

JUN 22 2021

# TOWN OF YORKTOWN PLANNING BOARD

TOWN OF YORKTOWN

Albert V. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

## APPLICATION FOR SITE PLAN APPROVAL

Date June 16, 2021

1. Name of Project: Parking Expansion for 2649-2651 Strang Boulevard

2. Tax Map Designation (Section, Block, Lot) 26.19-1-2

3. Zone: OB Total Acreage: 18.62

4. Is a statement of easements relating to property attached?  Yes  None exist

5. Project narrative (brief description of proposed development):

Project proposes to expand the existing parking lot to provide  
flexibility for lower level tenant(s).

6. Contact Person - CHOOSE ONLY ONE:

Applicant  Owner  Architect  Wetland Scientist  
 Attorney  Engineer  Surveyor  Landscape Architect

7. Applicant

Name Joseph M. Cermele, P.E., CFM  
Firm Kellard Sessions Consulting  
Address 500 Main Street, Armonk, New York 10504  
Phone 914-273-2323  
Fax \_\_\_\_\_  
Email jcermele@kelses.com

8. Owner of Record

Name Michael Cinicolo  
Firm GHP Strang LLC  
Address 4 West Red Oak Lane, White Plains, New York 10604  
Phone 914-642-9300 Ext.310  
Fax \_\_\_\_\_  
Email mcinicolo@ghpoffice.com

9. Attorney

Name None  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

10. Engineer

Name Joseph M. Cermele, P.E., CFM  
Firm KellardSessions Consulting  
Address 500 Main Street, Armonk, New York 10504  
Phone 914-273-2323  
Fax \_\_\_\_\_  
Email jcermele@kelses.com  
Lic. No. \_\_\_\_\_

11. Surveyor

Name Ted Haines  
Firm Tectonic Engineering  
Address 70 Pleasant Hill Road, Mountainville New York 10953  
Phone 845-534-5959  
Fax \_\_\_\_\_  
Email tjhaines@tectonicengineering.com  
Lic. No. 50695 (Jay Kimler, PLS)

12. Architect

Name Stefano Cardarelli  
Firm Cardarelli Design & Architecture, P.C.  
Address 297 Knollwood Rd Ste 202 White Plains, NY, 10607  
Phone 201- 693-8892  
Fax \_\_\_\_\_  
Email stefano@cardarelli-design.com  
Lic. No. 028818

13. Wetland Scientist/Specialist

Name None  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

14. Landscape Architect

Name None  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

15. Is this project within 500 feet of the Town line?  Yes  No

16. Is this project within 500 feet of the Putnam County line?  Yes  No

17. Is this project within the Sustainable Development Study Area?  Yes  No

18. Is this project within 500 feet of:

The right-of-way of any existing or proposed state or county road?  Yes  No

The boundary of an existing or proposed state or county park or any state or county recreation area?  Yes  No

The boundary of state or county-owned land on which a public building/institution is located?  Yes  No

An existing or proposed county drainage line?  Yes  No

The boundary of a farm located in an agricultural district?  Yes  No

19. Does the entire development plan for this project propose the disturbance of more than 5,000 SF of land? Note: If project is phased, include all phases in determination.  Yes  No

20. This project requires the following permits or approvals from the Town of Yorktown:

Wetland Permit

Stormwater Permit

Tree Permit

Planning Board special permit: \_\_\_\_\_

Town Board variance or approval: \_\_\_\_\_

Zoning Board of Appeals variance or special permit: \_\_\_\_\_

21. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: \_\_\_\_\_

22. This parcel is in the following districts:

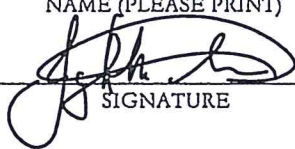

School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>Water District #1</u>

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved parks/recreation/open space/drainage control, roads and road widening strips and descriptions of easements at the time of the public hearing. Such execution and delivery shall not operate to vest title of said property in the Town of Yorktown until such dedication is accepted in the form of a resolution adopted by the Town Board at a regular meeting of said Board.

The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such deed is accepted in the form of a resolution adopted by the Town Board at regular meeting of said Board.

<p>-----</p> <p>Applicant</p> <p><u>Joseph Cermele, P.E., CFM</u></p> <p>NAME (PLEASE PRINT)</p> <p></p> <p>SIGNATURE</p> <p><u>06/21/21</u></p> <p>DATE</p>	<p>Owner of Record</p> <p><u>Michael Cinicolo</u></p> <p>NAME (PLEASE PRINT)</p> <p></p> <p>SIGNATURE</p> <p><u>6/21/21</u></p> <p>DATE</p>
---	---

Note: If the property owner is not the applicant for this application, in addition to the signature above, the owner of the property must also complete and have notarized one of the owner affidavits on the following page.

Note: By signing this document the owner of the subject property grants permission for Town Officials to enter the property for the purpose of reviewing this application.

REFER TO AFFIDAVITS ON THE FOLLOWING PAGES



ONE OF THE FOLLOWING AFFIDAVITS MUST BE COMPLETED

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

\_\_\_\_\_, being duly sworn, deposes and says that he is the owner in fee of the property described in the foregoing application for consideration of preliminary plat, and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

\*\*\*\*\*

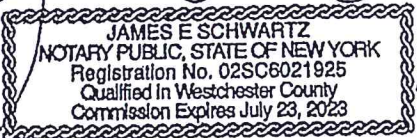
AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Michael Cmicolo, being duly sworn, deposes and says that he resides at 4 W. Red Oak Lane in the County of Westchester and State of New York. That he is the Vice President of GHP Office Realty the corporation which is owner in fee of the property described in the foregoing application for Parking Expansion and that the statements contained therein are true to the best of his knowledge and belief.

\_\_\_\_\_  
Sworn before me this 21 date of June, 2021

\_\_\_\_\_  
Notary Public James E. Schwartz

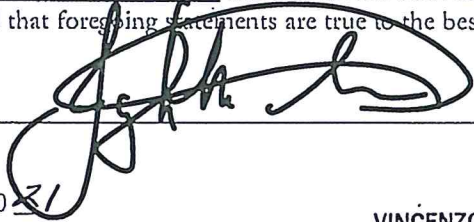


\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Joseph M. Cermele, P.E., CFM \_\_\_\_\_, being duly sworn, deposes and says that he is the agent named in the foregoing application for GHP Strang LLC and that he has been duly authorized by the owner in fee to make such application and that foregoing statements are true to the best of his knowledge and belief.



Sworn before me this 21<sup>st</sup> date of June, 2021

  
Notary Public

VINCENZO FEDERICI  
Notary Public, State of New York  
No. 01FE6392056  
Qualified in Dutchess County  
Commission Expires May 20, 2023

F:\Office\WordPerfect\APPLICATION FORMS\APPSITEPLAN.wpd  
Last updated: December 2011