

TOWN OF YORKTOWN

TOWN BOARD

Yorktown Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598, Phone (914) 962-5722, Fax (914) 962-6591

APPLICATION FOR SITE PLAN APPROVAL

Pursuant to Town of Yorktown Town Code Chapter 300
Article VII Permitted Special Uses or Article VIII Special Districts

Date March 2, 2021

1. Name of Project: Petition for Zoning Amendment and Site Plan Amendment - Kitchawan Barns LLC
2. Location: (Section-Block-Lot) Section 70.06, Block 1, Lot 4
Street Address or Adjacent Street: 712 Kitchawan Road, Ossining, New York 10562
3. Zone: Transitional Zone Total Acreage: 14.7
4. Is a statement of easements relating to property attached? Yes None exist
5. Project narrative (brief description of proposed development):

Zoning Petition and Amended Site Plan Application for proposed minor addition that will be located generally in the footprint of the prior storage building/greenhouse on the Premises. The proposed addition includes refinements to the proposed addition that was previously approved by the Town Board in 2017. Please see attached project narrative.

6. Contact Person - CHOOSE ONLY ONE:

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

7. Applicant

Name Steven Spiro

Firm Kitchawan Barns LLC c/o Tracer Imaging

Address 712 Kitchawan Road, Ossining, New York 10562

Phone 914-949-3958

Fax _____

Email steven@tracer.com

8. Owner of Record

Name Same as Applicant

Firm _____

Address _____

Phone _____

Fax _____

Email _____

9. Attorney

Name Taylor M. Palmer, Esq.
Firm Cuddy & Feder, LLP
Address 445 Hamilton Avenue, 14th Floor, White Plains, New York 10601
Phone 914-761-1300
Fax 914-761-5372
Email tpalmer@cuddyfeder.com

10. Engineer

Name Michael Bodendorf, P.E.
Firm Hudson Land Design
Address 174 Main Street, Beacon, New York 12508
Phone 845-440-6926
Fax 845-440-6637
Email mbodendorf@hudsonlanddesign.com
Lic. No. 084466

11. Surveyor

Name Erik J. Link
Firm Land Surveyors P.C.
Address 21 Clark Place, Suite 1-B, Mahopac, New York 10541
Phone 845-628-5857
Fax 845-621-0013
Email _____
Lic. No. 050542

12. Architect

Name Aryeh Siegel
Firm Aryeh Siegel Architect
Address 84 Mason Circle, Beacon, New York 12508
Phone 845-838-2490
Fax _____
Email ajs@ajsarch.com
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 the NYC DEP Watershed? Yes No

If yes, is this project within a Designated Main Street Area? Yes No

19. 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

20. 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

21. 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 Special Permit: _____
- Zoning Board of Appeals Variance or Special Permit: _____

22. This project requires the following permits or approvals from other outside agencies:

- Westchester County Board of Health
- NYC DEP
- NYS DEC
- Other: _____

23. This parcel is in the following districts:

School District Yorktown Water District _____
 Fire District Yorktown Heights Sewer District _____

A Short or Full EAF with the original signature of the applicant or project sponsor must be attached to this application when submitted.

The applicant agrees to comply with the requirements of the Road Specifications, the Land Use Regulations, Special Permit Requirements, Zoning Ordinance, Lighting Ordinance, Tree Removal and Stormwater Ordinance, and any additions or amendments thereto.

The applicant agrees to execution and delivery of deeds and required documents for reserved 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.

Applicant

Kitchawan Barns, LLC, By: Steven Spiro

NAME (PLEASE PRINT)



SIGNATURE

3/02/21

DATE

Owner of Record

Kitchawan Barns, LLC, By: Steven Spiro

NAME (PLEASE PRINT)



SIGNATURE

3/2/21

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 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. :

_____, 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

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.

Sworn before me this _____ date of _____, 20 __

Notary Public

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Last updated: August 2013