

DEC 8 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 December 7, 2021

1. Name of Project: 3717 Crompond Road

2. Tax Map Designation (Section, Block, Lot) 35.8-1-13

3. Zone: C-4 Business Total Acreage: 1.56 Acres

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

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

It is proposed to construct a 20, 260 sf warehouse / retail building. The ratio of warehouse to retail has not been determined and will be based on tenant demand.

The warehouse space will be divided into smaller individual spaces for vendors / contractors / trades and the like. Loft spaces above the warehouse for offices and storage.

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 type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name Paul Guilaro

Firm 3717 Crompond Road, LLC

Address 10 Julia Lane, Suite 103 Cold Spring, NY 10516

Phone 845-809-5969

Fax _____

Email dferris@unicorncontracting.com

8. Owner of Record

Name 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. 064431

11. Surveyor

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

12. Architect

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

13. Wetland Scientist/Specialist

Name N/A
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name TBD
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: NYS DOT, Flood plain

22. This parcel is in the following districts:

School District	<u>Yorktown</u>	Water District	<u>Consolidated</u>
Fire District	<u>Mohegan</u>	Sewer District	<u>Hunterbrook</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

3717 Crompond Rd LLC

NAME (PLEASE PRINT)

Paul F. C...

SIGNATURE

12/7/21

DATE

Owner of Record

3717 Crompond Rd LLC

NAME (PLEASE PRINT)

Paul F. C...

SIGNATURE

12/7/21

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.:

Paul F. Guillo, being duly sworn, deposes and says that he resides at 25 Upper Rd Garrison in the County of Putnam and State of New York. That he is the Member of 3717 Camp Rd LLC the corporation which is owner in fee of the property described in the foregoing application for 3717 Crayford and that the statements contained therein are true to the best of his knowledge and belief.

[Signature]

Sworn before me this 7th date of December, 2021

[Signature]

Notary Public

DIA... State of New York
Notary Public
County of Westchester
No. 054960853
Commission Expires January 2, 2022
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AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Joseph Riina, being duly sworn, deposes and says that he is the agent named in the foregoing application for 3717 Crompond Road, 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 _____ date of _____, 20 ____

Notary Public

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Last updated: December 2011