

DEC 27 2021

TOWN OF YORKTOWN

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 11/04/2021

1. Name of Project: Boniello Equities Crompond Road Subdivision

2. Tax Map Designation: Section 37.09 Block 1 Lot 67, 70, 71

3. Zone: R2 Acreage: 40,000 sqft

4. Total number of lots proposed: 2

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

Subdivide land to construct two (2) new dwellings adjacent to existing dwellings located at 2212, 2214, 2216 and 2220 Crompond Road, Yorktown NY.

Both the new and existing dwellings would meet the minimum lot area requirement of 20,000sqft. The 2 new dwellings driveways would access existing private road.

Utilities including electric, water and sewer for the new dwellings are located on the property and can be tapped into without disruption to route 202.

6. Contact Person - CHOOSE ONLY ONE:

Applicant
 Attorney

Owner
 Engineer

Architect
 Surveyor

Wetland Scientist
 Landscape Architect

7. Applicant

Name Gus Boniello

Firm Boniello Development Corporation

Address 165 Waccabuc Rd, Goldens Bridge, NY 10526

Phone (914) 523-5046

Fax (914) 232-4063

Email GTBoniello@aol.com

8. Owner of Record

Name Gus Boniello

Firm Boniello Equities LTD

Address 165 Waccabuc Rd, Goldens Bridge, NY 10526

Phone (914) 523-5046

Fax (914) 232-4063

Email GTBoniello@aol.com

9. Attorney

Name Stephen Brotmann
Firm Brotmann Law Group
Address 2 Westchester Park Drive, Suite 108, White Plains, NY 10604
Phone (914) 694-6200
Fax (914) 509-1917
Email SJMB@Brotmannlaw.com

10. Engineer

Name Anthony Pisarri
Firm Anthony Pisarri P.E. P.C.
Address 3 Rosalind Drive, Cortlandt Manor, NY 10567
Phone (914) 739-6580
Fax (914) 734-9121
Email APisarri@aol.com
Lic. No. _____

11. Surveyor

Name Eric Link
Firm Link Land Surveyors
Address 21 Clark Place, Suite 1B, Mahopac, NY 10541
Phone (845) 628-5857
Fax (845) 621-0013
Email ELink@linklandsurveyors.com
Lic. No. _____

12. Architect

Name N/A
Firm _____
Address _____
Phone _____
Fax _____
Email _____
Lic. No. _____

13. Wetland Scientist/Specialist

Name N/A
Firm _____
Address _____
Phone _____
Fax _____
Email _____

14. Landscape Architect

Name N/A
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: Minor Subdivision
- 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 Yorktown Heights Water District Yorktown Heights
Fire District Yorktown Heights Sewer District Yorktown Heights

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

Applicant	Owner of Record
<u>Gus Boniello</u>	<u>11</u>
NAME (PLEASE PRINT)	NAME (PLEASE PRINT)
<u>[Signature]</u>	<u>11</u>
SIGNATURE	SIGNATURE
<u>12-20-21</u>	<u>11</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