



TOWN OF CORTLANDT PLANNING BOARD

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Jeff Rothfeder

TOWN BOARD MEMBERS

Richard H. Becker
Debra A. Costello
James F. Creighton
Francis X. Farrell

WORK SESSION.....OCTOBER 30, 2019 7:00 PM

A. Discuss November 6, 2019 Planning Board Agenda

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
TOWN HALL
1 HEADY STREET
CORTLANDT MANOR, NY
7:00 PM, WEDNESDAY EVENING
NOVEMBER 6, 2019**

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 OCTOBER 10, 2019**
5. **CORRESPONDENCE**

PB 13-05 a. Letter dated October 18, 2019 from Brad Schwartz requesting the 14th 90-day time extension of Final Plat approval for the Mill Court Crossing Subdivision located at the south end of Mill Court.

PB 23-08 b. Letter dated October 22, 2019 from Maria Cipriano requesting the release of the remaining \$35,000 performance security being held for the Mountainview Estates Subdivision located on Joseph Wallace Dr. E.

PB 2018-27 c. Memo dated October 22, 2019 from Ken Hoch, Code Enforcement Division, e-mail dated October 25, 2019 from Holly Haight, Fire Inspector and a letter dated October 24, 2019 from David Steinmetz, Esq. as required by Condition #2 of Planning Board Resolution 4-19 to provide an update to the Planning Board on the operation of the site and any substantial code violations for Yeshiva Ohr Hameir located at 141 Furnace Woods Road.

d. Receive and file the Notice of Completion of the Medical Oriented District (MOD) Draft Generic Environmental Impact Statement (DGEIS) and MOD Development Plan Draft Environmental Impact Statement (DEIS).

PB 2019-18 e. Receive and file Town Board Resolution 293-19 regarding the proposed Matrix Solar Energy System to be located at 300 Furnace Dock Road

(continued on page 2)

6. RESOLUTIONS

- PB 2019-3 a.** Application of Andrew Young and Susan Todd for a Special Permit for an accessory apartment in an existing accessory building located at 48 Pond Meadow Road as shown on a 3 page set of drawings entitled “Todd Young Residence” prepared by James J. Moorhead, R.A. dated February 19, 2019.
- PB 2019-14 b.** Application of Two Bayview Road, LLC for Amended Site Development Plan approval for a proposed 8,000 sq. ft. mechanic shop for property located at 2 Bayview Road as shown on a 4 page set of drawings entitled “Amended Site Plan for Two Bayview Road, LLC” prepared by Cronin Engineering, P.E., P.C. latest revision dated August 28, 2019 (see prior PB’s 11-11 & 2018-1)
- PB 2019-16 c.** Application of Henio Bastys for Preliminary Plat approval for a 2 lot major subdivision of a 10.98 acre parcel of property that is developed with nine (9) multi-family apartment buildings located on the south side of Scenic Drive approximately 500 ft. north of Baltic Place as shown on a drawing entitled “Preliminary Plat for Nida Associates, Inc.” prepared by Ralph G. Mastromonaco, P.E. dated March 20, 2019.

7. PUBLIC HEARINGS (ADJOURNED FROM LAST MEETING)

- PB 2018-23 a.** Public Hearing - Application of Mahlab Family Realty, LLC for Preliminary Plat approval and for Wetland, Steep Slope and Tree Removal permits for a proposed 3 lot major subdivision of an approximately 25 acre parcel of property located on the south side of Teatown Road, approximately 5,000 feet east of Quaker Ridge Road, as shown on a 3 page set of drawings entitled “Preliminary Plat” latest revision dated July 1, 2019, a 2 page set of drawings entitled “Existing Tree Survey” latest revision dated April 8, 2019 and a drawing entitled “Access Study/Preliminary Plat” dated September 26, 2019 all prepared by Ralph G. Mastromonaco, P.E.
- PB 2019-1 b.** Public Hearing: Application of Gas Land Petroleum, Inc. for the property of MF Point, LLC c/o Frank Righetti, for Site Development Plan approval, Tree Removal and Wetland Permits and a Special Permit for a gas station with a canopy and a convenience store located on an approximately 1 acre parcel of property at 2051 & 2053 E. Main St. (Cortlandt Boulevard) as shown on a 21 page set of drawings entitled “Site Plan-Gasland Cortlandt” latest revision dated October, 8 2019 prepared by Chazen Engineering and a drawing entitled “Conceptual Improvement Plan” prepared by Maser Consulting latest revision dated October 17, 2019 (see prior PB’s 16-04, 24-05 & 13-10).

8. PUBLIC HEARING (NEW)

- PB 2019-7 a.** Public Hearing: Application of Nabil Khoury for Amended Site Development Plan approval and Wetland and Tree Removal Permits for a proposed 2,200 sq. ft. 4 bay garage, a 465 sq. ft. building addition and additional parking and landscaping as shown on a 2 page set of drawings entitled “Westchester Auto Exchange” prepared by Architectural Visions, PLLC latest revision dated September 25, 2019 (see prior PB 10-07).

(continued on page 3)

9. **OLD BUSINESS**

PB 2019-5 a. Application of New York SMSA Limited Partnership, for the property of Bezo Enterprises, LLC for Site Development Plan approval and a Special Permit for a proposed public utility personal wireless facility (telecommunications tower) on a portion of a 6 acre parcel of property located at 52 Montrose Station Road as shown on a 11 page set of drawings entitled “Preliminary and Final Site Plans” prepared by Colleen Connolly, P.E. latest revision dated July 15, 2019.

PB 2017-25 b. Application of Lu Lu Properties, NY for Site Development Plan approval for an office and parking lot for a livery cab service on an approximately 41,376 sq. ft. parcel of property located on the north side of Travis Avenue, west of Albany Post Road (Route 9A), as shown on a 4 page set of drawings entitled “Proposed Site Plan” prepared by John A. Lentini, R.A. latest revision dated October 23, 2019.

10. **ADJOURNMENT**

Next Work Session: TUESDAY, DECEMBER 3, 2019 at 6:00 PM
Next Regular Meeting; TUESDAY, DECEMBER 3, 2019 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com