

JAN 17 2023

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 APPROVAL OF A MINOR SUBDIVISION PLAT OR PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION PLAT

Date January 11, 2023

1. Name of Project: MJM Land Development Corp.

2. Tax Map Designation: Section 17.18 Block 2 Lot 2

3. Zone: R1-20 Acreage: 12.5

4. Total number of lots proposed: 13

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

Proposed 13 lot residential subdivision. A road will be constructed to access the project which will be dedicated to the Town.

The project will be served by public utilities including water and sewer. The project will require a wetland permit.

6. Contact Person - CHOOSE ONLY ONE:

- | | | | |
|------------------------------------|---|------------------------------------|--|
| <input type="checkbox"/> Applicant | <input checked="" 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 John Gerbino

Firm MJM Land Development Corp.

Address P.O. Box 24, Mahopac, NY 10541

Phone 914-299-8985

Fax _____

Email johnjakeg@gmail.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 251F Underhill Avenue, Yorktown Heights, NY 10598
Phone 914-962-4488
Fax 914-962-7386
Email jriina@sitedesignconsultants.com
Lic. No. 064431

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 Stephen Coleman
Firm Stephen Coleman Environmental Consulting, LLC
Address 3 Aspen Court, Ossining, NY 10562
Phone 914-494-5544
Fax _____
Email stevecoleman.scec@gmail.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: _____
- 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 Lakeland Water District Yorktown Consolidated
Fire District Yorktown Heights Sewer District Hallocks Mill District

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

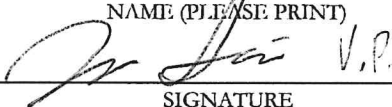
A Long Form/Full EAF with the original signature of the applicant must be attached to this application when submitted. The signature of the applicant's design professional or attorney is not acceptable.

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 data required by Land Development Regulations, including final reports from the Director of Planning and Town Engineer are received by the Board.

Applicant
John Gerbino
NAME (PLEASE PRINT)

SIGNATURE
1/11/23
DATE

Owner of Record

NAME (PLEASE PRINT)

SIGNATURE

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.

[Signature] V.P.

Sworn before me this _____ date of _____, 20__

Notary Public

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

John Gerbino, being duly sworn, deposes and says that he resides at 2502 Canterbury Way Montkisco, NY in the County of Westchester and State of New York. That he is the vice president of MSM Land Development Corp. 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.

[Signature] V.P.

Sworn before me this 17th date of January, 20 23

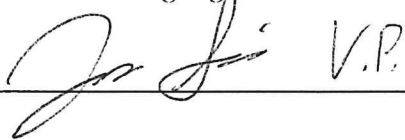
Margaret E. Betancourt
Notary Public

MARGARET E. BETANCOURT
Notary Public - State of New York
No. 01BE6215600
Qualified in WESTCHESTER COUNTY
My Commission Expires March 30, 2026

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.

 V.P.

Sworn before me this _____ date of _____, 20__

Notary Public

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Last updated: December 2011