

**THE TOWN BOARD OF THE TOWN OF YORKTOWN
COUNTY OF WESTCHESTER: STATE OF NEW YORK**

In the Matter of the Application of

GARDEN LANE DEVELOPMENT LLC

PETITION

Petitioner,

For Extension of The Hunterbrook Sewer District and
The Hunterbrook 202 Sewer District in the
Town of Yorktown, Westchester County, New York.

**TO: THE HONORABLE TOWN BOARD OF THE TOWN OF YORKTOWN,
COUNTY OF WESTCHESTER, STATE OF NEW YORK:**

GARDEN

1. The undersigned, Garden Land Development LLC, having an office and principal place of business at 88 Lakeshore Drive, Eastchester, New York 10709 (“Petitioner”), being the record owner, and the only owner, of all of the taxable real property situate in the proposed extension of the Hunterbrook Sewer District and Hunterbrook 202 Sewer District (collectively the “Sewer Districts”), hereinafter described, and which owns in the aggregate all of the assessed valuation of all the taxable real property situate in the proposed extension areas as shown on the latest completed assessment roll of the Town of Yorktown, does hereby petition your Honorable Board to extend the Sewer Districts in the Town of Yorktown, County of Westchester, State of New York (the “Town”) by including in the area and territory of the Sewer Districts the parcel of land hereinafter described, which is located wholly within the Town and outside of any incorporated village.

2. The parcel of land which is proposed to be added to the Sewer Districts upon the extension thereof is known and designated as Section 35.08, Block 1, Part of Lot 27 on the Official Tax Map of the Town of Yorktown, comprising approximately 1.53 acres, more or less,

and is more fully described in Schedule A, annexed hereto and made a part hereof (the “Property”).

3. Petitioner does not request the construction or acquisition of any improvements by the Town. The construction or acquisition of any and all improvements will be undertaken by, and at the sole cost and expense of Petitioner, which will construct or acquire and complete said improvements. Said improvements shall be limited to those necessary to serve Petitioner=s planned facilities on the Property.

4. The Map and Plan showing the boundaries of the proposed area of extension of the Sewer Districts, as well as the location of the sewer mains, distribution lines, pipes, and other related facilities to be installed to serve the extension area, together with a narrative explaining such infrastructure, constitutes Schedule B, annexed hereto and made a part hereof. The Map and Plan which is included as part of Schedule B is titled “Schedule B, Sewer District Extension Map”, is dated December 18, 2023 and was prepared by Hudson Engineering & Consulting, P.C., of Elmsford, New York. Schedule B has been prepared by competent engineers, duly licensed by the State of New York.

5. Schedule C shows a general plan of a portion of the existing sewer system and its relationship to the proposed extension thereof, and is annexed hereto and made a part hereof. It is titled “Schedule C – Sewer Strict Map”, is dated December 18, 2023 and was also prepared by Hudson Engineering & Consulting, P.C.


6. The purpose of the requested extension of the Sewer Districts is to accommodate the proposed development of the Property with the “Garden Lane Apartments” in accordance with the Resolution 23-16 of the Town of Yorktown Planning Board, signed by the Chair of that

Board on August 14, 2023, which granted Conditional Site Plan Approval and a Special Permit and approved a Stormwater Pollution Prevention Plan and a Tree Permit.

WHEREFORE, Petitioner prays that all proceedings be held as may be required by Article 12 of the Town Law and any other applicable laws or regulations; that Petitioner's Petition herein be granted; that the Sewer Districts be extended as herein requested to include therein the Property described in Schedule A; and that Petitioner have such other and further relief as may be proper and necessary in the premises.

Dated: December 26, 2023
 Eastchester, New York

GARDEN LANE DEVELOPMENT LLC

By: 
 Luigi Laverghetta, A Member

STATE OF NEW YORK)
)
 ss:
 COUNTY OF WESTCHESTER)

On the 26 day of December in the year 2023, before me, the undersigned, personally appeared Luigi Laverghetta personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


 Notary Public
 PATRICE DE ANNOVA
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01P05166025
 Qualified in WESTCHESTER County
 Commission Expires MAY 14, 2027

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