

OCT 27 2021

TOWN OF YORKTOWN

# TOWN OF YORKTOWN PLANNING BOARD

Yorktown 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 October 25, 2021

1. Name of Project: C3 Holdings LLC

2. Tax Map Designation (Section, Block, Lot) 48.11 - 1 - 51

3. Zone: M-2 Total Acreage: 2

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

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

2-story bldg (3600 sf total) to be used as a 3-bay parking garage on the 1st fl; material storage on the 2nd fl. for one of the extg business uses within the bldg. Utilities include storm, sewer, water.electric.

6. Contact Person - CHOOSE ONLY ONE:

- |                                    |                                              |                                    |                                              |
|------------------------------------|----------------------------------------------|------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Applicant | <input type="checkbox"/> Owner               | <input type="checkbox"/> Architect | <input type="checkbox"/> Wetland Scientist   |
| <input type="checkbox"/> Attorney  | <input checked="" type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor  | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name Robert Considine  
Firm C3 Holdings, LLC  
Address 1500 Front Street, Yorktown Heights, NY 10598  
Phone 914-837-4000  
Fax \_\_\_\_\_  
Email bob@paddlepro.com

8. Owner of Record

Name Same as Applicant.  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**9. Attorney**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**10. Engineer**

Name Joseph C. Riina, P.E.  
Firm Site Design Consultants  
Address 251-F Underhill Avenue, Yorktown Heights, NY 10598  
Phone 914-962-4488  
Fax 914-962-7386  
Email jriina@sitedesignconsultants.com  
Lic. No. 64431

**11. Surveyor**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**12. Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**13. Wetland Scientist/Specialist**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**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: \_\_\_\_\_
- 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 Central</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>Hallocks Mill</u>

A Long Form/Full EAF with the original signature of the applicant must be attached to this application when submitted. The signature of the applicant's design professional or attorney is not acceptable.

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.

This application shall be considered complete when all plans and data required by Town of Yorktown Town Code Chapter 195: Land Development Regulations, including final reports from the Director of Planning and Town Engineer, are received by the Board.

**Applicant**

ROBERT COUSIDINE  
NAME (PLEASE PRINT)

[Signature]  
SIGNATURE

10/25/21  
DATE

**Owner of Record**

ROBERT COUSIDINE  
NAME (PLEASE PRINT)

[Signature]  
SIGNATURE

10/25/21  
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. :

ROBERT CONSIDINE, being duly sworn, deposes and says that he resides at 1500 FRONT STREET in the County of WESTCHESTER and State of NY. That he is the OWNER of C3 HOLDINGS LLC the corporation which is owner in fee of the property described in the foregoing application for site plan approval and that the statements contained therein are true to the best of his knowledge and belief.

\_\_\_\_\_  
*Robert Considerine*

Sworn before me this 27<sup>th</sup> date of October, 2021

Catherine M. Mills  
Notary Public

CATHERINE M. MILLS  
Notary Public, State of New York  
No. 5002516  
Qualified in Westchester County  
Commission Expires 10-5-2022

\*\*\*\*\*

**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

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Last updated: December 2011