

**TOWN OF YORKTOWN  
PLANNING BOARD**

RECEIVED  
PLANNING DEPARTMENT

MAY 12 2021

Yorktown Community and Cultural Center, 1974 Commerce Street, Yorktown Heights, New York 10598, Phone (914) 962-6565, Fax (914) 962-3986

TOWN OF YORKTOWN

**APPLICATION FOR  
APPROVAL OF A MINOR SUBDIVISION PLAT OR  
PRELIMINARY APPROVAL OF A MAJOR SUBDIVISION PLAT**

Date April, 16, 2021

1. Name of Project: Stony Street Subdivision

2. Tax Map Designation: Section 16.17 Block 2 Lot 77

3. Zone: R1-20 Acreage: 8.070

4. Total number of lots proposed: 10

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

Applicant proposes to extend High Point Drive to serve 10 new building lots. The extended road will also be connected to Shelley Street.

6. Contact Person - CHOOSE ONLY ONE:

Applicant  
 Attorney

Owner  
 Engineer

Architect  
 Surveyor

Wetland Scientist  
 Landscape Architect

7. Applicant

Name Nikolla Grishaj

Firm \_\_\_\_\_

Address 11 Murdock Road, New City, NY 10956

Phone 845-406-0426

Fax \_\_\_\_\_

Email ndgassoc1953@aol.com

8. Owner of Record

Name Same

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 251-F Underhill Avenue, Yorktown Heights, NY 10598  
Phone 914-962-4488  
Fax 914-962-7386  
Email jriina@sitedesignconsultants.com  
Lic. No. 64431

**11. Surveyor**

Name Dan Merritts  
Firm T.C. Merritts Land Surveyors  
Address 394 Bedford Road, Pleasantville, NY 10570  
Phone 914-769-8003  
Fax \_\_\_\_\_  
Email daniel@tcmerritts.com  
Lic. No. \_\_\_\_\_

**12. Architect**

Name \_\_\_\_\_  
Firm \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Email \_\_\_\_\_  
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 (845) 265-4418  
Email smarino@timmillerassociates.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	<u>Lakeland SD</u>	Water District	<u>Yorktown Consolidated</u>
Fire District	<u>Mohegan FD</u>	Sewer District	<u>Peekskill</u>

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.

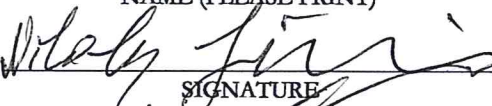
The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Zoning Ordinance, Tree Removal and Excavation ordinance, and any additions or amendments thereto.

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.

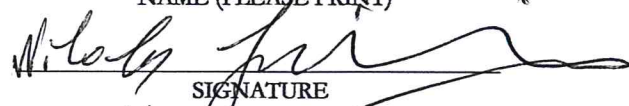
The execution and delivery of the deeds to the roads in the proposed subdivision as provided for by the terms of the deeds to the roads in the proposed subdivision as provided for by the terms of the approving resolution shall not operate to vest title of said roads in the Town of Yorktown until such 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.

**Applicant**

Nikolla Grishaj  
 \_\_\_\_\_  
 NAME (PLEASE PRINT)  
  
 \_\_\_\_\_  
 SIGNATURE  
 4/24/2021  
 \_\_\_\_\_  
 DATE

**Owner of Record**

NIKOLLA GRISHAJ  
 \_\_\_\_\_  
 NAME (PLEASE PRINT)  
  
 \_\_\_\_\_  
 SIGNATURE  
 4/24/2021  
 \_\_\_\_\_  
 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 Rockland ~~WESTCHESTER~~ SS. :

Nikolla Grishaj, 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.

Nikolla Grishaj

Sworn before me this 24th date of April, 2021

[Signature]  
Notary Public

Lisa R. Mills  
Notary Public, State of New York  
No. 6309372  
Rockland County  
Commission Expires August 11, 2022

\*\*\*\*\*

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.

[Signature]

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. :

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

*W. Lally*  
\_\_\_\_\_

Sworn before me this \_\_\_\_\_ date of \_\_\_\_\_, 20\_\_

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

F:\Office\WordPerfect\APPLICATION FORMS\APPMIN.wpd  
Last updated: December 2011