

# Site Design Consultants

Civil Engineers • Land Planners

November 21, 2025

Robyn Steinberg, AICP, CPESC  
Town of Yorktown Planning Department  
1974 Commerce Street, Room 222  
Yorktown, New York 10598

RECEIVED  
PLANNING DEPARTMENT

NOV 24 2025

TOWN OF YORKTOWN

Re: MJM Land Development Corp.  
Gomer Street and Cordial Road  
Yorktown Heights, NY 10598

Dear Robyn,

As required by the Town of Yorktown, we have sent copies of the attached "Notice to Interested Parties" as provided by your Office, to the adjoining property owners for the above referenced project.


These Notices are regarding the Planning Board Public Hearing scheduled for December 8, 2025, and have been sent in accordance with the Town of Yorktown Code.

Enclosed please find the following items regarding this submission:

- Sample of the "Notice to Interested Parties" which reflect the project's information as detailed in the Town of Yorktown's Public Notice;
- List of adjoining property owners;
- Copy of the Yorktown map indicating the adjoiners;
- USPS "Confirmation of Mailing" indicating confirmation of the mailing and date;
- (3) photos of "Notice" signs; and
- Sign Notification Certification.

Please review our submission and contact us with any questions or comments. Thank you.

Yours truly,



Joseph C. Riina, P.E.

JCR / cm / Enc. / sdc 22-01

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251-F Underhill Avenue • Yorktown Heights, New York 10598

60 Walnut Grove Road • Ridgefield, Connecticut 06877

(914) 962-4488

(203) 431-9504

Fax (914) 962-7386



## NOTICE TO INTERESTED PARTIES

TO:

**PLEASE TAKE NOTICE** that a **Public Hearing** will be held by the Planning Board of the Town of Yorktown in Town Hall, 363 Underhill Avenue, Yorktown Heights, New York 10598 on **Monday, December 8, 2025 at 7:00 pm** or as soon thereafter as possible on the following matter:

Application of MJM Land Development Corp. for preliminary approval of a major subdivision plat with submitted plans titled, "Site Plan Prepared for MJM Land Development Corp.," prepared by Site Design Consultants, and last revised November 17, 2025.

The Applicant has proposed a 13-lot single-family residential subdivision where 7 lots are accessed from Gomer Street and 6 lots are accessed from Cordial Road. The site is located at the address 3232 Gomer Street, Yorktown Heights, NY 10598, also known as Section 17.18, Block 2, Lot 2 on the Town of Yorktown Tax Map. The parcel is 12.3 acres in the R1-20, single-family residential zoning district. On July 18, 2023, the Town Board granted the Planning Board's request to use flexibility standards pursuant to Chapter 300, Article V, Section §300-22, in order to promote development that is sensitive to the land by means of modifying the application of the zoning code's bulk requirements with respect to yard setbacks, building height, lot frontage, lot coverage, lot area, and minimum floor area. This development will also require Planning Board approval of a Stormwater Pollution Prevention Plan, Wetland Permit, and Tree Permit.

If any interested members of the public would like to provide comments on this application, written comments can be provided to the Board by mail sent to the Planning Department at 1974 Commerce Street, Yorktown Heights, NY 10598 or by email before the meeting to [planning@yorktownny.org](mailto:planning@yorktownny.org). The above listed site plan may be viewed on the Town's website at: <http://www.yorktownny.org/planning/public-hearings>.

ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent, or attorney and will be heard before any final determination is made.

This Notice is being sent to you by regular first-class mail, pursuant to Section §195-39B of the Yorktown Town Code requiring the undersigned to notify all interested parties as defined there under.

MJM Land Development Corp.  
Name of Applicant

Joseph C. Riina, P.E., Project Engineer, Site Design Consultants  
By (Name and Title)

November 18, 2025  
Date

-3-29

Name and Address of Sender

**Site Design Consultants**  
**251-F Underhill Avenue**  
**Yorktown Heights, New York 10598**

Check type of mail or service

- ☐ Adult Signature Required      ☐ Priority Mail Express  
☐ Adult Signature Restricted Delivery      ☐ Registered Mail  
☐ Certified Mail      ☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery      ☐ Signature Confirmation  
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U.S. POSTAGE PAID

YORKTOWN HEIGHTS, NY

 10598  
 NOV 21, 25  
 AMOUNT
**\$28.00**

S2322W500432-19

USPS Tracking/Article Number

Addressee (Name, Street, City, State, &amp; ZIP Code™)

Postage

(Extra  
Service)  
FeeHandling  
ChargeActual Value  
If RegisteredInsured  
ValueDue  
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1.

BRDAKIC ARTAN  
 BRDAKIC ARIANA  
 271 CORDIAL RD  
 YORKTOWN HGTS, NY 10598

2.

LIEBMAN, MAXINE SCHEIER  
 & LIEBMAN, DAVID C.  
 261 CORDIAL RD.  
 YORKTOWN HGTS., NY 10598

3.

MARKMAN FAMILY TRUST  
 253 CORDIAL RD.  
 YORKTOWN HGTS., NY 10598

4.

FIGORE, JOSEPH M. &  
 ANDREA  
 3249 GOMER STREET  
 YORKOWN HGTS, NY 10598

5.

MOLINARI, JOSEPH & DONNA  
 3233 GOMER ST.  
 YORKTOWN HGTS., NY 10598

6.

LILLO, ALLISON & DOMINIC  
 3239 GOMER ST.  
 YORKTOWN HGTS., NY 10598

7.

PONDEROSA HOMEOWNERS  
 ASSOC  
 PO BOX 580  
 CARMEL, NY 10512

8.

LEWIS, CAROL  
 3223 GOMER ST.  
 YORKTOWN HGTS., NY 10598

Total Number of Pieces  
Listed by SenderTotal Number of Pieces  
Received at Post Office

Postmaster, Per (Name of receiving employee)



**Site Design Consultants** Adult  
251-F Underhill Avenue ☐ Cert  
Yorktown Heights, New York 10598 ☐ Cert  
☐ Coll

☐ Adult Signature Required
 ☐ Priority Mail Express  
☐ Adult Signature Restricted Delivery
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☒ Collect on Delivery (COD)
 ☐ Signature Confirmation  
☐ Insured Mail
 ☐ Signature Confirmation Restricted Delivery  
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Affix Stamp Here  
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Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value If Registered	Insured Value	Due Sender If COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	S
1.	SHKOLNIKOV SERGEY SHKOLNIKOV TATYANA 13 ADELA CT YORKTOWN HGTS. NY 10598												
2.	FINO JOHN FINO JEANNIE 18 ADELA CT YORKTOWN HGTS, NY 10598												
3.	YAO XIAO HU YANG 12 ADELA CT YORKTOWN HGTS, NY 10598												
4.	TIRADO ERIC C SR GRAHAM NANCY N 11 ADELA CT YORKTOWN HGTS, NY 10598												
5.	HART, GEOFFREY M. & GUTENBERGER, CHRISTINA A. 3250 KIP CT. YORKTOWN HGTS, NY 10598												
6.	GROSBERG JULIA KOSOW 10 ADELA CT YORKTOWN HGTS, NY 10598												
7.	WILLIAMS THOMAS WILLIAMS CHRISTINA 9 ADELA CT YORKTOWN HGTS., NY 10598												
8.	ABOAGYE, ALEX & ERNESTINA 8 LILY CT. YORKTOWN HGTS., NY 10598												
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)									

**Site Design Consultants**  
251-F Underhill Avenue  
Yorktown Heights, New York 10598

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☐ Certified Mail ☐ Return Receipt for Merchandise

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☐ Insured Mail ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail

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**MONTI, LOUIS L. III &  
DARA Z.  
7 LILY CT  
YORKTOWN HGTS. NY 10598**

**FELDMAN, LAWRENCE &  
MARJORIE  
6 LILY CT.  
YORKTOWN HGTS., NY 10598**

**SULLIVAN, BARBARA**  
**5 LILY CT.**  
**YORKTOWN HGTS., NY 10598**

DESANTIS FAMILY TRUST  
3215 GOMER STREET  
YORKTOWN HGTS, NY 10598

STANLEY, RALPH & BARBARA  
228 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

SAND, ARNOLD &  
NAVEDO SAND, NICOLE  
321 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

**TOWN OF YORKTOWN  
363 UNDERHILL AVE  
YORKTOWN HGTS, NY 10598**

**CAPPELLETTI, JEAN MARIE,  
STAIB, TOBIEANN & BUNYEA,  
DOREEN  
3270 GOMER ST.  
YORKTOWN HGTS., NY 10598**

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Name and Address of Sender

**Site Design Consultants**  
**251-F Underhill Avenue**  
**Yorktown Heights, New York 10598**

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Postage

(Extra  
Service)  
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If RegisteredInsured  
ValueDue  
Sender if  
CODASR  
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1. **BARTMANN, SIEGMUND &  
EVELYN TRUST  
229 CORDIAL RD.  
YORKTOWN HGTS., NY 10598**
2. **MJM LAND DEVELOPMENT CORP  
278 ROUTE 202  
SOMERS, NY 10589**
3. **LA SCALA WILLIAM  
LA SCALA DOROTHEA  
3270 GOMER ST  
YORKTOWN HGTS, NY 10598**
4. **AGUILAR, ANIBAL & CHERYL  
3259 GOMER ST.  
YORKTOWN HGTS., NY 10598**
5. **SHALA, VIOLETA &  
GUERRELO, HECTOR  
217 CORDIAL RD.  
YORKTOWN HGTS., NY 10598**
6. **GUPTA, NIRMALA & KARAN  
209 CORDIAL RD.  
YORKTOWN HGTS., NY 10598**
7. **CONSTANTINE TRUCILLO  
TRUST  
15 ADELA CT  
YORKTOWN HGTS., NY 10598**
8. **HEILIG, ASHLEY, HARRIS &  
ENEIDA  
16 ADELA CT  
YORKTOWN HGTS, NY 10598**

Postmaster, Per (Name of receiving employee)

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Addressee (Name, Street, City, State, & ZIP Code™)

1.

RAGO STEPHANIE  
RAGO BRENDAN  
14 ADELA CT  
YORKTOWN HGTS, NY 10598

2.

BERNITT, JAMES J &  
LORRAINE M  
3240 KIP CT.  
YORKTOWN HGTS., NY 10598

3.

KUDRYCKI, JOHN & BERNICE  
1 LILY CT.  
YORKTOWN HGTS., NY 10598

4.

FISHKIND GARY  
FISHKIND BROOKE  
17 ADELA CT  
YORKTOWN HGTS, NY 10598

5.

FRICK, HANS & MACHIKO  
2 LILY CT.  
YORKTOWN HGTS., NY 10598

6.

LISTRINO, LEONARD & MOLLY  
3235 KIP CT.  
YORKTOWN HGTS., NY 10598

7.

ITALIANO, PETER  
3 LILY CT.  
YORKTOWN HGTS., NY 10598

8.

WELLMAN, TAHIRA  
4 LILY CT.  
YORKTOWN HGTS., NY 10598

Postmaster, Per (Name of receiving employee)

### Total Number of Pieces Listed by Sender

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17.14-1-4  
BRDAKIC ARTAN  
BRDAKIC ARIANA ✓  
271 CORDIAL RD  
YORKTOWN HGTS, NY 10598

17.17-3-38  
FIORE, JOSEPH M. &  
ANDREA ✓  
3249 GOMER STREET  
YORKOWN HGTS, NY 10598

17.18-2-9  
PONDEROSA HOMEOWNERS ✓  
ASSOC  
PO BOX 580  
CARMEL, NY 10512

17.18-2-24  
FINO JOHN ✓  
FINO JEANNIE  
18 ADELA CT  
YORKTOWN HGTS, NY 10598

17.17-3-42  
HART, GEOFFREY M. & ✓  
GUTENBERGER, CHRISTINA A.  
3250 KIP CT.  
YORKTOWN HGTS, NY 10598

17.18-2-13  
ABOAGYE, ALEX & ERNESTINA ✓  
8 LILY CT.  
YORKTOWN HGTS., NY 10598

17.18-2-10  
SULLIVAN, BARBARA ✓  
5 LILY CT.  
YORKTOWN HGTS., NY 10598

17.14-1-11  
SAND, ARNOLD & ✓  
NAVEDO SAND, NICOLE  
321 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

17.14-1-1  
BARTMANN, SIEGMUND & ✓  
EVELYN TRUST  
229 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

17.13-2-15 ✓  
AGUILAR, ANIBAL & CHERYL  
3259 GOMER ST.  
YORKTOWN HGTS., NY 10598

17.14-1-3  
LIEBMAN, MAXINE SCHEIER  
& LIEBMAN, DAVID C. ✓  
261 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

17.17-3-37  
LILLO, ALLISON & DOMINIC ✓  
3239 GOMER ST.  
YORKTOWN HGTS., NY 10598

17.17-3-35  
LEWIS, CAROL ✓  
3223 GOMER ST.  
YORKTOWN HGTS., NY 10598

17.18-2-17  
YAO XIAO ✓  
HU YANG  
12 ADELA CT  
YORKTOWN HGTS, NY 10598

17.18-2-15  
GROSBERG JULIA KOSOW ✓  
10 ADELA CT  
YORKTOWN HGTS, NY 10598

17.18-2-12  
MONTI, LOUIS L. III & ✓  
DARA Z.  
7 LILY CT  
YORKTOWN HGTS, NY 10598

17.17-3-34  
DESANTIS FAMILY TRUST ✓  
3215 GOMER STREET  
YORKTOWN HGTS, NY 10598

17.14-1-9  
TOWN OF YORKTOWN ✓  
363 UNDERHILL AVE  
YORKTOWN HGTS, NY 10598

17.18-2-2 ✓  
MJM LAND DEVELOPMENT CORP  
278 ROUTE 202  
SOMERS, NY 10589

17.18-2-85 ✓  
SHALA, VIOLETA &  
GUERRELO, HECTOR  
217 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

17.14-1-2 ✓  
MARKMAN FAMILY TRUST  
253 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

17.17-3-36  
MOLINARI, JOSEPH & DONNA ✓  
3233 GOMER ST.  
YORKTOWN HGTS., NY 10598

17.18-2-18  
SHKOLNIKOV SERGEY ✓  
SHKOLNIKOV TATYANA  
13 ADELA CT  
YORKTOWN HGTS, NY 10598

17.18-2-16  
TIRADO ERIC C SR ✓  
GRAHAM NANCY N  
11 ADELA CT  
YORKTOWN HGTS, NY 10598

17.18-2-14  
WILLIAMS THOMAS ✓  
WILLIAMS CHRISTINA  
9 ADELA CT  
YORKTOWN HGTS., NY 10598

17.18-2-11  
FELDMAN, LAWRENCE & ✓  
MARJORIE  
6 LILY CT.  
YORKTOWN HGTS., NY 10598

17.14-1-17  
STANLEY, RALPH & BARBARA ✓  
228 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

17.13-2-93  
CAPPELLETTI, JEAN MARIE, ✓  
STAIB, TOBIEANN & BUNYEA,  
DOREEN  
3270 GOMER ST.  
YORKTOWN HGTS., NY 10598

17.13-2-94  
LA SCALA WILLIAM ✓  
LA SCALA DOROTHEA  
3270 GOMER ST  
YORKTOWN HGTS, NY 10598

17.18-2-84 ✓  
GUPTA, NIRMALA & KARAN  
209 CORDIAL RD.  
YORKTOWN HGTS., NY 10598

17.18-2-86  
PONDEROSA HOMEOWNERS  
ASSOC  
PO BOX 580  
CARMEL, NY 10512

17.18-2-21  
CONSTANTINE TRUCILLO  
TRUST ✓  
15 ADELA CT  
YORKTOWN HGTS., NY 10598

17.18-2-19  
RAGO STEPHANIE  
RAGO BRENDAN ✓  
14 ADELA CT  
YORKTOWN HGTS, NY 10598

17.18-2-23  
FISHKIND GARY  
FISHKIND BROOKE ✓  
17 ADELA CT  
YORKTOWN HGTS, NY 10598

17.18-2-5  
ITALIANO, PETER ✓  
3 LILY CT.  
YORKTOWN HGTS., NY 10598

17.18-2-8  
PONDEROSA HOMEOWNERS  
ASSOC  
PO BOX 580  
CARMEL, NY 10512

17.18-2-22  
HEILIG, ASHLEY, HARRIS &  
ENEIDA ✓  
16 ADELA CT  
YORKTOWN HGTS, NY 10598

17.17-3-43  
BERNITT, JAMES J &  
LORRAINE M ✓  
3240 KIP CT.  
YORKTOWN HGTS., NY 10598

17.18-2-6  
FRICK, HANS & MACHIKO ✓  
2 LILY CT.  
YORKTOWN HGTS., NY 10598

17.18-2-4  
WELLMAN, TAHIRA ✓  
4 LILY CT.  
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17.18-2-1  
TOWN OF YORKTOWN  
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ASSOC.  
PO BOX 580  
CARMEL, NY 10512

17.18-2-7  
KUDRYCKI, JOHN & BERNICE ✓  
1 LILY CT.  
YORKTOWN HGTS., NY 10598

17.17-3-41  
LUSTRINO, LEONARD & MOLLY ✓  
3235 KIP CT.  
YORKTOWN HGTS., NY 10598

**Sign Notification Certification**

**Per Section §205-7 of the Town of Yorktown Town Code, every applicant that submits an application to an approval authority empowered to approve or deny said application must post one or more notification signs on the property which is the subject of said application.**

Section 17.18 Block 2 Lot 2

Project Name: MJM Land Development Corp.

Address: 3232 Gomer Street, Yorktown Heights, NY

Applicant's Name: Site Design Consultants

Address: 251 Underhill Avenue, Yorktown Heights, NY

Phone: 914-962-4488

No. Signs Posted: 3

Sign #1 Location: 3232 Gomer St

Sign #2 Location: Cordial Rd

Sign #3 Location: London Rd

- Please Attach and Label Photos on Additional Sheets -

Applicant's Signature: 

Land Owner's Signature: \_\_\_\_\_









**NOTICE**  
THIS PROPERTY IS THE  
SUBJECT OF AN APPLICATION  
BEFORE THE VILLAGETOWN  
PLANNING BOARD  
VILLAGETOWN, NEW JERSEY  
APRIL 15, 2015





**NOTICE**  
THIS PROPERTY IS THE  
SUBJECT OF AN APPLICATION  
BEFORE THE TOWNSHIP  
PLANNING BOARD  
ON THE MATTER OF THE  
ZONING BY-LAW