Site Design Consultants

Civil Engineers • Land Planners

November 21, 2025
RECEIVED
PLANNING DEPARTMENT

NOV 2 4 2025

TOWN OF YORKTOWN

Robyn A. Steinberg, AICP Town of Yorktown Planning Department 1974 Commerce Street Yorktown Heights, NY 10598

Re:

380 Downing Drive, LLC

380 Downing Drive

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:

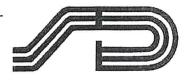
- Sample of the "Notice to Interested Parties" which reflect the project's information as detailed in the Town of Yorktown's Public Notice;
- List of adjoining property owners;
- Copy of the Yorktown map indicating the adjoiners;
- USPS "Confirmation of Mailing" indicating confirmation of the mailing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

Please review our submission and contact us as soon as possible if you have any concerns. Thank you.

Yours truly,

Joseph & Riina, P.E.

JCR/cm /Enc./ sdc 24-04



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 380 Downing Drive, LLC for approval of an amended site plan with submitted plan titled, "380 Downing Drive LLC," prepared by Site Design Consultants, and dated November 17, 2025.

The applicant has proposed to renovate the existing building to accommodate three new tenants including façade construction, an additional loading dock, and relocation of the site entrance from Veterans Road which requires relocation of several parking spaces. The site is located at the address 380 Downing Drive, Yorktown Heights, NY 10598, also known as Section 37.14, Block 2, Lot 62 on the Town of Yorktown Tax Map. The parcel is 3.8 acres in the C-1 Commercial Shopping Center zoning district.

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

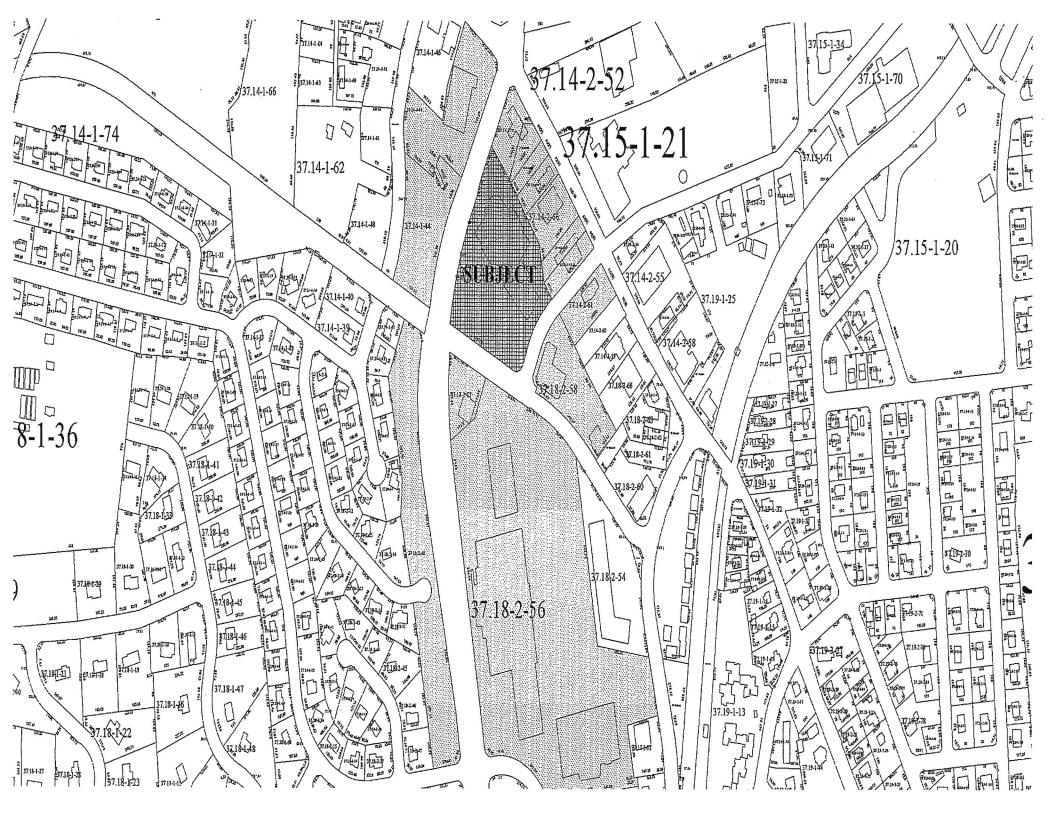
ALL PERSONS INTERESTED in the above matter may appear before the Board in person, by agent, or attorney and will be heard before any final determination is made.

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.

380 Downing Drive, LLC 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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37.14-2-61 1949 COMMERCE ST LLC C/O SOUTHLAND CORP PO BOX 711 (TAX DEPT # 2) DALLAS, TX 75221-0711

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37.14-2-62 380 DOWNING DRIVE LLC 1 NEW KING ST SUITE 201 WEST HARRISON, NY 10604

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37.18-2-56 OSTER YORKTOWN PROPERTIES LLC 429 SYLVAN AVENUE ENGLEWOOD CLIFFS, NJ 07632

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 37.14 Block 2 Lot 62						
Project Name: Downing Drive						
Address: 380 Downing Drive, 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: Veterans Road						
Sign #2 Location: Downing Drive						
Sign #3 Location: Saw Mill River Road						
- Please Attach and Label Photos on Additional Sheets -						
Applicant's Signature:						
Land Owner's Signature:						





