



# TOWN OF CORTLANDT PLANNING BOARD

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**Town Board**  
James F. Creighton  
Francis X. Farrell  
Cristin Jacoby  
Robert Mayes

You are invited to a Zoom webinar.  
When: Jun 6, 2023 06:30 PM Eastern Time (US and Canada)  
Topic: 2023 June 6 Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81674409283?pwd=TWNOUUFBTM2b29ROGNQVHoxeUp0Zz09>

Passcode: 107638

Or One tap mobile:

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**WORK SESSION.....JUNE 6, 2023 6:00 PM**

1. Discuss June 6, 2023 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
6:30 TUESDAY EVENING  
JUNE 6, 2023**

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETING OF MAY 2, 2023

## 5. CORRESPONDENCE

- PB 2022-6** a. Letter received by the Planning Department on May 23, 2023 from Albert Picarello of Down Cycle requesting the 1<sup>st</sup>, one-year time extension of Site Development Plan approval for the subject property located at 2015 Albany Post Rd.
- PB 2020-10** b. Letter dated May 25, 2023 from Judson K. Siebert, Esq. requesting the 1<sup>st</sup>, one-year time extension of Conditional Site Plan approval for the Cortlandt CSG, LLC application for a solar energy system located on Lexington Avenue.

## 6. RESOLUTION

- PB 6-15** a. Application of Hudson Ridge Wellness Center, Inc. for Site Development Plan approval and a Special Permit for a hospital to be located at the former Hudson Institute property to provide a New York State Office of Addiction Services and Support (OASAS) certified facility to treat individuals with chemical dependency issues located at 2016 Quaker Ridge. Drawings latest revised April 25, 2023

## 7. NEW PUBLIC HEARINGS

- PB 1-16** a. Public Hearing - Application of Pomona Development, LLC for Preliminary Plat approval and for Steep Slope, Wetland and Tree Removal permits for a proposed 3-lot major subdivision of an approximately 16.78-acre parcel of property located on the south side of Revolutionary Road, 500 feet south of Eton Lane. Drawings latest revised April 26, 2023 (see prior PB 4-02)
- PB 2022-10** b. Public Hearing - Application of Bilal Ahmad, for the property of Ace/Sport Realty Holding Corp. for Site Development Plan approval and for Steep Slope, Tree Removal and Wetland Permits for a proposed 5-story, 93-room hotel for property located at 2054 East Main Street (Cortlandt Boulevard). Drawings latest revised May 31, 2023 (see prior PB 24-06)

## 8. NEW BUSINESS

- PB 2023-2** a. Application of Dr. Jaish Markos, for Amended Site Plan approval for a proposed 964 sq. ft. building addition to an existing dental office located at 1 Jerome Drive. Drawings dated May 25, 2023 (see prior PB 33-98)
- PB 2023-3** b. Application of NK Electric for Site Development Plan Approval and a Special Permit for a specialty trade electrical contractor located in an existing building at 465 Yorktown Road (Route 129). Drawings dated May 30, 2023 (see prior PB 6-99)

## 9. ADJOURNMENT

**Next Regular Meeting; TUESDAY, JULY 25, 2023 at 6:30 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**