



TOWN OF CORTLANDT PLANNING BOARD

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Robert Foley
Steven Kessler
George Kimmerling
Jeff Rothfeder

Valerie Myers
Alternate Member

TOWN BOARD MEMBERS

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

WORK SESSION.....JANUARY 7, 2020 6:00 PM

A. Discuss January 7, 2020 Planning Board Agenda

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
TOWN HALL
1 HEADY STREET
CORTLANDT MANOR, NY
6:45 PM, TUESDAY EVENING*
JANUARY 7, 2020**

1. **PLEDGE TO THE FLAG**
2. **ROLL CALL**
3. **CHANGES TO THE AGENDA BY MAJORITY VOTE**
4. **ADOPTION OF THE MINUTES OF THE MEETINGS OF NOVEMBER 6, 2019 & DECEMBER 3, 2019**
5. **CORRESPONDENCE**

PB 11-09 a. Letter dated December 16, 2019 from Danny Cruz requesting Planning Board approval for a change in the appearance, with no change in size, of existing signage located at 1985 Crompond Road, Cortlandt Medical.

b. Discussion of the DGEIS/DEIS for the proposed MOD Local Law and for the two development proposals for the proposed Medical Oriented District (MOD) located on Route 202 in the vicinity of the New York Presbyterian/Hudson Valley Hospital Center.

6. RESOLUTION

PB 2019-11 a. Application of Dimension Energy LLC for Site Development Plan approval and for Tree Removal, Steep Slope and Wetland Permits for a proposed Solar Energy System known as the Croton Avenue Solar Project located on the east side of Croton Avenue approximately 500 ft. north of Furnace Dock Road.

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7. **PUBLIC HEARINGS (NEW)**

PB 2019-20 a. Public Hearing: Application of Peter & Marian O'Connor for the re-approval of a previously approved Special Permit for an Accessory Apartment located at 29 Wayne Avenue, Verplanck.

PB 2019-16 b. Public Hearing: Application of Henio Bastys for Preliminary and Final 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.

8. **PUBLIC HEARINGS (ADJOURNED FROM LAST MEETING)**

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 for additional parking and landscaping for property located at 2311 Crompond Rd.

PB 2018-23 b. Public Hearing: Application of Mahlab Family Realty, LLC for Preliminary Plat approval and for Wetland, Steep Slope and Tree Removal permits 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.

PB 2017-25 c. Public Hearing: 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).

9. **OLD BUSINESS**

PB 2019-1 a. Application of Gas Land Petroleum, Inc. for Site Development Plan approval, Tree Removal and Wetland Permits and a Special Permit for a proposed gas station with a canopy and a 2,600 sq. ft. convenience store located on an approximately 1 acre parcel of property at 2051 & 2053 E. Main St. (Cortlandt Boulevard).

10. **NEW BUSINESS**

PB 2019-21 a. Application of Ronald & Marianne Weinheim and Masao & Eiko Iwahara for a lot line adjustment between two (2) parcels located at 28 Furnace Brook Dr. & 32 Furnace Brook Dr.

11. **ADJOURNMENT**

Next Work Session: THURSDAY, JANUARY 30, 2020 at 7:00 PM **

Next Regular Meeting; TUESDAY, FEBRUARY 4, 2020 at 7:00 PM

Agenda information is also available at www.townofcortlandt.com

** Meeting will start immediately after the conclusion of the Work Session*

*** Work Session to be held in Conference Room #1*