

TOWN OF YORKTOWN PLANNING BOARD

Albert A. 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 7/22/2021

1. Name of Project: Ciuffetelli CDG Solar project
2. Tax Map Designation (Section, Block, Lot) 15.12-1-30 &
15.12-1-12
3. Zone: R1-20 Total Acreage: Aprox. 21 Acres
4. Is a statement of easements relating to property attached? Yes None exist
5. Project narrative (brief description of proposed development):

The Proposed Project is located at 1645 Strawberry Road & 1700 Route 6, Monegan Lake in the Town of Yorktown, Westchester County, NY and is known and designated by Westchester County as

Tax Map Numbers 15.12-1-12 and 15.12-1-30 (approximately 21 acres). Green Street Power Partners is proposing to construct a solar array facility, with associated equipment, access roads and utilities.

6. Contact Person - CHOOSE ONLY ONE:

- Applicant Owner Architect Wetland Scientist
 Attorney Engineer Surveyor Landscape Architect

7. Applicant

Name GSPP 1654 Strawberry Rd. LLC
Firm Green Street Power Partners, LLC
Address 1 Landmark Sq. Suite 320, Stamford CT 06901
Phone (914) 365-9338
Fax _____
Email Commercialoperations@gsp.com

8. Owner of Record

Name Quin Ciuffetelli
Firm 1645 Strawberry Rd., LLC 1645 & RBC Industries, INC.
Address 30 Soundview Dr., Huntington, NY 11743
Phone (914)552-4617
Fax _____
Email qciuffetelli@gmail.com

9. Attorney

Name David Steinmetz
Firm Zarin & Steinmetz
Address 81 Main St. Suite 415 White Plains, NY 10601
Phone (914) 682-7800
Fax (914) 683-5490
Email David@zarin-steinmetz.com

10. Engineer

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

11. Surveyor

Name Theodore Haines
Firm Tectonic – Manger of Surveying Services
Address 70 Pleasant Hill Road Mountainville, NY 10953
Phone 845-534-5959
Fax _____
Email TJHaines@Tectonicengineering.com
Lic. No. Lic: 050440-1

12. Architect

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

Name Christopher Camacho
Firm Tectonic Engineering
Address 70 Pleasant Hill Rd, Mountainville, NY
Phone (845)534-5959 (office)
Fax N/A
Email ccamacho@tectonicengineering.com

14. Landscape Architect

Name _____
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: large scale solar
 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>Lakeland</u>	Water District	<u>Yorktown</u>
Fire District	<u>Mohegan Volunteer</u>	Sewer District	<u>Yorktown</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.

Applicant

Scott Kerner, Authorized Rep. of Applicant

NAME (PLEASE PRINT)


SIGNATURE

7/26/21

DATE

Owner of Record


NAME (PLEASE PRINT)


SIGNATURE

7/23/21
DATE

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.:

Quin Crufftelli, being duly sworn, deposes and says that he resides at 30 Sandvian Dr. Huntington in the County of Suffolk and State of NY. That he is the Owner of 1845 Stranboyle LLC v BC Industries the corporation which is owner in fee of the property described in the foregoing application for _____ and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 25rd date of July, 2019

Notary Public

Thomas P Crescenzo
Notary Public, State of New York
NO. 01CR6397182
Qualified in Suffolk County
Commission Expires September 03, 2023

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

_____, being duly sworn, deposes and says that he is the agent named in the foregoing application for _____ 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 _____ date of _____, 20 __

Notary Public

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