



## Planning application

## Town of Yorktown

### Planning Board

1974 Commerce Street  
Yorktown Heights, NY 10598  
Phone: (914) 962 6565 | Fax: (914) 962 3986

#### For use by Principal Authority

Cloudpermit application number  
US-NY119-P-2025-12

PIN  
36.09 1 1

Application submitted to  
Yorktown, NY, New York

#### Description of Subject Property

Address  
FIELD ST.

Municipality  
Yorktown, NY, New York

PIN  
36.09-1-1



#### Purpose of Application

Application type  
Site Plan   New   Residential

#### Applicant, Engineer

Last name Marino	First name Allison	Corporation or partnership
Street address 251 Underhill Ave	Unit number F	Lot / Con.
Municipality Yorktown	State New York	ZIP code 10516
Other phone	Mobile phone +1 914 962 4488	
Fax	Email [REDACTED]	

Property owner		
Last name Wallack	First name Marc	Corporation or partnership Fox Den Development Corp.
Street address 1549 Jacob Road	Unit number Main House	Lot / Con.
Municipality Yorktown	State New York	ZIP code 10567
Other phone +1 2127533724		Mobile phone +1 9176426543
Fax		Email [REDACTED]

Declaration and Signatures
<p><b>Applicant</b></p> <p>I, Allison Marino (The Applicant), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Applicant is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.</p> <p> Digitally signed on 11/14/2025, 12:32:34 PM EST by Allison Marino.</p> <p><b>Property owner</b></p> <p>I, Marc Wallack (The Property owner), do hereby declare that the information contained in this application, the attached schedules and forms, the attached plans and specifications, and other attached documentation is true to the best of my knowledge. If a permit is granted, I agree to comply with Local Ordinances and the conditions of the permit. If the Property owner is a corporation or partnership, I have the authority to bind the corporation or partnership by signing off, I understand that it constitutes a legal signature confirming that I acknowledge and agree to the above declaration.</p> <p> Digitally signed on 11/14/2025, 9:35:32 AM EST by Marc Wallack.</p>

Site Information		
Tax Map Designation		
Section	Block	Lot
36.09	1	1
Zone	Total Acreage	Number of Units
R1-40: Single-Family Residential	2.44	2
A statement of easements will be uploaded with this application?		
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NONE EXIST		
Project Narrative		
Brief description of proposed development 2 Lot Minor Subdivision with 2 proposed single family residential homes and driveway, sewer main extension, and stormwater management.		
Contact Person		
Applicant		
Is this project within the Sustainable Development Study Area?		
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Is this project within 500 feet of:		
Select		
<input type="checkbox"/> Town of Yorktown town line	<input type="checkbox"/> Putnam County line	<input type="checkbox"/> Right of way of a state or county road
<input type="checkbox"/> State or county park or recreation area	<input type="checkbox"/> State or county owned land on which a public building/institution is located	<input type="checkbox"/> County drainage channel/stream
<input type="checkbox"/> A farm located in an agricultural district	<input checked="" type="checkbox"/> N/A	
This parcel is in the following districts:		
School District Yorktown Central School District	Water District Yorktown Consolidated Water District	
Fire District Mohegan Lake Fire District	Sewer District Peekskill Sewer District	

**Additional Information**

A Short or Full EAF with the original signature of the applicant must be uploaded with 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.

**Short Environmental Assessment Form**  
**Part 1 - Project Information**

**RECEIVED  
PLANNING DEPARTMENT**

NOV 13 2025

TOWN OF YORKTOWN

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Fox Den Subdivision - Field St			
Project Location (describe, and attach a location map): Field Street, Yorktown, NY			
Brief Description of Proposed Action: 2 Lot Subdivision with proposed 2 single family residences, driveway, sewer main extension, and stormwater management			
Name of Applicant or Sponsor: Joseph C. Riina, P.E., Site Design Consultants		Telephone: 914-962-4488	
		E-Mail: [REDACTED]	
Address: 251-F Underhill Avenue			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.44	acres
b. Total acreage to be physically disturbed?		0.74	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.44	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>Project will meet state energy code.</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ <u>13,214 SF of wetland buffer disturbance</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <u>Stormwater Management System</u>	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO  <input checked="checked" type="checkbox"/>	YES  <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO  <input checked="checked" type="checkbox"/>	YES  <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO  <input checked="checked" type="checkbox"/>	YES  <input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Joseph C. Riina, P.E.</u> Date: <u>11/12/25</u> Signature: 