

# TOWN OF YORKTOWN PLANNING BOARD

MAR 18 2022

TOWN OF YORKTOWN

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 March 17, 2022

1. Name of Project: Underhill Farm

2. Tax Map Designation (Section, Block, Lot) 48.06-1-30

3. Zone: R1-40 Total Acreage: 13.78 ac

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

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

Proposal for a mixed use development of 148 residential units, 11,000 sf retail use, and recreational amenities. Original main structure to remain and to be used for a mix use. Access will be provided to an adjacent parcel for a future senior center and parks and recreation offices.

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 Paul Guillaro  
Firm Unicorn Contracting Corp.  
Address 10 Julia Lane, Suite 103 - Cold Spring, NY 10516  
Phone 845-809-5969  
Fax \_\_\_\_\_  
Email pguillaro@unicorncontracting.com

8. Owner of Record

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

**9. Attorney**

Name Mark W. Blanchard  
Firm Blanchard & Wilson, LLP.  
Address 235 Main Street, Suite 330 - White Plains, NY 10601  
Phone Office: (914) 461-0280  
Fax \_\_\_\_\_  
Email mblanchard@blanchardwilson.com

**10. Engineer**

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

**11. Surveyor**

Name Glenn Watson, L.S.  
Firm Badey & Watson Surveying & Engineering, P.C.  
Address 3063 Route 9 - Cold Spring, NY 10516  
Phone 845-265-9217  
Fax 845-265-4428  
Email gwatson@badey-watson.com  
Lic. No. 50389

**12. Architect**

Name Ricardo Tovar  
Firm Lessard Design  
Address 8521 Leesburg Pike - 7th Floor - Vienna, Virginia 22182  
Phone 571-830-1854  
Fax \_\_\_\_\_  
Email rtovar@lessarddesign.com  
Lic. No. \_\_\_\_\_

13. Wetland Scientist/Specialist

Name Steve Marino  
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 Earl Goven  
Firm Blades & Goven Landscape Architects  
Address P.O. Box 1581 - Fairfield, Ct. 06825  
Phone 203-254-8530  
Fax \_\_\_\_\_  
Email egoven@bgsite.com  
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:

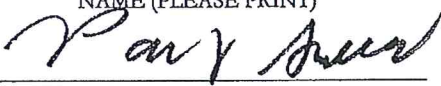
School District	<u>Yorktown</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>Hallocks Mill</u>

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.

<b>Applicant</b>	<b>Owner of Record</b>
<u>Paul Guillaro</u>	_____
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
	_____
SIGNATURE	SIGNATURE
<u>3/17/22</u>	_____
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

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AFFIDAVIT TO BE COMPLETED BY OWNER, OTHER THAN CORPORATION

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Paul F. Guillaro, 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.

Paul F. Guillaro

Sworn before me this

18th date of March, 2026

Diane Ferris  
Notary Public

DIANE FERRIS  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 01FE4960853  
Commission Expires January 2, 2026

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AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Paul F. Guillaro, being duly sworn, deposes and says that he resides at 75 Randon Farm in the County of Westchester and State of NY. That he is the member of Undehill Somewell LLC the corporation which is owner in fee of the property described in the foregoing application for Undehill Farm and that the statements contained therein are true to the best of his knowledge and belief.

Paul F. Guillaro

Sworn before me this

18th date of March, 2026

Diane Ferris  
Notary Public

DIANE FERRIS  
Notary Public, State of New York  
Qualified in Dutchess County  
No. 01FE4960853  
Commission Expires January 2, 2026

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**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