



TOWN OF CORTLANDT PLANNING BOARD

RICHARD H. BECKER, MD
TOWN SUPERVISOR

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1080
FAX 914-788-0294
www.townofcortlandt.com

Loretta Taylor
Chairperson
Thomas A. Bianchi
Vice-Chairperson

TOWN BOARD MEMBERS
James Creighton
Francis X. Farrell
Cristin Jacoby

Planning Staff e-mail:
chrisk@townofcortlandt.com

Members:
Robert Foley
Steven Kessler
George Kimmerling
Jeff Rothfeder
Suzanne Decker

Robert Mayes
Alternate Member

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

WORK SESSION.....JANUARY 26, 2022 6:00 PM

1. Discuss February 1, 2022 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 TUESDAY EVENING
FEBRUARY 1, 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 JANUARY 4, 2022
5. CORRESPONDENCE

PB 13-05 a. Letter dated January 19, 2022 from Brad Schwartz, Esq. requesting the 21st, 90-day time extension of Final Plat approval for the Mill Court Crossing Subdivision located at the south end of Mill Court.

PB 2019-1 b. Letter dated January 20, 2022 from Chris Lapine, P.E. requesting the 2nd one-year time extension of conditional Site Plan Approval for Gasland Petroleum located at 2051 & 2053 E. Main St. (Cortlandt Boulevard)

c. Adopt 2021 Annual Report

6. RESOLUTIONS

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. ***(CASE TO BE ADJOURNED TO THE MARCH MEETING PER APPLICANT'S REQUEST)***

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7. **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 THE MARCH MEETING PER APPLICANT'S REQUEST)***

8. **OLD BUSINESS**

- PB 2020-6** a. 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 December 20, 2021.

9. **ADDITIONAL PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)**

- PB 6-15** a. Public Hearing: 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. **NEW BUSINESS**

- PB 2022-1** a. Application of New York SMSA Limited Partnership, dba Verizon Wireless, for SBA Communications, for the renewal of Verizon Wireless' existing special permit for the existing public utility wireless telecommunications facility at 51 Scenic Drive as described in a letter from Michael P. Sheridan, Esq. dated January 4, 2022.

- PB 2022-2** b. Application of New York SMSA Limited Partnership, dba Verizon Wireless for the property of the Consolidated Edison Company of New York Inc., for the renewal of Verizon Wireless' special permit for the existing public utility wireless telecommunications facility at the Con Edison Tower know as Hudson River Tower East as described in a letter from Michael P. Sheridan, Esq. dated January 4, 2022.

11. **ADJOURNMENT**

Next Regular Meeting; TUESDAY, MARCH 1, 2022 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com