

# 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) 962-5986

## APPLICATION FOR SITE PLAN APPROVAL

Date 11/17/2022

1. Name of Project: Route 202 Dunkin

2. Tax Map Designation (Section, Block, Lot) 35.08-1-11, 14, 15 & 23

3. Zone: C-4 Total Acreage: ±1.357

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

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

The proposed action consists of a lot consolidation of tax lots 35.08-1-11, 14, 15 & 23 and the construction of a ±3,069 SF Dunkin establishment with associated parking, drive-thru and loading area.

6. Contact Person - CHOOSE ONLY ONE:

Applicant

Owner

Architect

Wetland Scientist

Attorney

Engineer

Surveyor

Landscape Architect

7. Applicant

Name Paul Sardinha

Firm SDML Realty, LLC

Address 121 Paulding Lane, Crompond, NY 10517

Phone 914-844-3978

Fax \_\_\_\_\_

Email dunkinyorktown@gmail.com

8. Owner of Record

Name Same as applicant

Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

**9. Attorney**

Name None  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

**10. Engineer**

Name Ross Winglovitz  
Firm Engineering & Surveying Properties, PC  
Address 71 Clinton Street, Montgomery, NY 12549  
Phone 845-457-7727  
Fax \_\_\_\_\_  
Email ross@ep-pc.com  
Lic. No. 071701

**11. Surveyor**

Name Brian Babcock  
Firm Engineering & Surveying Properties, PC  
Address 71 Clinton Street, Montgomery, NY 12549  
Phone 845-457-7727  
Fax \_\_\_\_\_  
Email brian@ep-pc.com  
Lic. No. 050830

**12. Architect**

Name Gary Kliesch  
Firm GK+A Architects, PC  
Address 36 Ames Avenue, Rutherford, NJ 07070  
Phone 201-896-0333  
Fax \_\_\_\_\_  
Email gkliesch@gkanda.biz  
Lic. No. 025618

**13. Wetland Scientist/Specialist**

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

**14. Landscape Architect**

Name Steven Esposito  
Firm Engineering & Surveying Properties, PC  
Address 71 Clinton Street, Montgomery, NY 12549  
Phone 845-457-7727  
Fax \_\_\_\_\_  
Email steve@ep-pc.com  
Lic. No. 001169

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: §300-21(8)(a)[1]

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>Consolidated WD #1</u>
Fire District	<u>Mohegan</u>	Sewer District	<u>Peekskill</u>

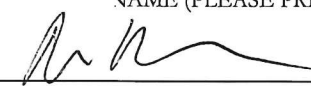

A Short or Full EAF with the original signature of the applicant must be attached to this application when submitted.

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.

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<b>Applicant</b>	<b>Owner of Record</b>
<u>PAUL H. SARDINHA</u> NAME (PLEASE PRINT)	<u>PAUL H. SARDINHA</u> NAME (PLEASE PRINT)
 SIGNATURE	 SIGNATURE
<u>11/18/2022</u> DATE	<u>11/18/2022</u> 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.:

\_\_\_\_\_, 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

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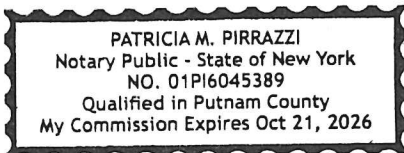
AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Paul Sardinha \_\_\_\_\_, being duly sworn, deposes and says that he resides at 121 Paulding Lane in the County of Westchester and State of New York. That he is the Manager of SDML Realty, LLC \_\_\_\_\_ the corporation which is owner in fee of the property described in the foregoing application for SDML Yorktown Dunkin \_\_\_\_\_ and that the statements contained therein are true to the best of his knowledge and belief.

Sworn before me this 15<sup>th</sup> date of November, 20 22

*Patricia M. Pirrazi*  
\_\_\_\_\_  
Notary Public



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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