



TOWN OF CORTLANDT PLANNING BOARD

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TOWN BOARD MEMBERS

Richard H. Becker
Debra Carter
James F. Creighton
Francis X. Farrell

Robert Mayes
Alternate

**As per CDC Guidelines it is recommended that attendees wear masks, regardless of vaccination status, while attending the Planning Board Meeting*

WORK SESSION.....SEPTEMBER 30, 2021 7:00 PM

1. Discuss October 5, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 PM, TUESDAY EVENING
OCTOBER 5, 2021**

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 AUGUST 31, 2021
5. CORRESPONDENCE

PB 2020-8 a Letter dated August 26, 2021 from Samantha LoVerme, EIT requesting the 1st, one-year time extension of Site Plan approval for the proposed parking lot located at the Hudson Valley Hospital Center at 1970 Crompond Road.

PB 2-12 b. Letter dated September 8, 2021 from Casey Devlin, P.E. requesting a reduction in the performance bond posted for the Valeria project from \$425,000 to \$162,892.

PB 2019-16 c. Letter dated September 17, 2021 from Ralph G. Mastromonaco, P.E. requesting the 3rd and 4th 90-day time extensions of Final Plat approval for Scenic Ridge at Amberlands, LLC for property located on the south side of Scenic Drive.

6. PUBLIC HEARINGS (ADJOURNED FROM PREVIOUS MEETING)

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 dated May 19, 2021 (see prior PB 4-02). ***(HEARING TO BE ADJOURNED TO NOVEMBER MEETING PER APPLICANT'S REQUEST)***

(continued on page 2)

- PB 2020-6** b. Public Hearing: Application of Palisades Enterprises, LLC for Site Plan Approval, a Special Permit and for Tree Removal and Steep Slope permits for a proposed 2,940 sq. ft. gas station and convenience store with six fuel pumps on an approximately 1.7-acre parcel of property located at 2058 East Main Street (Cortlandt Boulevard). Drawings latest revised September 10, 2021.
- PB 2021-1** c. Public Hearing: Application of NRP Properties, LLC for Site Development Plan approval, a Special Permit and for Tree Removal and Steep Slope Permits for a proposed 135-unit active adult residential community to be located on an approximately 8.7-acre parcel of property at 119 Oregon Road. Drawings latest revised dated September 22, 2021.

7. OLD BUSINESS

- PB 2020-10** a. Application of Cortlandt CSG, LLC, for the property of 202 Cortlandt, LLC for Site Development Plan approval and a Special Permit and for Tree Removal and Steep Slope permits for a proposed 2.3 MW community solar power system located on an approximately 33.86-acre parcel of property located on the north side of Route 202, west of Lexington Avenue. Drawings latest revised May 20, 2021.

8. NEW BUSINESS

- PB 2021- 5** a. Application of Percy & Barbara Montes for the renewal of the Child Care Special Permit for the Little Lamb Child Care Center located at 18 Radio Terrace. Drawings latest revised June 11, 2007. (see prior PB's 39-06, 11-11 & 10-16)

9. ADDITIONAL PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)

- 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 92-bed facility to treat individuals with chemical dependency issues located at 2016 Quaker Ridge. Drawings latest revision dated March 20, 2019.

10. ADJOURNMENT

Next Regular Meeting; WEDNESDAY, NOVEMBER 3, 2021 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com