

# 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 Revised: February 17, 2021

1. Name of Project: Proposed Subdivision for Kristine M. Hansmann

2. Tax Map Designation: Section 6.17 Block 2 Lot 63  
Section 6.13 Block 1 Lot 10

3. Zone: R1-80 Acreage: 11.43 Acres

4. Total number of lots proposed: 3

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

Project is to subdivide an 11.43 acre parcel into three (3) building lots,  
construction of an extension of Osceola Road with a turnaround and a water main extension.  
The site will be served by proposed Onsite Wastewater Treatment systems.

6. Contact Person - CHOOSE ONLY ONE:

Applicant  
 Attorney

Owner  
 Engineer

Architect  
 Surveyor

Wetland Scientist  
 Landscape Architect

7. Applicant

Name Kristine M. Hansmann  
Firm Jefferson Valley Realty  
Address 202 East Main Street Jefferson Valley, NY 10535  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_

8. Owner of Record

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

**9. Attorney**

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

**10. Engineer**

Name Ralph G. Mastromonaco, PE  
Firm Ralph G. Mastromonaco, PE, PC, Consulting Engineers  
Address 13 Dove Court, Croton-on-Hudson, NY 10520  
Phone 914-271-4762  
Fax 914-271-2820  
Email hardycross@aol.com  
Lic. No. 054498

**11. Surveyor**

Name Scot B. Gray, LS  
Firm T. C. Merritts, Land Surveyors  
Address 394 Bedford Road, Pleasantville, NY 10570  
Phone 914-769-8003  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Lic. No. 050672

**12. Architect**

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

**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 Lakeland School District Water District Yorktown Consolodated Water  
Fire District Mohegan Fire District Sewer District None

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

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**Applicant**

Owner

NAME (PLEASE PRINT)

SIGNATURE

DATE

**Owner of Record**

Kristine M. Hansmann

NAME (PLEASE PRINT)

*Kristine M. Hansmann*  
SIGNATURE

10/13/20

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. :

Kristine M. Hansmann, 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.

*Kristine M. Hansmann*

Sworn before me this 13 date of October, 2020

Notary Public

DANIEL P. BECKER
NOTARY PUBLIC, NEW YORK STATE
NO. 01BE5077108
QUALIFIED IN PUTNAM COUNTY
COMMISSION EXPIRES MAY 5, 2023

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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.:

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

*Robert M. Adams*

Sworn before me this 13 date of October, 2020

\_\_\_\_\_  
Notary Public

DANIEL P. BECKER  
NOTARY PUBLIC, NEW YORK STATE  
NO. 01BE5077108  
QUALIFIED IN PUTNAM COUNTY  
COMMISSION EXPIRES MAY 6, 2023

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Last updated: December 2011