



LINDA D. PUGLISI
TOWN SUPERVISOR

TOWN BOARD MEMBERS

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

TOWN OF CORTLANDT PLANNING BOARD

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1080
FAX 914-788-0294
www.townofcortlandt.com
Planning Staff e-mail:
chrisk@townofcortlandt.com

Loretta Taylor
Chairperson
Thomas A. Bianchi
Vice-Chairperson
Members:
Robert Foley
Steven Kessler
George Kimmerling
Jeff Rothfeder
Valerie Myers

You are invited to a Zoom webinar.

When: Oct 6, 2020 06:00 PM Eastern Time (US and Canada)

Topic: Town of Cortlandt - Official Planning Board Meeting 10/6/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83073059438>

Or iPhone one-tap :

US: +19292056099,,83073059438# or +13017158592,,83073059438#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 346 248 7799 or +1 669 900 6833 or +1 253
215 8782

Webinar ID: 830 7305 9438

International numbers available: <https://us02web.zoom.us/j/83073059438>

WORK SESSION.....OCTOBER 6, 2020 6:15 PM

1. Discuss October 6, 2020 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 PM, TUESDAY EVENING
OCTOBER 6, 2020**

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 SEPTEMBER 1, 2020
5. CORRESPONDENCE

PB 2019-15 a. Letter dated September 17, 2020 from Annie E. Kline, Esq. withdrawing the application of CVE North America, for the property of Hyman Mendelowitz, for Site Plan Approval and a Special Permit for a proposed solar energy system located on the north side of Cortlandt Boulevard (Route 6), approximately 800 feet east of Baker Street.

(continued on page 2)

- b. Discussion of proposed Zoning Text Amendments to Town Code sections pertaining to lot line realignments, accessory apartments, and changes of use.

6. RESOLUTIONS

- PB 2017-3 a.** Application of VS Construction Corp., for the property of Roa Hook Road Associates, Inc. for Site Development Plan approval and a Special Permit for rock crushing on an approximately 3.5-acre parcel of property located on the north side of Roa Hook Road. Drawings latest revised June 23, 2020.
- PB 2020-12 b.** Application of New York SMSA Limited Partnership, d/b/a Verizon Wireless, for the property of the Lake Mohegan Fire District, for recertification of the Special Permit for an existing cell tower located at 260 Croton Avenue.
- PB 2020-13 c.** Application of Lordae, LLC for approval of a Change of Use to permit the existing Fresh to Go Deli to expand into adjacent vacant tenant spaces for a proposed sit-down restaurant located at Toddville Plaza, 2141 Crompond Road (Route 202). Drawing dated August 14, 2020 (see prior PB's 18, 2017-17, 2018-11)

7. PUBLIC HEARINGS (NEW)

- PB 2019-10 a.** Public Hearing: Application of Dwayne Reith, of Custom Marine, for Site Development Plan approval for boat storage located at 301 6th Street. Drawings latest revised August 25, 2020. (see prior PB 1-15)
- PB 2020-10 b.** Public Hearing: 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. Drawing dated June 19, 2020.

8. OLD BUSINESS

- PB 2020-3 a.** Application of Heike Schneider, R.A., on behalf of 3451 Lexington Avenue, LLC, for Site Development Plan approval and for Steep Slope, Wetland and Tree Removal permits for a proposed 56,000 sq. ft., 2-story classic car storage facility, a 4,900 sq. ft. showroom and a 3,528 sq. ft. storage building on a 16.3-acre parcel of property located at 3451 Lexington Avenue. Drawings latest revised August 18, 2020.
- PB 2020-6 b.** 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 August 19, 2020.

- PB 2020-8 c.** Application of New York Presbyterian Hudson Valley Hospital for Site Plan approval for the redevelopment of an approximately 37,375 sq. ft. parcel of property currently containing an existing mostly asphalted parking area located at the site of the former Citron Building to provide 118 staff parking spaces in two phases and for a new walkway for pedestrian access to the main campus buildings for property located at 1970 Crompond Road. Drawings latest revised August 19, 2020. (see prior PB's 8-13, 23-04)
- PB 2018-23 d.** Application of Mahlab Family Realty, LLC for Final Plat approval for a proposed 4 lot major subdivision (with one lot being a no-build lot) 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. Plat dated June 26, 2020, Improvement Drawings dated September 23, 2020.

9. NEW BUSINESS

- PB 2020-14 a.** Application of Teatown Lake Reservation Inc. for renewal of a Special Permit for a Private Nature Preserve to conduct a summer camp program and a weekday public program and for amended site plan approval for tree removal and wall removal at Cliffdale Farm for the purposes of improving wildlife movement for property located on the north side of Teatown Road, approximately 3,000 feet east of Quaker Ridge Road. (see prior PB's 10-10, 5-15)
- PB 2019-15 b.** Application of Richard R. Ryan Jr. and Laurie Ryan and Kathleen Ryan and Maribeth Ryan Zatet for Planning Board approval of a Lot Line Adjustment between 10 Sniffen Mountain Road and 12 Sniffen Mountain Road. Drawing dated August 31, 2020.

10. ADJOURNMENT

Next Regular Meeting; WEDNESDAY, NOVEMBER 4, 2020 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com