



TOWN OF CORTLANDT PLANNING BOARD

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Jeff Rothfeder

Robert Mayes
Alternate

TOWN BOARD MEMBERS

Richard H. Becker
Debra Carter
James F. Creighton
Francis X. Farrell

WORK SESSION.....JULY 1, 2021 7:00 PM

1. Discuss July 6, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 PM, TUESDAY EVENING
JULY 6, 2021**

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 MARCH 2, 2021, APRIL 6, 2021, APRIL 22, 2021 & MAY 4, 2021**
5. **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.

6. **NEW PUBLIC HEARINGS**

PB 2021-1 a. Public Hearing: Application of NRP Properties, LLC for Site Development Plan approval, a Special Permit and for Tree Removal and Steep Slope Permits for a proposed 135-unit active adult residential community to be located on an approximately 8.7-acre parcel of property at 119 Oregon Road. Drawings latest revised dated June 23, 2021.

PB 2020-9 b. Public Hearing: Application of CVE North America Inc., for the property of Kirquel Development, Ltd. and Patrick and Sharon Parr, for Site Development Plan approval and a Special Permit and for Tree Removal and Steep Slope permits for a proposed 3 MW solar energy production facility to be located on two (2) parcels of property located along Red Mill Road and at the end of Mill Court totaling approximately 43.12 acres. Drawings latest revision dated June 17, 2021 (see prior PB 13-05)

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7. **OLD BUSINESS**

- 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.
- PB 1-16** b. 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)
- PB 2020-6** c. 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 August 19, 2020.
- PB 2020-7** d. Application of Joan King, for the property Yorkcon Properties, Inc., for Amended Site Plan approval for modifications to the previously approved family fun amusement center with a weekday school age child care located in the former Retro-Fitness tenant space at 3006 E. Main St. (Cortlandt Boulevard). Drawings latest revised June 21, 2021.(see prior PB 2017-12)

8. **NEW BUSINESS**

- a. Referral from Town Board for review and recommendation on a proposed Zoning Text Amendment for a new Active Senior Housing Special Permit submitted by AJ Cortlandt, LLC for a proposed 32-unit age-restricted residential development located on Furnace Dock Road approximately 1,200 feet east of Route 9A as described in a packet of information dated May 5, 2021.(see prior PB 9-99)

9. **ADJOURNMENT**

Next Regular Meeting; TUESDAY AUGUST 31, 2021 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com