

# Site Design Consultants

Civil Engineers • Land Planners

November 21, 2025

RECEIVED  
PLANNING DEPARTMENT

NOV 24 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 C. 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](mailto: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



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  
☐ Collect on Delivery (COD)      ☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail  
☐ Priority Mail



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USPS Tracking/Article Number

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Fee

1.

**ACME REALTY**  
**P.O. BOX 207**  
**SCARSDALE, NY 10583**

2.

**FRIENDLY ICE CREAM CORP.**  
**J & B RESTAURANT PARTNERS**  
**4000 VETERANS MEM HWY, 2 FL**  
**BOHEMIA, NY 11716**

3.

**HENDON YORKTOWN LLC**  
**3445 PEACHTREE RD, NE, STE**  
**ATLANTA, GA 30326**

4.

**COMMERCE STREET 1983 LLC**  
**324 EASTERN CL653003126**  
**LELAND, NC 28451**

5.

**C.R. WALLAUER & CO., INC.**  
**30 VIRGINIA RD.**  
**WHITE PLAINS, NY 10603**

6.

**1961 COMMERCE STREET LLC**  
**2333 COLONY TRAIL**  
**BEAVERCREEK, OH 45434**

7.

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

8.

**OSTER YORKTOWN PROPERTIES**  
**LLC**  
**429 SYLVAN AVENUE**  
**ENGLEWOOD CLIFFS, NJ 07632**  
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Listed by Sender

Total Number of Pieces  
Received at Post Office

Name and Address of Sender

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

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- ☐ Adult Signature Required      ☐ Priority Mail Express  
☐ Adult Signature Restricted Delivery      ☐ Registered Mail  
☐ Certified Mail      ☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery      ☐ Signature Confirmation  
☐ Collect on Delivery (COD)      ☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail  
☐ Priority Mail

Affix Stamp Here  
 (for additional copies of this receipt).  
 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	FR Fee	SC Fee	SC F
1.	2001 COMMERCE STREET CORP PO BOX 4369 TAX DEPT C/O COMMERCE HEIGHTS FOOD 25 ST CHARLES ST THORNWOOD, NY 10594												
2.	380 DOWNING DRIVE LLC 1 NEW KING ST SUITE 201 WEST HARRISON, NY 10604												
3.	JP MORGAN CHASE BANK, NA 1111 POLARIS PRWY, SUITE 1E COLUMBUS, OH 43240												
4.	340358 DOWNING DR. LLC NEW KING ST., STE. 201 WEST HARRISON, NY 10604												
5.	CROMPOND REALTY CORP. C/O MONIQUE DANA 7 WEST 75TH ST. NEW YORK, NY 10023												
6.													
7.	STEENECK, HENRY & PEGGY C/O COMMERCE HEIGHTS FOOD 25 ST. CHARLES ST. THORNWOOD, NY 10594												
8.													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)											

37.14-1-45  
ACME REALTY  
P.O. BOX 207  
SCARSDALE, NY 10583

37.14-2-67  
COMMERCE STREET 1983 LLC  
324 EASTERN CL653003126  
LELAND, NC 28451

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

37.14-2-69  
STEENECK, HENRY & PEGGY  
C/O COMMERCE HEIGHTS FOOD  
25 ST. CHARLES ST.  
THORNWOOD, NY 10594

37.18-2-58  
340-358 DOWNING DR. LLC  
1 NEW KING ST., STE. 201  
WEST HARRISON, NY 10604

37.14-2-68  
FRIENDLY ICE CREAM CORP.  
J & B RESTAURANT PARTNERS  
4000 VETERANS MEM HWY, 2 FL  
BOHEMIA, NY 11716

37.14-2-64  
C.R. WALLAUER & CO., INC.  
30 VIRGINIA RD.  
WHITE PLAINS, NY 10603

37.18-2-57  
OSTER YORKTOWN PROPERTIES  
LLC  
429 SYLVAN AVENUE  
ENGLEWOOD CLIFFS, NJ 07632

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

37.18-2-48  
CROMPOND REALTY CORP.  
C/O MONIQUE DANA  
7 WEST 75TH ST.  
NEW YORK, NY 10023

37.14-1-44  
HENDON YORKTOWN LLC  
3445 PEACHTREE RD, NE, STE  
ATLANTA, GA 30326

37.14-2-63  
1961 COMMERCE STREET LLC  
2333 COLONY TRAIL  
BEAVERCREEK, OH 45434

37.14-2-70  
2001 COMMERCE STREET CORP  
PO BOX 4369 TAX DEPT  
C/O COMMERCE HEIGHTS FOOD  
25 ST CHARLES ST  
THORNWOOD, NY 10594

37.14-2-66  
JP MORGAN CHASE BANK, NA  
1111 POLARIS PRWY, SUITE 1E  
COLUMBUS, OH 43240

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: \_\_\_\_\_

A handwritten signature in blue ink, appearing to be a stylized 'J' or 'P' with a horizontal stroke, is written over the signature lines for both the Applicant and the Land Owner.



# NOTICE

THIS PROPERTY IS THE  
SUBJECT OF AN APPLICATION  
BEFORE THE YORKTOWN  
PLANNING BOARD

FOR MORE INFORMATION CONTACT THE PLANNING DEPT.  
914-982-8585  
WWW.YORKTOWNNY.ORG



