the applicant has initiated correspondence with NYC DEP, including a review of the Stormwater Pollution Prevention Plan. We note that the NYC DEP included a number of recommendations that should be pursued, and we reiterate that adequate erosion and sediment control and stormwater runoff water quality protection, both during and after construction, are of critical importance.

#### **7. Stormwater management.**

We appreciate that the applicant has included aboveground stormwater management basins throughout the site, though we note that the current application no longer includes stormwater harvesting practices. As the proposed site plan also includes subsurface stormwater quality and retention infrastructure, we point out that subsurface methods of stormwater management can be of diminishing effectiveness over time if not properly cleaned and maintained. We note that a Stormwater Pollution Prevention Plan has been established. The Town should ensure the continued operability of this stormwater management system into the future to prevent the system from being clogged with sediment, and in turn force a higher amount of stormwater runoff offsite.

#### **8. County sewer impacts.**

The proposed development will increase sewage flows from this site into the existing sewage infrastructure. This increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. Since 2010, it has been the policy of the County Planning Board that municipal governments should require applicants to identify mitigation measures that offset projected increase in flow, in order to comply with the *County Environmental Facilities Sewer Act*. The best means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one for market rate units and a ratio of one for one for affordable units.

The County Planning Board further recommends that the Town implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Town to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

#### **9. Tree removal remediation.**

While we appreciate that a portion of the property would be maintained as woodland within the conservation easement, 2,270 trees would be removed from the heavily wooded site, with 833 replacement trees to be planted throughout the property. The applicant and the Town should work to ensure that the greatest number of trees as possible are protected, and suggest that additional tree replacements be pursued in order to more fully remediate the loss of woodland.

**10. Bicycles and personal e-mobility devices.**

As electronic bicycles have become a popular form of transportation and recreation among senior citizens, we recommend that bicycle parking should be included near the common amenity areas, and that proper storage areas are provided within garages or at common bike sheds throughout the site. We note that there is a fire risk associated with the batteries of non-UL certified devices, particularly when tenants charge them with extension cords. Due to the fire risk that these devices represent, having a centralized, sprinklered storage facility with appropriate outlets for charging is the best way to prevent fires and accommodate this form of transportation.

**11. Universal Design.**

We encourage the Town to consider the principles of universal design in this development, in addition to any building standards required by ADA regulations. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of enabling household residents to age in place, as well as to provide accessible pedestrian access and parking for persons with mobility issues.

Please inform us of the Town's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD



Bernard Thombs

Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning  
Vincent Kopicki, Commissioner, Westchester County Department of Environmental Facilities  
Steve Elie-Pierre, Director of Maintenance, Westchester County Department of Environmental Facilities  
Craig Lader, Director of Transportation Planning, Westchester County Department of Planning  
Heather Reiners, Smart Commute Program Coordinator, Westchester County DPW&T  
Cynthia Garcia, Bureau of Water Supply, SEQR Coordination Section, NYC DEP