

TOWN OF YORKTOWN PLANNING BOARD

RECEIVED
PLANNING DEPARTMENT

JUL 3 2024

Albert A. Capellini Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Pho

TOWN OF YORKTOWN

2-3986

APPLICATION FOR SITE PLAN APPROVAL

Date June 11, 2024

1. Name of Project: Teatown Lake Reservation

2. Tax Map Designation (Section, Block, Lot) 69.14-1-5, 69.14-1-6, 69.14-1-7,
69.14-1-8, 69.14-1-8.1

3. Zone: R1-200 Total Acreage: 131.8 ac

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

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

Teatown Lake Reservation campus renovation project, to include the Nature Center and
adjoining areas north and south of Spring Valley Road.

6. Contact Person - CHOOSE ONLY ONE:

Applicant
 Attorney

Owner
 Engineer

Architect
 Surveyor

Wetland Scientist
 Landscape Architect

7. Applicant

Name Alan Sorkin, Managing Director
Firm Teatown Lake Reservation
Address 1600 Spring Valley Road, Ossining, NY 10562
Phone 914 762-2912
Fax _____
Email asorkin@teatown.org

8. Owner of Record

Name Alan Sorkin, Managing Director
Firm Teatown Lake Reservation
Address 1600 Spring Valley Road, Ossining, NY 10562
Phone 914 762-2912
Fax _____
Email asorkin@teatown.org

Teatown Lake Reservation										
Summary Statement of Easements										
OID_	Municipality	Tax ID	Parcel Address	Year	Owner	Land_Class	Easement	Acreage	OID_	Easement Owner
18	Yorktown	69.14-1-5	SPRING VALLEY RD.	1966	Teatown Lake Reservation	Fee	Yes	63.18	Conservation	Brooklyn Botanical Garden
44	Yorktown	69.14-1-6	SPRING VALLEY RD.	1971	Teatown Lake Reservation	Fee	Yes	1.83	Conservation	Brooklyn Botanical Garden
38	Yorktown	69.14-1-7	SPRING VALLEY RD.	1971	Teatown Lake Reservation	Fee	Yes	1.96	Conservation	Brooklyn Botanical Garden
25	Yorktown	69.14-1-8	1595 SPRING VALLEY RD.	2010	Teatown Lake Reservation	Fee	Yes	7.84	Conservation	Westchester County
37	Yorktown	69.14-1-8.1	1595 SPRING VALLEY RD.	2010	Teatown Lake Reservation	Fee	Yes	57.21	Conservation	Westchester County

9. Attorney

Name _____
Firm _____
Address _____
Phone _____
Fax _____
Email _____

10. Engineer

Name Gerhard Schwalbe
Firm DTS Provident Design Engineering, LLP
Address 1 North Broadway
Phone 914 428-0010
Fax _____
Email jschwalbe@dtsprovident.com
Lic. No. _____

11. Surveyor

Name Daniel Merritts
Firm TC Merritts Land Surveyors, PC
Address 394 Bedford Road, Pleasantville, NY 10570
Phone 914 769-8003
Fax _____
Email daniel@tcmerritts.com
Lic. No. 050604

12. Architect

Name Eric Bunge
Firm nARCHITECTS
Address 68 Jay Street #317 Brooklyn, NY 11201
Phone 718 260-0845
Fax _____
Email eric.bunge@narchitects.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 _____
Email smarino@timmillerassociates.com

14. Landscape Architect

Name Laura Starr
Firm Starr Whitehouse Landscape Architects and Planners, PLLC
Address 80 Broad Street, Suite 700, New York, NY 10004
Phone 212 487-3272
Fax _____
Email lstarr@starrwhitehouse.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: Educational Nonprofit Use

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>NA</u>
Fire District	<u>Yorktown Heights</u>	Sewer District	<u>NA</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.

Applicant

Owner of Record

Alan Sorkin

Alan Sorkin

NAME (PLEASE PRINT)

NAME (PLEASE PRINT)





SIGNATURE

SIGNATURE

6/11/24

6/11/24

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.:

Alan Sorokin, 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]

Sworn before me this 7 date of June, 2024
[Signature]
Notary Public

ANDREW V. TUNG
Notary Public, State of New York
No. 02TU5056041
Qualified in Westchester County
Commission Expires February 26, 2026

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

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Alan Sorkin, 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.

Alan Sorkin

Sworn before me this 7 date of June, 2024
Andrew V. Tung
Notary Public

ANDREW V. TUNG
Notary Public, State of New York
No. 02TU5056041
Qualified in Westchester County
Commission Expires February 26, 2026

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Last updated: December 2011