

SEP 10 2021

**TOWN OF YORKTOWN  
PLANNING BOARD**

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 09/08/2021

1. Name of Project: Bird Bus Sales & Service

2. Tax Map Designation (Section, Block, Lot) 38.05-1-21 35.08-1-21  
38.05-1-22 35.08-1-22

3. Zone: C-4 Total Acreage: 2.74

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

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

The applicant proposes to reoccupy the property with a school bus dealership. The applicant proposes several architectural improvements including interior and façade renovations for the dealership building in addition to raising the roof of the garage building as the current height cannot accommodate school buses. The front of the property will be utilized for customer parking, and the rear of the property will be used for employee parking and the storage of school buses, with a maximum of 48 vehicles contemplated to be stored on the property. A landscaped area is proposed which will be utilized for landscaping / screening of the vehicle storage areas.

6. Contact Person - CHOOSE ONLY ONE:

- |                                    |                                              |                                    |                                              |
|------------------------------------|----------------------------------------------|------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Applicant | <input type="checkbox"/> Owner               | <input type="checkbox"/> Architect | <input type="checkbox"/> Wetland Scientist   |
| <input type="checkbox"/> Attorney  | <input checked="" type="checkbox"/> Engineer | <input type="checkbox"/> Surveyor  | <input type="checkbox"/> Landscape Architect |

7. Applicant

Name Robert Reichenbach, Vice President

Firm Bird Bus Sales & Service

Address 1 Warehouse Lane, Elmsford, NY 10523

Phone (516) 233-6199

Fax \_\_\_\_\_

Email Robert@BirdBusSales.com

8. Owner of Record

Name \_\_\_\_\_

Firm Crompond Realty, LLC

Address 3805 Crompond Road, Yorktown Heights, NY 10598

Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email \_\_\_\_\_

**9. Attorney**

Name Darius Chafizadeh  
Firm Harris Beach PLLC  
Address 445 Hamilton Avenue, Suite 1206, White Plains, NY 10601  
Phone (914) 683-1200  
Fax (914) 683-1210  
Email DChafizadeh@HarrisBeach.com

**10. Engineer**

Name Diego Villareale, PE  
Firm JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC  
Address 120 Bedford Road, Armonk, NY 10504  
Phone (914) 273-5225  
Fax (914) 273-2102  
Email DVillareale@JMCPLL.com  
Lic. No. 084546

**11. Surveyor**

Name Stephen F. Hoppe, LS  
Firm Stephen F. Hoppe, L.S. LLC  
Address 111 NY-303, Tappan, NY 10983  
Phone (845) 359-5050  
Fax (845) 230-6610  
Email NewYorkSurveyor@AOL.com  
Lic. No. 50539

**12. Architect**

Name Joseph R. Crocco, RA  
Firm Joseph R. Crocco Architects  
Address 4 MacDonald Avenue #5, Armonk, NY 10504  
Phone (914) 273-2774  
Fax \_\_\_\_\_  
Email Joe@JRCArchitects.com  
Lic. No. \_\_\_\_\_

**13. Wetland Scientist/Specialist**

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

**14. Landscape Architect**

Name Paul R. Sysak, RLA, ASLA  
Firm JMC Planning, Engineering, Landscape Architecture & Surveying, PLLC  
Address 120 Bedford Rd, Armonk, NY 10504  
Phone (914) 273-5225  
Fax (914) 273-2102  
Email PSysak@JMCPLLC.com  
Lic. No. 002181-1

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: New and/or used car automobile sales  
 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 School District</u>	Water District	<u>Yorktown Consolidated Water District #1</u>
Fire District	<u>Mohegan Fire District</u>	Sewer District	<u>Peekskill Sewer District</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
<u>Robert Reichenbach</u>	_____
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
<u>Robert Reichenbach</u>	_____
SIGNATURE	SIGNATURE
<u>9/8/2021</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**

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- Westchester County Board of Health
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- Other: \_\_\_\_\_

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<p>-----</p> <p><b>Applicant</b></p> <p>_____</p> <p>NAME (PLEASE PRINT)</p> <p>_____</p> <p>SIGNATURE</p> <p>_____</p> <p>DATE</p>	<p><b>Owner of Record</b></p> <p><i>Drew Picon</i></p> <p>_____</p> <p>NAME (PLEASE PRINT)</p> <p><i>Drew Picon</i></p> <p>_____</p> <p>SIGNATURE</p> <p><i>9/8/21</i></p> <p>_____</p> <p>DATE</p>
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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.

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

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

\*\*\*\*\*

AFFIDAVIT TO BE COMPLETED BY CORPORATION OWNER

STATE OF NEW YORK; COUNTY OF WESTCHESTER SS.:

Drew Picon, being duly sworn, deposes and says that he resides at 35 Turtle Pt Rd in the County of Morris and State of New Jersey. That he is the owner/member of Crompton Technology Inc the corporation which is owner in fee of the property described in the foregoing application for Site Plan and that the statements contained therein are true to the best of his knowledge and belief.

Act  
Notary  
NJ  
07961

Sworn before me this 8th date of September, 2021

Shane Pfommer  
Notary Public

