

**RESOLUTION**

**NUMBER 268-20**

**(RE: NEGATIVE DECLARATION RE: ZONING TEXT AMENDMENTS)**

**WHEREAS**, the Town Board of the Town of Cortlandt has expressed its intent to consider, after conducting a Public Hearing hereon, Zoning Text Amendments; and

**WHEREAS**, in accordance with the requirements of the New York State Environmental Quality Review Act (“SEQRA”), the Town Board must make a determination as to the Environmental Impact of this proposed action; and

**WHEREAS**, in accordance with 6 NYCRR, Part 617.6, the Town Board is the only Agency required to approve the proposed action, and is therefore the Lead Agency; and

**WHEREAS**, a short Environmental Assessment Form has been prepared, signed by the Supervisor, and accepted by the Town Board; and

**WHEREAS**, the Town Board has duly considered all of the environmental aspects of the proposed action;

**NOW, THEREFORE, BE IT RESOLVED**, based on a review of the Project, there appear to be no significant adverse environmental impacts; and

**BE IT FURTHER RESOLVED**, that based upon the Environmental Assessment Form submitted to and reviewed by the Town Board, that this is an Unlisted Action; and

**BE IT FURTHER RESOLVED**, that based upon the Environmental Assessment Form, the Town Board of the Town of Cortlandt does hereby **ADOPT** the attached **NEGATIVE DECLARATION** with respect to this matter.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting  
Held via Zoom**

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Town Of Cortlandt			
Name of Action or Project: Local Law 4 of 2020			
Project Location (describe, and attach a location map): N/A			
Brief Description of Proposed Action: Omnibus Town Code and Zoning Map Amendments to Facilitate Economic Development and Enhance Residential Property Usage			
Name of Applicant or Sponsor: Town of Cortlandt		Telephone: 914.734.1020	
Address: 1 Heady Street		E-Mail: townclerk@townofcortlandt.com	
City/PO: Cortlandt Manor		State: NY	Zip Code: 10567
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline  Forest  Agricultural/grasslands  Early mid-successional  
 Wetland  Urban  Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

\_\_\_\_\_  
\_\_\_\_\_

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

If Yes, describe:

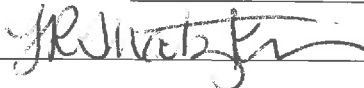
NO YES

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Laroue Rose Shatzkin

Date: 11/10/2020

Signature:



Title: Town Clerk

Project: Date: 

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Cortlandt	11/10/2020
Name of Lead Agency	Date
Linda Puglisi	Supervisor <span style="float: right;"><i>11/18/20</i></span>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Linda Puglisi</i>	<i>[Signature]</i> Town Clerk
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**Approved**  
  
**Town Attorney**  
 Date: 11/17/20 Page 2 of 2

PRINT FORM

State Environmental Quality Review  
**NEGATIVE DECLARATION**  
 Notice of Determination of Non-Significance

Project Number N/A

Date: 10/16/2020

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board of the Town of Cortlandt as lead agency, has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

**Name of Action:**

Omnibus Zoning Text Amendments (Local Law 4 of 2020, Omnibus Town Code and Zoning Map Amendments to Facilitate Economic Development and Enhance Residential Property Usage)

**SEQR Status:**    Type 1      
                          Unlisted   

**Conditioned Negative Declaration:**     Yes  
     No

**Description of Action:**

The Town has determined that there are certain applications before the Planning Board and Zoning Board of Appeals, which are effectively pro forma, and are generally approved without many comments from the Board members due to the nature of the applications. While still subject to staff review, these applications will no longer be reviewed by the various Boards.

**Location:**    (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Town of Cortlandt

**Reasons Supporting This Determination:**

(See 617.7(a)-(c) for requirements of this determination ; see 617.7(d) for Conditioned Negative Declaration)

This will reduce the time and costs needed to bring these projects to fruition, and will promote economic development. Applications will continue to be reviewed by staff.

**If Conditioned Negative Declaration**, provide on attachment the specific mitigation measures imposed, and identify comment period (not less than 30 days from date of publication in the ENB)

**For Further Information:**

Contact Person: Laroue Rose Shatzkin, Town Clerk

Address: 1 Heady Street, Cortlandt Manor, NY 10567

Telephone Number: 914.734.1020

**For Type 1 Actions and Conditioned Negative Declarations, a Copy of this Notice is sent to:**

Chief Executive Officer , Town / City / Village of

Other involved agencies (If any)

Applicant (If any)

Environmental Notice Bulletin, 625 Broadway, Albany NY, 12233-1750 (Type One Actions only)



**RESOLUTION**

**NUMBER 269-20**

**(RE: LOCAL LAW AMENDING TOWN CODE AND ZONING MAP TO FACILITATE ECONOMIC DEVELOPMENT AND ENHANCE RESIDENTIAL PROPERTY USAGE)**

**RESOLVED**, that the Town Board of the Town of Cortlandt does hereby adopt Local Law No. 4 of 2020.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting  
Held via Zoom**

## Local Law No. 4 of 2020

### (Omnibus Town Code and Zoning Map Amendments to Facilitate Economic Development and Enhance Residential Property Usage)

#### **Section 1: Legislative Intent**

While enforcing the Town Code, Town staff discovered issues that routinely arise. In order to help Cortlandt get back to work from the effects of the COVID-19 Pandemic, Town staff members have proposed ways to simplify zoning for both residents and potential economic development applicants. The Town has also hired an economic development consultant who has spoken with numerous potential applicants about ways to streamline the approval process. The Town has determined that there are certain applications before the Planning Board and Zoning Board of Appeals, which are effectively pro forma, and are generally approved without many comments from the Board members due to the nature of the applications. While still subject to staff review, these applications will no longer be reviewed by the various Boards. This will reduce the time and costs needed to bring these projects to fruition, and will promote economic development.

#### **Section 2: Modification to Lot Line Adjustment Provisions**

Lot line adjustment are when applicants seek to move a property boundary with a neighboring parcel, but do not propose to create a new lot. Currently, lot line adjustments must appear before the Planning Board. To streamline the process, the following changes are made to Section 265-13(D) of the Town Code (additions in **bold**, deletions ~~stricken~~):

Upon receipt of a proper application, ~~and fee for subdivision approval,~~ and a survey illustrating existing and proposed lot lines, a lot line adjustment between two (2) lots, **which does not create a new lot, shall be reviewed internally by the Department of Technical Services, the Town Assessor's Office, and the Town Attorney's Office. Planning Board review shall only be required if any lot increases or decreases in size by more than five (5) acres. All submitted surveys must show existing subsurface sanitary systems and potable wells if not serviced by municipal water.** ~~may be exempted by resolution of the Planning Board from all other procedures and standards otherwise required by this chapter if such adjustment neither creates any additional lot, results in any lot's becoming substandard nor increases or decreases any lot area by more than twenty percent (20%) or twenty thousand (20,000) square feet of its original lot area.~~

### **Section 3: Modification to Accessory Apartment Provisions**

Section 307-45 provides the Special Permit requirements for accessory apartments in the Town. Each time there is a change in ownership or a change in the residence of the owner, there must be a new application before the Planning Board. It is in the community's best interest to have a public hearing on an initial special permit application. Requiring subsequent public hearings on previously approved applications has not proven to be meritorious. Thus, the following changes are made to Section 307-45(B)(7) of the Town Code (additions in **bold**, deletions ~~stricken~~):

Should there be a change in ownership or a change in the residence of the owner, ~~the special permit use for the accessory apartment shall become null and void~~ **a new application is required to be submitted to the Department of Technical Services to continue the use of the accessory apartment.**

### **Section 4: Modification to Which Applications Must Receive Planning Board Approval**

Due to business cycles, the Town has noticed that stores, such as those in the Cortlandt Town Center, have new tenants from time to time. Currently, whenever a new use is proposed, an applicant must appear before the Planning Board, even if the only changes are internal configurations. These applications are still reviewed by the Department of Technical Services in addition to the Planning Board. In most communities, these types of internal changes are not reviewed by the Planning Board unless actual changes to the site itself are occurring or there is an increase in demand for parking.

Through smart planning, the Town has historically had several thriving shopping centers, primarily located on the Route 6/Cortlandt Boulevard corridor. The Town has a vested interest in maintaining the strength of these shopping centers, and this goal is in conformance with the Town's 2016 Sustainable Comprehensive Plan.

The following changes are made to Section 307-66(A) of the Town Code (additions in **bold**, deletions ~~stricken~~):

Site development plan approval by the Planning Board shall be required for the erection or enlargement of all buildings other than one- or two-family residences in all districts; **and** for all commercial, industrial and other nonresidential uses of land where no building is proposed, ~~for changes of use from one manufacturing use to another and for changes in use as defined by this chapter.~~

**Changes of use with respect to plans previously approved by the Planning Board do not need to obtain amended site plan approval unless: site work is necessary pursuant to state and local codes; the applicant proposes discretionary site work exceeding 5% of the entire size of the applicant's lot; the proposed application will result in a shortage of parking spaces; or when a committee composed of representatives of the Town's**

**engineering, planning, and legal staff believe that amended site plan approval is necessary based on an increase in the intensity of use or any significant changes to the criteria listed in § 307-73 of the Town Code. Intensity of use as used in this section is when tenant spaces are combined or modified resulting in excess of a 200% increase in gross floor area of a single tenant space. Referral to the Westchester County Department of Health is required on sites serviced by onsite waste water treatment systems.**

### **Section 5: Modification to Non-Conforming Bulk and Use Provisions**

Residents of single-family homes on non-conforming lots have often needed to appear before the Zoning Board of Appeals for minor changes to their properties. This led the Town Staff to re-examine the relevant Town Code provisions to assist residents with completing minor work, such as adding decks, which create no additional nonconformities. In addition, the Town Board desires to clarify non-conforming use provisions to prevent commercial and industrial uses from impacting the character of residential neighborhoods. The following changes are now made to Article XII “Nonconforming Uses and Structures” of the Zoning Ordinance (additions in **bold**, deletions ~~stricken~~):

#### § 307-77. Nonconforming use of land.

Except as otherwise provided in this chapter, the lawful use of land existing at the time of adoption of this chapter or its predecessor may be continued although such use does not conform to the regulations specified by this chapter for the district in which such land is located; provided, however, that no such nonconforming use shall be ~~enlarged or increased, nor shall any nonconforming use be~~ extended to occupy a greater area of land than that occupied by such use at the time of the adoption of this chapter, nor shall any such nonconforming use be moved, in whole or in part, to any other portion of the lot or parcel of land occupied by such nonconforming use at the time of the adoption of this chapter or its predecessor; provided, further, that if any such nonconforming use of land ceases for any reason for any continuous period of ~~not less than~~ **or more**, any subsequent use of such land shall be in conformity with the regulations specified by this chapter for the district in which such land is located.

#### § 307-78. Nonconforming use of buildings.

Except as otherwise provided in this chapter, the lawful use of a building existing at the time of the adoption of this chapter or its predecessor or a structure as provided for in § 307-96 of this chapter, although such use does not conform to the regulations specified by this chapter for the district in which such building is located, may be

~~continued. Any such use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of the adoption of this chapter, but no such use shall be extended to occupy any land outside such building. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use which, in the opinion of the Zoning Board of Appeals, either by general rule or on a specific finding in a particular case, is of the same or of a more restricted nature. The Zoning Board of Appeals must find that such change of use is not substantially more detrimental to the neighborhood than the existing nonconforming use. In making the finding that the change in use will not be substantially more detrimental, the Zoning Board of Appeals shall consider, without limitation, impacts upon the following: traffic volumes, parking adequacy, traffic congestion, adequacy of municipal water supply and sewer capacity, noise, odor, scale, shading, visual effects and neighborhood character.~~

§ 307-79. Effect of cessation of nonconforming use of building.

If any nonconforming use of a building ceases for any reason for a continuous period of ~~not less than~~ **one year or more** or if the building in or on which such use is conducted or maintained is moved for any distance, then any future use of such building shall be in conformity with the regulation specified by this chapter for the district in which such building is located. If any building in or on which any nonconforming use is conducted or maintained is hereafter removed, the subsequent location and use of any building thereon shall be in conformity with the regulations specified by this chapter for the district in which such land is located.

§ 307-80. Enlargement or alteration of nonconformities ~~prohibited.~~

No existing building designed, arranged or intended for or devoted to a use not permitted under the regulations specified by this chapter for the district in which such building is located shall be enlarged, extended, reconstructed, structurally altered or moved unless such use is changed to a use permitted under the regulations specified by this chapter for the district in which said building is located; provided, however, that work may be done ~~in any period of 12 months~~ on ordinary repairs or on repairs or replacements of nonbearing walls, fixtures, wiring or plumbing. ~~to an extent not exceeding 25% of the full value of the building as determined by applying to the assessed value thereof (according to the assessment thereof by the Assessor of the Town for the year in which such work is done) the ratio of full to assessed value as determined by the Westchester County Tax Commission for equalized valuation,~~

~~provided that the cubical content of the building as it existed at the time of the passage of this chapter shall not be increased and provided, further, that nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by the Director of Code Administration and Enforcement and by him ordered to be strengthened or restored to a safe condition, unless such building has been destroyed to an extent of more than 50% of the full value thereof, determined as aforesaid.~~

§ 307-81 Dimensionally nonconforming structures containing conforming use.

~~A dimensionally nonconforming structure containing a conforming use may be enlarged, extended, reconstructed or restored **as of right subject to the property owner obtaining all necessary permits** (except as otherwise provided herein), provided that such action would not increase the degree of any existing dimensional nonconformity nor create any new nonconformity with respect to the requirements set forth in this chapter. **This provision only applies to residential uses.** If at any time any building or self-contained portion thereof in existence or maintained at the time of the adoption of this chapter which does not conform to the dimensional requirements for the district in which it is located shall be destroyed by any means to an extent of more than 50% of the full value thereof, determined as aforesaid, or if such building is moved for any reason for any distance whatever, then in any such event said building and the land on which said building was located or maintained shall, from and after the date of said destruction or moving, be subject to the dimensional requirements for the district in which such land and buildings are located. Any existing building or other structure which is made nonconforming as to dimensional requirements by a taking of land by the federal, state, county or local government shall be considered conforming, however, any new structures or additions to existing structures shall conform to all dimensional requirements. For the purposes of this section, the term "dimensional requirements" shall mean the requirements of this chapter for height, yards and building coverage.~~

**Section 6: Amendments to Provisions Pertaining to Front Yards**

Certain residential properties are located on corner lots, which means that they likely will have multiple front yards. This severely limits a property owner's ability to use at least two of its yards due to restrictions as to what can be placed in front yards. Certain types of accessory residential structures could be appropriately sited in front yards without any aesthetic detriment to the property. Amending the Town Code would also eliminate certain logical inconsistencies, and

would allow the residents to more fully enjoy their properties. To ameliorate recurring issues with corner lots and other uniquely configured lots, the following changes are now made to Section 307-4: Definitions (additions in **bold**):

### **LOT, CORNER**

A lot at the intersection of and abutting on two or more intersecting streets or highways, as said term appears in § 280-a of the New York State Town Law, ~~when the interior angle of intersection of the lines dividing the lot from the street or highway does not exceed 135°. A lot abutting a curved street or highway shall be deemed a "corner lot" if the angle of intersection determined by extending the lines dividing the lot from the streets is not more than 135°.~~ **The setbacks in a Side Yard with frontage on a street or highway of a Corner Lot shall be double those of the underlying Zoning District.** See "lot line, front."

### **LOT LINE, FRONT**

~~A~~ **The** lot line which separates a lot's **front yard** from a street or highway right-of-way. ~~In the case of a corner lot or a double frontage lot, all lines which separate the lot from abutting streets or highways shall be considered "front lot lines."~~

### **YARD, FRONT**

~~A yard extending across the full width of the lot and~~ **The yard** lying between the front lot line and the nearest line of the building **primary access point to the main entrance of the Principal Building.** **Each lot shall only have one front yard.** See "lot line, front."

### **Section 7: Denoting Transitional Locations on the Zoning Map**

A Transitional Location is defined in Section 307-4 of the Zoning Ordinance as, "[a] lot in a residential district whose side lot line is contiguous for at least one-half (1/2) of its length with a lot in a commercial or industrial district or a lot in a residential district whose front lot line is directly across a street for more than one-half (1/2) its length from a commercial or industrial district." (Town Code, § 307-4). In certain zoning districts, two-family dwellings and business or professional offices are permitted in transitional locations pursuant to a special permit. Town staff often receive questions from potential applicants asking if a property is in a transitional location and believe that adding a special denotation for transitional locations on the Zoning Map would be prudent.

**The Town Board approves transitional locations receiving their own designation on the Town Zoning Map.**

### **Section 8:**

If any provisions of this local law are held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

**Section 9:**

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held at Town Hall**



**RESOLUTION**

**NUMBER 270-20**

**RE:           Town Board Work Sessions and Official Meetings for 2021**

<b>MONDAY WORKSESSION 7:00 PM</b>	<b>MONDAY WORKSESSION 7:00 PM</b>	<b>MONDAY WORKSESSION (ISSUES ONLY) 7:00 PM</b>	<b>TUESDAY TOWN BOARD MEETING 7:00 PM</b>
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<b>January 4</b>	<b>January 11</b>	<b>January 25</b>	<b>January 12</b>
<b>February 1</b>	<b>February 8</b>	<b>February 22</b>	<b>February 9</b>
<b>March 8</b>	<b>March 15</b>	<b>March 22</b>	<b>March 16</b>
<b>April 5</b>	<b>April 12</b>	<b>April 19</b>	<b>April 13</b>
<b>May 3</b>	<b>May 10</b>	<b>May 17</b>	<b>May 11</b>
<b>June 7</b>	<b>June 14</b>	<b>June 21</b>	<b>June 15</b>
<b>July 12</b>	<b>July 19</b>	--	<b>July 20</b>
<b>August 2</b>	<b>August 9</b>	--	<b>August 10</b>
<b>September 13</b>	<b>September 20</b>	<b>September 27</b>	<b>September 21</b>
<b>October 4</b>	<b>October 18</b>	<b>October 25</b>	<b>October 19</b>
<b>November 1*</b>	<b>November 8</b>	<b>November 15</b>	<b>November 9</b>
<b>December 6**</b>	<b>December 13</b>	--	<b>December 14</b>

All meetings will take place in the Vincent F. Nyberg General Meeting Room of the Town Hall, unless notified in advance of a change of location.

\* Special Town Board Meeting to Receive & File 2022 proposed budget

\*\* Town Board Meeting and Budget Public Hearing for 2022 budget

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting Held  
at the Town Hall**

**RESOLUTION**

**NUMBER 271-20**

**(AUTHORIZING THE SUPERVISOR TO EXECUTE AN INTERMUNICIPAL AGREEMENT WITH WESTCHESTER COUNTY FOR MUTUAL AID AND RAPID RESPONSE)**

**WHEREAS**, the Town of Cortlandt has a mutual aid agreement with Westchester County for emergency services; and

**WHEREAS**, this agreement requires municipalities to make police personnel and equipment available to other municipalities in emergency situations; and

**WHEREAS**, this agreement needs to be renewed from time to time;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Supervisor is authorized to execute an IMA with Westchester County for mutual aid and rapid response subject to the approval of the agreement by the Town Attorney's Office.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 272-20**

**(AUTHORIZING THE SUPERVISOR TO EXECUTE AN OCCUPANCY LICENSE AND ACCESS AGREEMENT WITH NEW YORK PRESBYTERIAN HUDSON VALLEY HOSPITAL (“NYPHV”))**

**WHEREAS**, the Town of Cortlandt operates the Paramedic Emergency Response Services Program providing advanced life support (“ALS”) (“Paramedics”); and

**WHEREAS**, the Paramedics were previously housed in a dilapidated trailer, which was inadequate for the important services they provide; and

**WHEREAS**, NYPHV is allowing the Paramedics space in the Hospital’s birthing cottage to operate until a permanent home is ready for the Paramedics; and

**WHEREAS**, NYPHV and the Town have agreed in principle for NYPHV to donate the Toddville building located at 3 Locust Avenue to the Town to house the Paramedics; and

**WHEREAS**, as part of the potential donation, the Town has obtained a consultant to assess remediation costs associated with creation of a permanent home for the Paramedics; and

**NOW, THEREFORE, BE IT RESOLVED** that the Town Supervisor is authorized to execute an Occupancy License agreement with NYPHV on behalf of the Town to allow the Paramedics to temporarily be housed in the Birthing Cottage at the Hospital.

**BE IT FURTHER RESOLVED** that the Town Supervisor or designee is authorized to execute an Access Agreement with NYPHV to allow the Town’s remediation consultant access to 3 Locust Avenue.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 273-20**

**(AUTHORIZING THE SUPERVISOR TO EXECUTE A CONTRACT WITH  
AUCTIONS INTERNATIONAL, INC. FOR EXCESS EQUIPMENT)**

**WHEREAS**, the Town of Cortlandt has a system in which it replaces older equipment in its Department of Environmental Services (“DES”); and

**WHEREAS**, the excess equipment still has potential use for other companies or municipalities; and

**WHEREAS**, the Town can increase its revenue by auctioning excess equipment;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Supervisor is authorized to execute a contract with Auctions International, Inc. to sell excess equipment subject to the approval of the agreement by the Town Attorney’s office.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 274-20**

**(RE: AUTHORIZE BUDGET TRANSFERS AND AMENDMENTS AND CLOSE CERTAIN CAPITAL PROJECTS TO THE 2020 FISCAL BUDGET)**

**RESOLVED**, that the Town Comptroller be, and hereby is, authorized to make necessary adjustments to the Fiscal 2020 Budget to reflect the receipt of all transfers of funds, and further analysis of the Fiscal 2020 year; and

**BE IT FURTHER RESOLVED**, that the Town Comptroller will provide the Town Board and the Town Clerk during the month of January, 2021, a detailed substantiation for all such transfers and/or amendments made during this period; and

**BE IT FURTHER RESOLVED**, that the Comptroller is hereby Authorized to close out any Capital Project Funds and return them to their original source if appropriate.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 275-20**

**(RE: UPDATE DESIGNATION OF TOWN DEPOSITORIES FOR 2020)**

**WHEREAS**, under Section 64 of the Town Law, it is provided that the Town Board designate, by written resolution, the Banks or Trust Companies in which the Town Officials shall deposit the monies coming into their offices:

**NOW, THEREFORE, BE IT RESOLVED**, that the following banks be, and the same hereby are, designated as **DEPOSITORIES** in which the Supervisor, Comptroller, Town Clerk and Receiver of Taxes of this Town shall deposit monies coming into their hands by virtue of their offices:

**CHASE BANK – CORTLANDT MANOR, AMBERLANDS -CROTON-ON-HUDSON, PEEKSKILL, N.Y.**

**BANK OF AMERICA - YORKTOWN, N.Y.**

**KEY BANK– 3000 EAST MAIN ST., CORTLANDT MNR., N.Y.**

**WELLS FARGO - CROTON-ON-HUDSON, NY**

**PUTNAM COUNTY SAVINGS BANK – JEFFERSON VALLEY, N.Y.**

**TOMPKINS MAHOPAC BANK – PUTNAM VALLEY OR OSSINING, N.Y.**

**ORANGE BANK & TRUST – CORTLANDT MANOR, NY**

**AND, BE IT FURTHER RESOLVED**, that this resolution be entered in full in the official proceedings of this meeting and said resolution shall become effective November 10, 2020.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
at a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 276-20**

**(AUTHORIZING THE EXTENSION OF EXPIRING BOILER, CRIME, AND CYBER  
POLICIES TO FEBRUARY 28, 2021)**

**WHEREAS**, the Town of Cortlandt has numerous insurance policies; and

**WHEREAS**, its boiler, crime, and cyber insurance policies are set to expire on  
December 31, 2020; and

**WHEREAS**, its general liability policy expires February 28, 2021; and

**WHEREAS**, it works better administratively for the Town Attorney's Office and  
Comptroller's Office for all of the Town's insurance policies to expire on the same day;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Supervisor is  
authorized to execute any documents needed to extend all of the Town's insurance policies through  
February 28, 2021; and

**BE IT FURTHER RESOLVED** that the Town Comptroller is authorized to issue  
any necessary payments to extend the Town's insurance policies to February 28, 2021.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 277-20**

**(RECOGNIZING THE CELEBRATION OF JUNETEENTH)**

**WHEREAS**, Juneteenth is the commemoration of the ending of slavery in the United States; and

**WHEREAS**, it is a celebration of when Major General Gordon Granger from the Union marched to Texas with thousands of federal troops to announce that all slaves were freed; and

**WHEREAS**, the Town recognizes and celebrates the cultural and historical significance of this holiday; and

**WHEREAS**, Governor Cuomo signed legislation S.8598/A.10628 designating Juneteenth as an official public holiday in New York State;

**NOW, THEREFORE, BE IT RESOLVED** that Town employees will now receive an additional paid holiday for Juneteenth.

**BE IT FURTHER RESOLVED** that any employees required to work on Juneteenth because they perform essential services will be credited with an additional vacation day.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**



**RESOLUTION**

**NUMBER 278-20**

**(AUTHORIZING THE TOWN TO CONTRIBUTE \$1,000 TO ROMAN CATHOLIC CHURCH OF SAINT CHRISTOPHER AND SAINT PATRICK, SUCCESSOR BY MERGER WITH THE CHURCH OF ST. PATRICK (“CHURCH”) FOR VETERANS MEMORIAL)**

**WHEREAS**, the Town received a letter from Rev. George Oonnoony asking that the Town contribute for the creation of a Veterans Memorial area in St. Patrick’s Cemetery in Verplanck; and

**WHEREAS**, New York Town Law allows the Town to make appropriations used to honor Veterans; and

**WHEREAS**, the Town Board holds Veterans in the highest regard and has numerous events for Veterans each year;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Comptroller is authorized to issue payment in the amount of \$1,000 to the Church for the creation of a Veterans Memorial area in St. Patrick’s Cemetery open to all Town residents.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**

## **RESOLUTION**

**NUMBER 279-20**

### **(OPPOSE DANSKAMMER POWER PLANT PROPOSAL)**

WHEREAS, Danskammer Energy, LLC (" Danskammer"), seeks a permit through the State's Article 10 power plant siting process to build and operate a new gas- fired power plant with a potential generating capacity of 525- 575 megawatts on the shores of the Hudson River in the Town of Newburgh, referred to as the Facility Repowering Project, and

WHEREAS, Danskammer has filed an application with the New York State Board on Electric Generation Siting and the Environment (the Siting Board), which includes a description of the proposed facility, potential environmental and health impacts, proposed studies to evaluate those impacts, proposed mitigation measures and reasonable alternatives to the project; and

WHEREAS, several communities in the Hudson Valley have already expressed support or opposition to the proposed plant, while other communities may have deferred taking a position, or have taken no position to date; and

WHEREAS, the Cortlandt Town Board has received requests from residents and others to take a position on the proposed plant, and has received public comments from residents and other stakeholders; and

WHEREAS, gas- powered plants emit pollutants that harm local air quality and public health; the Hudson Valley has ongoing air quality issues, as evidenced, e. g., by Westchester County's " F" ozone rating by the American Lung Association; and

WHEREAS, the existing power plant located at the site is an older facility, currently operating as a "peaker" facility that is used only during periods of peak electric demand less than 3% of the year); and

WHEREAS, the proposed new power plant would produce electricity at a lower environmental impact per kilowatt hour but is expected to operate year- round as a baseload facility and if built would have a decades- long lifespan; as a base load facility, the proposed power plant would emit significantly more pollutants than the current plant does as a peaker facility; and

WHEREAS, the 2018 Reliability Needs Assessment of the New York Independent System Operator (dated November 2018) found no statewide gap in power generation or transmission capacity in the next decade without a new Danskammer facility, notwithstanding the impending closing of the Indian Point nuclear power plants; and

WHEREAS, given the very large increase in proposed renewable energy projects, including offshore wind and utility-scale solar, recently proposed as a result of the adoption of the Climate Leadership and Community Protection Act (CLCPA), future electric generation needs as older fossil fuel plants retire are expected to be met by renewable resources supported by energy storage; and

WHEREAS, two new power plants in the Hudson Valley have recently been built, partly in response to federal incentives to provide capacity for the New York metropolitan region, as

opposed to providing capacity to serve only the Hudson Valley; and

WHEREAS, New York State recently passed the CLCPA, which sets targets of 70% renewable electricity by 2030, 100% carbon- free electricity by 2040, and net zero carbon emissions economy-wide by 2050; and

WHEREAS, the proposed power plant if constructed could increase the levels of greenhouse gases emitted by over 4000%, and increase levels of other pollutants that threaten public health by 300 to 2500%, according to data from Danskammer's Article 10 application;

WHEREAS permanent jobs at the proposed plant will remain approximately the same as the existing plant; and

WHEREAS, the property taxes and other financial payments from the proposed plant will not benefit the Town of Cortlandt;

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Cortlandt, opposes the construction of a new Danskammer power plant on the Hudson River; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Cortlandt urges Governor Cuomo and the Siting Board convened under Article 10 of the State Public Service Law to consider the concerns and position stated herein when considering Danskammer' proposal to build and operate a new facility; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Cortlandt urges Governor Cuomo and New York State to focus additional economic development resources into the Hudson Valley to provide prevailing wage jobs for the construction and operation of clean power generation, brownfield clean-up, or other appropriate economic development projects in the Hudson Valley; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to submit this statement to the Siting Board and to send a copy of this resolution to Governor Andrew Cuomo.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 280-20**

**RE: (AUTHORIZE SUPPLEMENTAL AGREEMENT NO. 2 A PROFESSIONAL SERVICES AGREEMENT WITH WSP USA OR NYS PIN 8390.96 ROUTE 6 / WESTBROOK DRIVE INTERSECTION IMPROVEMENTS)**

**WHEREAS**, Westbrook Drive Intersection Improvements in the Town of Cortlandt, Westchester County, PIN 8390.96 is a locally administered federal aid project as outlined in Town Board Resolution 56-07; and

**WHEREAS**, WSP USA Solution, Inc., (formerly Louis Berger) has submitted a supplemental agreement for construction inspection services in the amount not to exceed Two Hundred Twenty Thousand Dollars (\$220,000.00); and

**WHEREAS**, the supplemental agreement is consistent with the procedures outlined in the Locally Administered Federal-Aid Projects Manual (PLAFAP) and the proposal includes final inspection, preparation of record plans and project close-out; and

**WHEREAS**, construction inspection services will commence after the bid is awarded by the Town and approved by NYSDOT; and

**WHEREAS**, the Director of Technical Services has reviewed the supplemental agreement.

**NOW THEREFORE BE IT RESOLVED**, that the Town of Cortlandt shall fund all costs for construction inspections that exceed the full federal and non-federal shares in this current instance 100% of the costs.

**BE IT FURTHERED RESOLVED**, that the Town Supervisor is hereby authorized to execute the contract documents; and

**BE IT FURTHER RESOLVED**, that the Comptroller is hereby authorized to amend the budget with respect to the above.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
at a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**NUMBER 281-20**

**(RE: DIRECT DOTS TO PREPARE A PRELIMINARY MAP, PLAN AND REPORT FOR A CORTLANDT BOULEVARD EAST SEWER IMPROVEMENT AREA AND TO OBTAIN PROPOSALS FOR SURVEYS)**

**RESOLVED**, that the Town Board of the Town of Cortlandt does hereby direct DOTS to prepare a preliminary map, plan and report for a Cortlandt Boulevard East Sewer Improvement Area and to obtain proposals for survey services as required.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 282-20**

**(RE: AUTHORIZE AN AGREEMENT WITH BEE & JAY WATER SYSTEMS FOR WELL WATER SYSTEM OPERATION AT 167 ROA HOOK RD)**

**WHEREAS**, the New York State Health Department requires that any well that has a chlorine treatment system be continuously monitored and reported to them, and

**WHEREAS**, New York State currently requires that a specialized license to conduct said continuous monitoring which no current Town staff personnel hold at this time, and

**WHEREAS**, after an extensive search conducted by the Director DES to locate individuals with the specialized license that not only would meet the NYSDOH requirements but who would also work together with Town staff towards obtaining said required license to run the system in-house in the future, and

**NOW THEREFORE BE IT RESOLVED**, that the Director of DES is hereby authorized to enter into an annual agreement with Bee & Jay Water Systems, 719 Route 6, Mahopac to become the Town's designated system operator for the DES facility located at 167 Roa Hook Road at a cost not to exceed \$850 per quarter or \$3,400 per year.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 283-20**

**(RE: AUTHORIZE A 3-WAY STOP AT THE CORNER OF PINE ROAD AND LINCOLN AVENUE)**

**WHEREAS**, the Town has received a written request from Police Officer Richard Lepore, the Westchester County Police officer assigned as the School Resource Officer at Lincoln Titus Elementary School requesting the creation of a 3 way stop at the intersection of Pine Road and Lincoln Avenue, and

**WHEREAS**, the Director of DES has conducted a site visit to the area and recommends the Town Board authorize the placement of 2 additional stop signs on Pine Road to establish a 3 way stop intersection pursuant to Police Officer Lepore's request,

**NOW THEREFORE BE IT RESOLVED** that the Town Board of the Town of Cortlandt does hereby authorize the installation of a 2 additional Stop Signs on Pine Road at the intersection of Pine Road and Lincoln Avenue, in the East and West Bound Direction, pursuant to Chapter 291 (Vehicle and Traffic) of the Town Code of the Town of Cortlandt, and

**BE IT FURHTER RESOLVED** that the Town Clerk is hereby directed to forward copies of this Resolution to the New York State Police, the Westchester County Police, Town Justices, DOTS Code Enforcement and DES pursuant to Chapter 291-3 of the Town Code.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting Held  
at the Town Hall**

**RESOLUTION**

**NUMBER 284-20**

**RE: (APPOINT DONNA D'AGOSTINO TO THE TITLE OF STAFF ASSISTANT FOR FINANCE AND ADMINISTRATION IN ACCORDANCE WITH WESTCHESTER COUNTY CIVIL SERVICE)**

**WHEREAS**, the Town Comptroller, Patricia Robcke requested that the current position of Donna D'Agostino be evaluated for correct classification by Westchester County Civil Service; and

**WHEREAS**, Westchester County Civil Service made the determination that the correct title is Staff Assistant for Finance and Administration; and

**WHEREAS**, Donna D'Agostino has taken the exam for the title of Staff Assistant for Finance and Administration and Westchester County Civil Service has requested that she be appointed from the Civil Service list; and

**WHEREAS**, the Town Board has agreed to said request; and

**NOW, THEREFORE, BE IT RESOLVED**, that Ms. Donna D'Agostino of 7 Rome Court, Cortlandt Manor, NY be and hereby is appointed to the title of Staff Assistant for Finance and Administration. There will be no change in title for this appointment. This is a probationary appointment for Civil Service purposes.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
at a Regular Meeting  
held via Zoom.**



**RESOLUTION**

**NUMBER 285-20**

**RE: (APPOINT WAYNE SMITH AS A SEASONAL INTERN IN THE OFFICES OF  
THE COMPTROLLER AND THE TOWN CLERK)**

**NOW, THEREFORE, BE IT RESOLVED**, Wayne Smith is appointed to the position of seasonal intern in the Office of the Town Comptroller and Town Clerk and Office of the Town Assessor. Mr. Smith will be paid an hourly rate of pay of \$13.50 and he will work from December 7, 2020 – January 23, 2021.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
at a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 286-20**

**RE: (APPOINT AN INTERN AT THE MURIEL H. MORABITO COMMUNITY CENTER)**

**NOW, THEREFORE, BE IT RESOLVED**, that following student is appointed as an intern at the Muriel H. Morabito Community Center:

Amaavi Miriyagalla  
23 4<sup>th</sup> Street  
Cortlandt Manor, NY 10567

**BE IT FURTHER RESOLVE**, Ms. Miriyagalla will be paid an hourly salary of \$13.50 and will work fourteen hours per week effective December 1, 2020.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
at a Regular Meeting  
Held Via Zoom**

**RESOLUTION**

**NUMBER 287-20**

**(RE: AMEND RESOLUTION 265-20 EXTENDING A LEAVE OF ABSENCE  
FOR AN EMPLOYEE IN THE DEPARTMENT OF RECREATION AND  
CONSERVATION)**

**RESOLVED**, that Employee ID# 775800, be and hereby is GRANTED a leave of absence under FMLA effective retroactive to September 22, 2020 – December 31, 2020.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROU ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
at a Regular Meeting  
Held Via Zoom**

**RESOLUTION**

**NUMBER 288-20**

**(RE: AMEND RESOLUTION 233-20 EXTENDING A LEAVE OF ABSENCE FOR AN  
EMPLOYEE IN THE DEPARTMENT OF D.E.S)**

**RESOLVED**, that the following employee is hereby approved for a leave of absence under  
FLMA effective the following date:

Employee ID # 517020 – Effective 8/17/20 – 11/30/2020

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
at a Regular Meeting  
Held Via Zoom**

**RESOLUTION**

**NUMBER 289-20**

**NOTICE OF PUBLIC HEARING**

Please take notice that the Town Board of the Town of Cortlandt will conduct a Public Hearing on the Benefit Assessment Roll of the Town pursuant to New York State Town Law § 231 et al.

Said Benefit Assessment Roll will be used to collect costs and charges on properties within the Dickerson Pond Sewer District, Cortlandt Boulevard Central Sewer Improvement Area, and the Cortlandt Boulevard West Sewer Improvement Area.

Said Hearing will address the number of units assigned to each property. The owners or their agents may be present and be heard.

Said Hearing will take place at the Town Hall, 1 Heady Street, Cortlandt Manor, New York 10567 or via Zoom due to the COVID-19 Pandemic on December 7, 2020 at 7:00 PM.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 290-20**

**(AUTHORIZING THE SUPERVISOR TO EXECUTE AN INTERMUNICIPAL AGREEMENT WITH WESTCHESTER COUNTY FOR THE DISPOSAL OF RESIDENTIAL FOOD SCRAPS)**

**WHEREAS**, the Town of Cortlandt routinely engages in sustainable initiatives;  
and

**WHEREAS**, the County of Westchester is offering a program whereby residents of a municipality can provide food scraps to the municipality, and the municipality will then deliver the food scraps to Suburban Carting's transfer station in Mamaroneck; and

**WHEREAS**, food scraps can be used in compost;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Supervisor is authorized to execute an IMA with Westchester County for the Disposal of Residential Food Scraps.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 291-20**

**(RE: DIRECT DOTS TO PREPARE A PRELIMINARY MAP, PLAN AND REPORT FOR A PROPOSED SANITARY SEWER DISTRICT ALONG ROA HOOK ROAD AND TO OBTAIN PROPOSALS FOR SURVEYS)**

**RESOLVED**, that the Town Board of the Town of Cortlandt does hereby direct DOTS to prepare a preliminary map, plan and report for a proposed sanitary sewer district along Roa Hook Road and to obtain proposals for survey services as required.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 10, 2020  
At a Regular Meeting  
Held via Zoom**

**RESOLUTION**

**NUMBER 292-20**

**(AUTHORIZE THE DIRECTOR OF THE DEPARTMENT OF TECHNICAL SERVICES TO OBTAIN CONSULTING SERVICES TO DESIGN INFRASTRUCTURAL IMPROVEMENTS PURSUANT TO THE TOWN'S EDA GRANT)**

**WHEREAS**, the Town was recently informed that it has been awarded a \$3.2 million grant through the U.S. Department of Commerce's Economic Development Administration (EDA) Assistance to Nuclear Closure Communities Program (the "Grant"); and

**WHEREAS**, the Grant is intended to facilitate economic development within the Town to offset the effects caused by the closure of the Indian Point Energy Center; and

**WHEREAS**, the Grant is to be used by the Town to complete infrastructural improvements on the Quarry Site in Verplanck; and

**WHEREAS**, hiring a consultant would allow the infrastructure to be designed in an efficient and comprehensive manner;

**NOW, THEREFORE, BE IT RESOLVED** that the Director of the Department of Technical Services is authorized to issue a Request for Proposal ("RFP") for consulting services to design the infrastructure to be installed at the Quarry Site in Verplanck.

**BE IT FURTHER RESOLVED** that the RFP and consulting services shall be completed in conformance with the requirements of the Grant.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUE ROSE SHATZKIN  
TOWN CLERK**

**Adopted November 16, 2020  
At a Special Meeting  
Held via Zoom**



**RESOLUTION**

**NUMBER 293-20**

**RE: (AWARD BID #20-15) WITH RESPECT TO NETWORK CABLING FOR THE TOWN OF CORTLANDT)**

**WHEREAS**, seven (7) sealed bids were received on November 5, 2020,

**WHEREAS**, the Director of Purchasing and Technology has reviewed the bids, and recommends awarding the Network Cabling bid to Norcom Communication Solutions, 220 White Plains Road, Suite 325, Tarrytown, New York, 10591:

**WHEREAS**, the contractor shall furnish all supervision, labor, personnel, equipment and support necessary to complete the installation and cabling of Cortlandt Town Hall and Purchasing Building– (\$19,188); and

**WHEREAS**, an additional amount not to exceed (\$30,000) is being requested to provide cabling at additional Town sites at the said rate of \$.95 per foot.

**NOW THEREFORE BE IT RESOLVED**, that the Contract be awarded to the lowest responsible bidder Norcom Communication Solutions, 220 White Plains Road, Suite 325, Tarrytown, New York, 10591:

**BE IT FURTHER RESOLVED**, that the Supervisor is hereby authorized to execute the contract documents subject to approval of the same by the Town Attorney; and

**BE IT FURTHER RESOLVED**, that the Director of Purchasing is hereby authorized to implement these services.

**BE IT FURTHER RESOLVED**, that the Comptroller is hereby authorized to amend the budget with respect to the above.

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ SHATZKIN  
TOWN CLERK**

**Adopted on November 16, 2020  
at a Special Meeting  
held at the Town Hall**

**RESOLUTION**

**NUMBER 294-20**

**(RE: ESTABLISH A POLICE REFORM TASK FORCE AND APPOINT MEMBERS)**

**WHEREAS**, Governor Cuomo has by Executive Order formed a New York State Police Reform and Reinvention Collaborative and has instructed municipalities with Police Forces to form their own local plans for reform; and

**WHEREAS**, the Town of Cortlandt does not have its own Police Force but contracts with the Westchester County Police and New York State Police, and

**WHEREAS**, the Town of Cortlandt desires to participate in the Collaborative by forming a Task Force and submitting comments to the State;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board does hereby establish the Cortlandt Police Reform Task Force in the spirit of the New York State Police Reform and Reinvention Collaborative; and

**BE IT FURTHER RESOLVED**, that Councilman James Creighton shall act as a Member, the Liaison and point of contact for the Cortlandt Police Reform Task force; and

**BE IT FURTHER RESOLVED**, that all additional Members appointed below shall be effective immediately and their appointment shall last through April 30, 2021;

Brian Tubbs  
13 High Road  
Montrose, NY 10548

Ian D Orr  
25 Taylor Avenue  
Cortlandt Manor NY 10567

William Hodge Jr.  
78 Fairview Place  
Cortlandt Manor, NY 10567

Barb Halecki  
12 Lakeview Road  
Cortlandt Manor, NY 10567

Ira Gurkin  
7 North Third Street  
Cortlandt Manor NY 10567

Larry Kressley  
6 Spruce Lane  
Cortlandt Manor NY 10567

Kenneth Russell Sr.  
27 Stevenson Avenue  
Cortlandt Manor NY 10567

Jameela Adams White  
2 Fermi Court  
Cortlandt Manor, NY 10567

**ALTERNATES:**

Kenneth Russell Jr.  
125 Rita Drive  
Cortlandt Manor, NY 10567

Rowan Lindley  
40 Tamarack Drive  
Cortlandt Manor, NY 10567

Deborah Cohen  
20 Quaker Bridge Road  
Croton-on-Hudson, NY 10520

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROUÉ ROSE SHATZKIN  
TOWN CLERK**

**Adopted on November 16, 2020  
At a Special Meeting  
Held via Zoom**