



TOWN OF CORTLANDT PLANNING BOARD

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You are invited to a Zoom webinar.
When: Sep 5, 2023 06:30 PM Eastern Time (US and Canada)
Topic: 2023 September 5 Planning Board Meeting

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/83860264018?pwd=dFh6NllovRjJWeEtjKzZpeFpBRGJrZz09>

Passcode: 797054

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WORK SESSION.....SEPTEMBER 5, 2023 6:00 PM

1. Discuss September 5, 2023 Regular Planning Board Meeting Agenda.

MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
6:30 TUESDAY EVENING
SEPTEMBER 5, 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 JULY 25, 2023**
5. **RESOLUTIONS**

PB 1-16 a. 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. 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 July 19, 2023 (see prior PB 24-06)

6. PUBLIC HEARING (NEW)

PB 2023-3 a. Public Hearing: 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 latest revised July 19, 2023 (see prior PB 6-99)

7. OLD BUSINESS

PB 2023-2 a. Application of Application of Jennie Thomas of JJM Summit Realty, LLC, 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 July 28, 2023 (see prior PB 33-98)

PB 2023-5 b. Application of VS Construction Corp. for Preliminary and Final Plat approval for a 6-lot subdivision (5 building lots) for property located at 2003 Crompond Rd. (Route 202). Drawing dated July 18, 2023.

8. NEW BUSINESS

PB 2023-1 a. Application of Ryan Main, LLC for Site Development Plan Approval and a Residential Reuse Special Permit (RRUSP) and for Steep Slope, Wetland and Tree Removal Permits for an additional 13 rental units at Meadowbrook Commons on the Boulevard (formerly Pondview) located on Route 6, west of Regina Avenue. Drawings dated August 23, 2023. (see prior PB 3-09 & 2020-11)

PB 2023-6 b. Application of Heike Schneider on behalf of 3120 Lexington, LLC for Amended Site Plan approval and a Wetland Permit for a proposed 2,700 sq. ft. building addition to the existing Ace Hardware Store and for an approximately 800 sq. ft. temporary fabric building located at 3120 Lexington Avenue. Drawings dated July 1, 2023 and August 25, 2023 (see prior PB 2018-5)

9. ADJOURNMENT

Next Regular Meeting; TUESDAY, OCTOBER 3, 2023 at 6:30 PM
Agenda information is also available at www.townofcortlandt.com