



TOWN OF CORTLANDT PLANNING BOARD

Loretta Taylor
Chairperson

Thomas A. Bianchi.
Vice-Chairperson

Suzanne Decker
Robert Foley
Nora Hildinger
Steven Kessler
Jeffrey Rothfeder

Peter McKinley
Alternate

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1080
Fax #: 914-788-0294

Planning Staff email:
chrisk@townofcortlandt.com

Town Supervisor
Richard H. Becker, MD

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

You are invited to a Zoom webinar.
When: Dec 6, 2022 07:00 PM Eastern Time (US and Canada)
Topic: 2022 December 6 Planning Board Meeting

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/87619531755?pwd=TmFtVnd4TFdEN2NMWlNrS3FUVV1BmUT09>

Passcode: 217204

Or One tap mobile :

US: +19292056099,,87619531755#,,,,*217204# or +16469313860,,87619531755#,,,,*217204#

Or Telephone:

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

US: +1 929 205 6099 or +1 646 931 3860 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 301 715 8592 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 876 1953 1755

Passcode: 217204

WORK SESSION.....DECEMBER 1, 2022 6:30 PM

1. Discuss December 6, 2022 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 TUESDAY EVENING
DECEMBER 6, 2022**

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 NOVEMBER 1, 2022

5. CORRESPONDENCE

- PB 2020-14** a. November 4, 2022 Cliffdale Meadow Revegetation Report fall update.
- b. Lead Agency Designation request from the Town Board regarding the proposed Annsville Waterfront Enhancement Zoning District.
- PB 16-99** c. Letter dated November 22, 2022 from William Canavan of HydroEnvironmental Services, Inc. describing requested modifications to the Hollowbrook Water Monitoring Protocol
- d. Adopt the 2023 Planning Board Meeting Schedule.

6. PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)

- PB 2022-4** a. Public Hearing: Application of the Gurdjieff Foundation of New York for the property of the Danish Home for the Aged, Inc. for Site Plan approval and a Special Permit for a Non-School Curriculum program use of the property located at 1065 Quaker Bridge Road East. Drawings latest revised November 21, 2022.

7. OLD BUSINESS

- PB 2022-10** a. 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 4-story, 91 room hotel for property located at 2054 East Main Street (Cortlandt Boulevard). Drawings dated October 19, 2022. (see prior PB 24-06)
- PB 6-15** b. 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 October 24, 2022
- PB 2019-5** c. Application of Homeland Towers, LLC and New York SMSA Limited Partnership, dba Verizon Wireless 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. Drawings latest revised September 28, 2022.

8. ADJOURNMENT

Next Regular Meeting; TUESDAY, JANUARY 3, 2023 at 7:00 PM ***
Agenda information is also available at www.townofcortlandt.com

*** Subject to adoption of 2023 meeting schedule