

TOWN OF YORKTOWN  
PLANNING BOARD

JUL 31 2024

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 07-31-2024

1. Name of Project: Curry Honda

2. Tax Map Designation (Section, Block, Lot) 35.08-1-10

3. Zone: C-4 Total Acreage: 4.42 acres

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

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

Renovation of Automobile Showroom & Front Facade of Building & Front Parking Lot, including  
4 Vehicle Display parking spaces & 3 Additional Vehicle Display pads on gravel base in front Lawn  
and relocate existing Flag Pole, relocate Honda Pylon Sign over 16'-0" to accommodate new layout.

6. Contact Person - CHOOSE ONLY ONE:

Applicant  Owner  Architect  Wetland Scientist  
 Attorney  Engineer  Surveyor  Landscape Architect

7. Applicant

Name Martin Stejskal, RA  
Firm Architectural Visions, PLLC  
Address 2 Muscoot Rd N. Mahopac, NY 10541  
Phone (845) 628 - 6613  
Fax (845) 628-2807  
Email martin@arch-visions.com

8. Owner of Record

Name BF Curry Realty LLC  
Firm \_\_\_\_\_  
Address 727 Central Avenue, Scarsale, NY 10583  
Phone (914) 725 - 3500 Ext 5  
Fax \_\_\_\_\_  
Email bcarinci@curryauto.com

**9. Attorney**

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

**10. Engineer**

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

**11. Surveyor**

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

**12. Architect**

Name Joel L. Greenberg, RA / Martin Stejskal, RA  
Firm Architectural Visions, PLLC  
Address 2 Muscoot Rd N. Mahopac, NY 10541  
Phone (845) 628 - 6613  
Fax (845) 628 - 2807  
Email joel.greenberg@arch-visions.com martin@arch-visions.com  
Lic. No. 011056

**13. Wetland Scientist/Specialist**

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

**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	<u>Yorktown</u>	Water District	<u>Yorktown CWD#1</u>
Fire District	<u>Mohegan FD</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.

<b>Applicant</b>	<b>Owner of Record</b>
<u>Martin Stejskal, RA</u>	<u>Howard Mirchin CFO</u>
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
	
SIGNATURE	SIGNATURE
<u>7-31-2024</u>	<u>7-31-24</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. :

\_\_\_\_\_, 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. :

\_\_\_\_\_, 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

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**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS. :

Howard Mirchin, being duly sworn, deposes and says that he is the agent named in the foregoing application for BFC-rny Realty, LLC 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 31<sup>st</sup> date of July, 2021  
B. A. Hagan  
Notary Public

**BRYAN A HAGAN**  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01HA6414985  
Qualified in Orange County  
Commission Expires March 8, 2025

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Last updated: December 2011