



# TOWN OF CORTLANDT PLANNING BOARD

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

You are invited to a Zoom webinar.  
When: Jul 25, 2023 06:30 PM Eastern Time (US and Canada)  
Topic: 2023 July 25 Town Board Meeting

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/88647353920?pwd=ell1dINpSGpwTldJKzN4TDIIMVFXZz09>

Passcode: 503344

Or One tap mobile:

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**WORK SESSION.....JULY 25, 2023 6:00 PM**

1. Discuss July 25, 2023 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD**  
**TOWN OF CORTLANDT**  
**6:30 TUESDAY EVENING**  
**JULY 25, 2023**

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 JUNE 6, 2023**

## 5. CORRESPONDENCE

- PB 2020-14** a. Letter received by the Planning Department on June 29, 2023 from Rebecca Policello of Teatown transmitting the Cliffdale Meadow Revegetation Report as required by Planning Board Resolution 4-21.
- PB 2017-3** b. Letter dated June 20, 2023 from David Steinmetz, Esq. updating the Planning Board on the status of the VS Construction Contractor's Yard located at 180 Roa Hook Road.

## 6. RESOLUTION

- PB 1-16** a. 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 latest revised April 26, 2023 (see prior PB 4-02)

## 7. ADJOURNED PUBLIC HEARING

- PB 2022-10** a. Public Hearing - 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 5-story, 93-room hotel for property located at 2054 East Main Street (Cortlandt Boulevard). Drawings latest revised July 19, 2023 (see prior PB 24-06)

## 8. OLD BUSINESS

- PB 2023-2** a. Application of Application of Jennie Thomas of JJM Summit Realty, LLC, for Amended Site Plan approval for a proposed 964 sq. ft. building addition to an existing dental office located at 1 Jerome Drive. Drawings dated May 25, 2023 (see prior PB 33-98)
- PB 2023-3** b. Application of NK Electric for Site Development Plan Approval and a Special Permit for a specialty trade electrical contractor located in an existing building at 465 Yorktown Road (Route 129). Drawings latest revised July 19, 2023 (see prior PB 6-99)

## 9. NEW BUSINESS

- PB 2023-4** a. Application of Cronin Engineering, P.E., P.C. for the property of Riverview Industrial Park LLC for Amended Site Development Plan approval for modifications to the existing industrial building and site located at 260 6<sup>th</sup> Street. Drawings dated July 17, 2023. (see prior PB's 5-16, 7-14, 26-04, 15-04)
- PB 2023-5** b. Application of VS Construction Corp. for Preliminary and Final Plat approval for a 6-lot subdivision (5 building lots) for property located at 2003 Crompond Rd. (Route 202). Drawing dated July 18, 2023.

10. **ADJOURNMENT**

**Next Regular Meeting; TUESDAY, SEPTEMBER 5, 2023 at 6:30 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**