

# TOWN OF YORKTOWN PLANNING BOARD

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SEP 30 2013

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

## APPLICATION FOR APPROVAL OF A MINOR SUBDIVISION PLAT OR PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION PLAT

Date September 30, 2013

1. Name of Project: Ryder Subdivision

2. Tax Map Designation: Section 48.06 Block 1 Lot 12

3. Zone: R1-40 Acreage: 6.086

4. Total number of lots proposed: 2

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

Applicant proposes to subdivide parcel with existing residence into 2 building lots

6. Contact Person - CHOOSE ONLY ONE:

Applicant  
 Attorney

Owner  
 Engineer

Architect  
 Surveyor

Wetland Scientist  
 Landscape Architect

7. Applicant

Name George Ryder and Andrew Ryder

Firm \_\_\_\_\_

Address 2723 Quaker Church Road Yorktown Heights, NY 10598

Phone (914) 841-7539

Fax \_\_\_\_\_

Email gfr1300@aol.com

8. Owner of Record

Name George Ryder and Andrew Ryder

Firm \_\_\_\_\_

Address 25 Crest Drive Yorktown Heights

Phone 914-646-9822

Fax \_\_\_\_\_

Email \_\_\_\_\_

**9. Attorney**

Name Albert A. Capellini, Esq.  
Firm \_\_\_\_\_  
Address 1767 Front Street, Yorktown Heights, NY 10598  
Phone (914) 962-3311  
Fax (914) 962-8145  
Email aacapellini@aim.com

**10. Engineer**

Name Daniel Ciarcia, P.E.  
Firm Ciarcia Engineering, P.C.  
Address 360 Underhill Avenue, Yorktown Heights, NY 10598  
Phone (914) 245-0123  
Fax (914) 245-5670  
Email dan@ciarcia.com  
Lic. No. 61684

**11. Surveyor**

Name \_\_\_\_\_  
Firm J. Henry Carpenter & Co.  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. \_\_\_\_\_

**12. Architect**

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

**13. Wetland Scientist/Specialist**

Name Steve Marino, PWS  
Firm Tim Miller Associates  
Address 10 North Street, Cold spring, NY 10516  
Phone (845) 265-4400  
Fax (845) 265-4418  
Email smarino@timmillerassociates.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: Subdivision  
 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	_____

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

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 officially submitted when all plans and date required by Land Development Regulations, including final reports from the Director of Planning and Town Engineer are received by the Board.

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**Applicant**

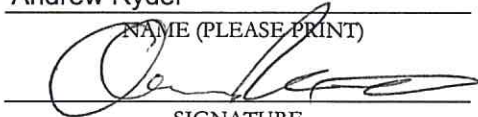
**Owner of Record**

Andrew Ryder

Andrew Ryder

NAME (PLEASE PRINT)

NAME (PLEASE PRINT)



SIGNATURE

SIGNATURE

10/2/2013

10/2/2013

DATE

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.:

Andrew Ryder, 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.

[Handwritten signature of Andrew Ryder]

Sworn before me this 2 date of Oct, 2013

[Handwritten signature of Notary Public]

Notary Public

DAWN M FANNING
NOTARY PUBLIC-STATE OF NEW YORK
No. 01FA6091579
Qualified in Westchester County
My Commission Expires April 28, 2016

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

\_\_\_\_\_, being duly sworn, deposes and says that he resides at \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_. That he is the \_\_\_\_\_ of \_\_\_\_\_ 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 \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

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