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 2 4 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.

Tours truly

Joseph C. Riina, P.E.

JCR / cm / Enc. / sdc 22-01



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. The above listed site plan may be viewed on the Town's website at: http://www.yorktownny.org/planning/public-hearings.

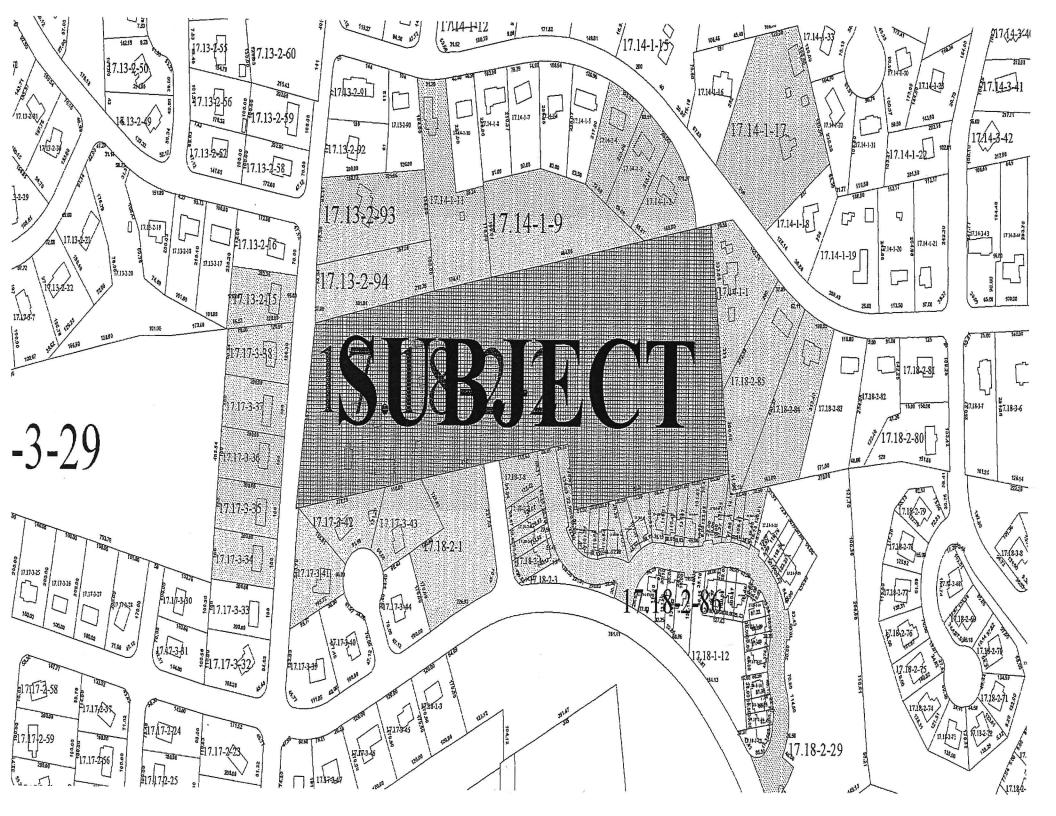
ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent, or attorney and will be heard before any final determination is made.

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



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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. YORKTOWN HGTS., NY 10598 17.18-2-1 TOWN OF YORKTOWN 363 UNDERHILL AVE YORKTOWN HGTS, NY 10598

17.18-2-20 PONDEROSA HOMEOWNERS 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:





