

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

January 7, 2025
6:15 p.m. - 6:43 p.m.

January 7, 2025

MEMBERS PRESENT:

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member (via Zoom)

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

MEMBERS ABSENT:

Steven Kessler, Chairperson

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

Chris Lapine, P.E., Engineer

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(The board meeting commenced at 6:30 p.m.)

MR. THOMAS A. BIANCHI: Happy New Year to everybody and welcome to the January 7th town of Cortlandt Planning Board meeting. Please rise for the pledge.

MULTIPLE: I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

MR. KAPLAN: Roll call.

MR. CHRIS KEHOE: Mr. Kobasa?

MR. KEVIN KOBASA: Here.

MR. KEHOE: Ms. Hildinger?

MS. NORA HILDINGER: Here.

MR. KEHOE: Mr. Rothfeder?

MR. JEFFREY ROTHFEDER: Here.

MR. KEHOE: Mr. Bianchi?

MR. THOMAS BIANCHI: Here.

MR. KEHOE: Mr. McKinley?

MR. PETER MCKINLEY: Here.

MR. KEHOE: Chairman Kessler and David Douglas noted as absent, although we think David

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2 Douglas is going to be joining by Zoom. There's
3 another person in there now. Okay. We, David
4 might be joining by Zoom.

5 MR. BIANCHI: Okay. Alright. Next item
6 is changes to the agenda. We do have one change
7 and it's for planning board case number 2024-3,
8 Briga and Bilotta, which by request of the
9 applicant will be adjourned, adjourned until the
10 February 4th meeting. I'd like to get a motion on
11 that.

12 MR. MCKINLEY: So moved.

13 MR. BIANCHI: Second?

14 MR. KOBASA: Second.

15 MR. BIANCHI: Okay. On the question, All
16 in favor?

17 MULTIPLE: Aye.

18 MR. BIANCHI: All opposed? Thank you.
19 Next item is to adopt the meeting, minutes of the
20 meeting before December 3, 2024.

21 MR. KEHOE: Make sure you use your
22 microphone. Make sure you use your mic, Alan just
23 mentioned from the back. Is it on?

24 MR. MCKINLEY: Is it green?

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2 MR. BIANCHI: Oh, no, the green light's
3 on now. Is that -- it wasn't on, alright, sorry.
4 Alright. So, the next item is to adopt the
5 meeting's minutes of the meeting for December 3,
6 2024. Can I have a motion for that?

7 MR. MCKINLEY: So moved.

8 MR. BIANCHI: Second?

9 MS. HILDINGER: Second.

10 MR. KOBASA: Second.

11 MR. BIANCHI: On the question. All in
12 favor?

13 MULTIPLE: Aye.

14 MR. BIANCHI: All opposed? Thank you.
15 Okay, the next item on the agenda is a resolution
16 for the application of Yeshiva or Ohr Hameir for
17 the renewal, renewal of a special permit for a
18 university, college, or seminary for property
19 located at 141 Furnace Woods Road, as described
20 in a letter dated October 10, 2024 from David
21 Steinmetz. Mr. Steinmetz?

22 MR. DAVID STEINMETZ: Nothing to present
23 Mr. Chairman and members, members of the board.
24 We filed for our special permit renewal. We saw

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2 the draft resolution and conditions and find
3 everything acceptable.

4 MR. BIANCHI: Thank you. Any comments
5 from the board on the draft resolution that was
6 forwarded to us?

7 MR. MCKINLEY: No.

8 MR. BIANCHI: No? Okay. In that case, we
9 will move ahead with that. Kevin?

10 MR. KOBASA: I'd like to make a motion
11 to adopt resolution 1-25 for the renewal of the
12 special permit.

13 MR. BIANCHI: Thank you. A second?

14 MS. HILDINGER: Second.

15 MR. BIANCHI: On the question. All in
16 favor?

17 MULTIPLE: Aye.

18 MR. BIANCHI: All opposed?

19 MR. STEINMETZ: Thank you.

20 MR. BIANCHI: Okay. As I mentioned, the
21 public hearing for Briga and Bilotta Realty will
22 be postponed. So we won't discuss that tonight.
23 Our next case will be a public hearing for the
24 application of KPB Properties, LLC, for site

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2 development plan approval for a proposed four-
3 story 75,000 square foot self-storage facility
4 located at 3 Locust Avenue drawings last revised
5 at December 26, 2024. Good evening.

6 MR. BRIAN SINSABAUGH: Hi, good evening,
7 Mr. Bianchi, members of the board. I'm Brian
8 Sinsabaugh of Zarin and Steinmetz on behalf of
9 the applicant, KPB Properties, LLC. With me this
10 evening, I do have David Steinmetz, my colleague,
11 as well as Sean Barton on behalf of the
12 applicant. I did submit a letter to this board
13 recently, updating the board as to the status
14 with our application before the town board. On
15 December 10th, the town board adopted local law
16 number 11 of 2024, which amended the zoning to
17 permit self-storage facilities in the CC
18 district.

19 That also, that, that local law also
20 provided certain regulations or requirements for
21 a special permit to allow that use. We have
22 updated our plans and provided copies of those
23 that do reflect all the provisions that were
24 adopted within that local law.

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2 What we're asking the board tonight is
3 first to close the public hearing and second to
4 direct staff to prepare resolution.

5 MR. BIANCHI: Okay. Thank you. I think
6 you referred to there were two memos issued since
7 our last meeting on this. One was on December
8 19th from, Labella Associates concerning comments
9 to the drawing and another memo on December 19th,
10 from Martin Rogers regarding comments to this,
11 this -- on this application. So, I'm assuming
12 those are going to be worked on, or have been
13 worked on, in the process of being addressed?

14 MR. SINSABAUGH: Yes. So we have, so we
15 did issue -- we did address some of those
16 comments within a recent submission. If there is
17 any other remaining outstanding items that need
18 to be addressed, those are in the process of
19 being addressed.

20 MR. BIANCHI: Okay, thank you. Comments
21 from the board?

22 MR. ROTHFEDER: Chris was the, the
23 landscaping plan. I, I missed the prior meeting,
24 so I, I think I missed when the landscaping plan

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2 came in, but it says that was run by the CAC was
3 sent?

4 MR. KEHOE: Yes. You know, you know,
5 the, the CAC doesn't have a lot of landscape
6 experts on it now. Mostly, it's Paul Buckout now,
7 and he, he does have a certain amount of
8 expertise. We're meeting with them Thursday. They
9 have looked at it, they haven't really commented
10 on the particulars. But with respect to the
11 landscaping plan, there was an invasive tree that
12 has been removed. There was some back-and-forth
13 in the comments regarding natives versus non-
14 natives, and I did see that you have updated the
15 landscape plan. I don't know if it, you know, to
16 better match up with our list of preferred
17 species from our tree ordinance?

18 MR. SINSABAUGH: Correct. I believe,
19 Marc Pilotta, our engineer's on, but we did amend
20 the plan based on the list that's provided by the
21 town.

22 MR. KEHOE: And, and the only other
23 thing is that the ARC, in addition to just
24 commenting on the building elevations, did want

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2 to see some substantial plantings along Route
3 202. So we'll confirm, you know, everyone's
4 general satisfaction with the landscape plan and
5 if they're not satisfied, we'll condition that it
6 needs to be amended to their satisfaction.

7 MR. ROTHFEDER: Okay. And I'd like to,
8 along those lines, for the shade trees, could we
9 start with the three and a half inch calipers?
10 It's just a little bit more money, but it,
11 they'll grow taller more quickly. Is that okay
12 with you guys?

13 MR. SINSABAUGH: Yes, that's fine.

14 MR. ROTHFEDER: Okay.

15 MR. SINSABAUGH: Yeah.

16 MR. BIANCHI: Okay. I'm also aware that
17 David Douglas had some comments that he had
18 forwarded to members of the board. I don't know
19 if he -- is he online, on Zoom right now?

20 MR. KEHOE: He's still not on the line,
21 although I think Steve might be on the line if
22 that's the correct Steve, because the, the name
23 comes up just as Steve. Oh, allowed to talk or
24 no, you can't allow him, he's not raising his

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2 hand. Right?

3 MR. BIANCHI: Okay.

4 MR. KEHOE: So no, David's still not
5 there, but I did talk with you Brian. Can you
6 just go over a little bit what we discussed?
7 Yeah. One of David's comments was solar panels on
8 the roof.

9 MR. SINSABAUGH: Yes, so with regard to
10 solar, there, the issue with solar that we do
11 have on this site is that one of the main items
12 for cell storage is obviously avoiding any
13 impacts from water. Our applicant actually has
14 constructed multiple cell storage facilities. And
15 the primary issue that we have with solar is that
16 on a flat roof structure such as this, you'd be
17 impacting the membrane that goes along the top of
18 the roof. So, in terms of both possibility of
19 flooding or any kind of water damage, but also
20 the insurance that we have to hold and the
21 warranty that runs along with that, that
22 membrane, it voids that warranty and it does
23 increase our likelihood of insurance. So we do
24 not typically propose solar for these sites.

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2 MR. BIANCHI: That's fine.

3 MR. SINSABAUGH: With that said --

4 MR. BIANCHI: I'm sorry, go ahead.

5 MR. STEINMETZ: -- I was going to say
6 with that said, that we've actually taken some
7 green initiatives to ensure that this use does
8 not utilize a strong amount of, a large amount of
9 electricity. They do have a low voltage system.
10 It's all electric, but again, the pole is not too
11 high. We do not have to utilize fossil fuels. So
12 that's one of the key things that we do have on
13 this site.

14 Also with regard to septic, with its low
15 flow, low flow fixtures and only two bathrooms.
16 So utilization on the site in terms of both
17 electricity, utilities, as well as any kind of
18 septic impact, those are pretty minimal.

19 MR. BIANCHI: Okay. There's a lot of
20 echo here, so I'm having just a little bit
21 trouble hearing you.

22 MR. KEHOE: Yeah, yeah. We, they're,
23 they're working on the audio in here and I guess
24 it's still in process, so.

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2 MR. BIANCHI: Yeah. Are you saying then
3 that the -- it's a flat roof obviously.

4 MR. SINSABAUGH: Yes.

5 MR. BIANCHI: And that putting in solar
6 panels --

7 MR. SINSABAUGH: It, it requires you to
8 --

9 MR. BIANCHI: -- will, will cause, if
10 you have flooding on the roof, it'll damage the
11 panels. Is, is that what you're saying? I don't
12 know.

13 MR. SINSABAUGH: So the, the only way to
14 install these panels, you have a membrane that
15 goes along the flat roof. When the solar panels
16 are installed, they have to be affixed to the
17 roof. They have to impact that membrane. So the
18 membrane's going to be pierced in the install.

19 MR. BIANCHI: Okay. But there's ways of
20 doing that though. There's ways of penetrating a
21 membrane and sealing it.

22 MR. SINSABAUGH: Mm-hmm.

23 MR. BIANCHI: I mean, they do it all the
24 time on homes, residential homes.

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2 MR. SINSABAUGH: Yeah, but in terms of -
3 - it's a financial piece in terms of our client,
4 in terms of insurance as well, as the warranty
5 for that membrane. And we can --

6 MR. BIANCHI: Have you had, have you had
7 an analysis done on the solar panel, benefits of
8 doing solar panel --solar panels from an energy
9 viewpoint, a savings viewpoint? Have you had any
10 analysis done on it?

11 MR. SINSABAUGH: I'd have to ask the
12 applicant as to, or the engineer, as to whether
13 or not we have. I don't believe we have had a
14 full analysis on this site.

15 MR. BIANCHI: Because I, I know it's a
16 short term usage. I mean, the lot, the lot and
17 the lights in there are only on for small period
18 of time and it's not a heavy --

19 MR. SINSABAUGH: Correct.

20 MR. BIANCHI: -- load if you want to
21 call it that. But --

22 MR. SINSABAUGH: Yeah.

23 MR. BIANCHI: -- you know, as a
24 standard, we like to see energy generated by the

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2 sun to be used as much as possible to --

3 MR. SINSABAUGH: Understood.

4 MR. BIANCHI: -- take you off the grid
5 so to speak.

6 MR. SINSABAUGH: Understood.

7 MR. BIANCHI: I don't know if anybody
8 else on the board wants to press that anymore,
9 but okay. And, concerning the plug-in modules for
10 electric vehicles, did you address that? I'm
11 sorry. I didn't, I didn't see.

12 MR. SINSABAUGH: Yeah, so no, I haven't
13 addressed that yet. With regard to the vehicle --

14 MR. BIANCHI: I'm having trouble
15 hearing. That's why I'm --

16 MR. SINSABAUGH: Yeah, I'm getting an
17 echo as I talk here. With regard to the vehicle
18 charging, we originally included those, we
19 removed them on staff comment. The applicant
20 would be willing to replace those back onto the
21 plan as it was originally proposed. I believe
22 there were two locations that were on the site.

23 MR. BIANCHI: So you're going to put in
24 two charging stations?

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2 MR. SINSABAUGH: We, we can do that if
3 that's what the board wishes.

4 MR. BIANCHI: Okay. Alright. Are there
5 any other issues with David Douglas's comments
6 that we need to address?

7 MR. KEHOE: Well, Jeff touched upon one
8 of them. David wanted to make sure the CAC had
9 reviewed the landscape plan, which they have. And
10 I'll confirm with them on Thursday night if they
11 have any additional comments. He also had another
12 question regarding the building height and, you
13 know, there's a lot of back and forth with that.
14 I think he was just confirming that yes, it does,
15 it has been shrunk and does meet the code. It's
16 just a question when we are on the site
17 inspection, you know, you got a sense that it's
18 a, you know, it's a bigger building than there is
19 there now, it's a little higher, so to speak. And
20 I guess he was just making sure that the board
21 was comfortable with the size and scale of that
22 building.

23 MR. BIANCHI: On the question of the
24 building height, I guess this is just my own

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2 little thing, but it's in compliance as it's
3 proposed right now, but how was that achieved?
4 Because I know that the, the level of the ground
5 was built up and you measure, I believe, from the
6 ground level to the top of the building. Is that
7 your building height? Is that correct?

8 MR. KEHOE: Well, I probably shouldn't
9 say this on the record, but I don't fully
10 understand how we calculate building height, but
11 Martin Rogers, our code official --

12 MR. BIANCHI: Yeah.

13 MR. KEHOE: -- has an understanding and
14 he's gone back and forth with the applicant's
15 engineers who are on the Zoom because it's
16 measuring from, I believe, you know, 20 different
17 points and averaging it all out. But Martin has
18 confirmed that it does meet the building height
19 now.

20 MR. BIANCHI: Okay.

21 MR. KEHOE: Even with the, you know, the
22 importation of the fill.

23 MR. BIANCHI: Right. Okay. I, I didn't,
24 I looked at his memo and I didn't, didn't see,

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2 unless I missed it, I didn't see anything
3 particular addressing that issue. So I guess he's
4 satisfied with the building height as it's
5 measured. Okay. Any other comments from the
6 board?

7 MR. DAVID DOUGLAS: Yeah, I, I came in,
8 in the middle of one [unintelligible] [00:13:37]
9 talking about. My voice is shot. About the solar,
10 can you just repeat that? Sorry.

11 MR. BIANCHI: I can't understand. Yeah.
12 We're having real trouble with the audio, David.
13 Were you just wondering what the final resolution
14 with the rooftop solar was?

15 MR. DOUGLAS: Yes, yes.

16 MR. SINSABAUGH: So with that --

17 MR. DOUGLAS: No?

18 MR. SINSABAUGH: Hi. Sorry, my mic's not
19 --

20 MR. KEHOE: Okay. We're just working on
21 the mics.

22 MR. MICHAEL CUNNINGHAM: So with that,
23 what I would recommend is that between now and
24 the next meeting, I know the applicant was saying

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2 that there's an issue with insurance and also an
3 issue with actually sealing the property
4 correctly. Why don't they submit things for the
5 board's consideration and the board can make a
6 decision at the next meeting whether or not they
7 want to impose it or not?

8 MR. KEHOE: But, but the other issue too
9 is I don't know if you have checked building
10 orientation or to see if it even works from a
11 technical perspective other than just the roof
12 issue. So if you could provide us information on
13 that as well.

14 MR. SINSABAUGH: We can definitely take
15 a look at that for the board. With also just --
16 also with regard to the vehicle charging, I just
17 want to take a step back on, on that piece. And I
18 know that there's been discussion with staff as
19 well as with, with the board as to whether or not
20 it's necessary. And I, I, I do have, I do raise
21 like some level of concern as to whether or not
22 it's really necessary for this use because it's
23 so short term. We initially had included it. It
24 was pulled to the, at suggesting the staff

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2 [unintelligible] [00:15:27] through this process
3 based on that understanding that this was too
4 short term of a parking use to justify it. And
5 with regard to the expense of it as well as
6 security, it does raise some level of concern as
7 to having people coming and utilizing these
8 charging stations that aren't actual customers of
9 the -- for our client and that does come at a
10 cost. So, there are multiple factors to this, but
11 ultimately I think the primary piece is that we
12 really do not have customers coming, whether it
13 come from the baseball field or it comes from our
14 actual customers for this use that are going to
15 be parking long enough to actually utilize these.

16 MS. LAVARNWAY: So I, I just want to
17 jump in here and say we had originally suggested
18 they probably weren't necessary because the
19 parking, the time that people would be parking to
20 utilize self-storage might not be long enough.
21 But then it was pointed out that, but if people
22 are coming and they're going to be at the ball
23 field for a couple of hours maybe they would
24 utilize them. There's still some -- we still

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2 haven't gotten clarification there. We haven't
3 received an analysis about how much parking the
4 ball field, you think the ball field needs,

5 MR. SINSABAUGH: Mm-hmm.

6 MS. LAVARNWAY: That's a pending item.

7 And because there's a lot more parking being
8 provided on site than is required, so are there
9 going to be a lot of people parking for the ball
10 field use, or, or won't there be a lot of people
11 parking for the ball field use?

12 MR. SINSABAUGH: When you say on site,
13 you mean at the storage --

14 MS. LAVARNWAY: Yeah.

15 MR. SINSABAUGH: -- part of the
16 property, and not the ball field?

17 MS. LAVARNWAY: Right.

18 MR. KEHOE: Right. The, the newly
19 adopted code only requires one parking space, I
20 think per 10,000 square feet.

21 MR. SINSABAUGH: Mm-hmm.

22 MR. KEHOE: So they only need seven and
23 a half, eight parking spaces, and, you know,
24 they, they're doing some permeable pavers and

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2 they're doing some stuff, which we're still
3 resolving, but they've got probably almost 30
4 parking spaces shown. And the discussion, which
5 we're fine with is, yeah, they, they want some of
6 that parking for the ball field, which then led
7 us back to the idea that you could be there for a
8 couple hours watching the ball game so maybe the
9 charging stations aren't a bad idea.

10 MR. ROTHFEDER: Right. I mean, I think
11 you're making a legitimate point that with such
12 short term parking it, there is that issue of
13 people just using your charging stations and not
14 being customers. And that wouldn't be fair. But I
15 think the question of the ball field makes some
16 sense. So we should probably sort that out,
17 right?

18 MR. KEHOE: Right, so --

19 MR. ROTHFEDER: Like how many, how many
20 cars would normally go there, for example.

21 MR. KEHOE: Right. We'll, we'll sort
22 that out. And then also if you, if you could
23 provide, which we, we can still work into the
24 resolution one way or another, but provide us

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2 some information about the charging stations.
3 Because even here in the town, you know, we have
4 some charging stations in the parking lot and
5 issues about when the public can use them and how
6 they're used and, and you know, it's a big
7 municipal parking lot here versus, you know, sort
8 of two off in the corner at a private site. I'm
9 just not exactly sure how that all works. So if
10 you have some information or opinions about,
11 because you've already pointed out that, you
12 know, it may not be the best idea, so maybe you
13 can provide us some more information.

14 MR. STEINMETZ: Were you all
15 contemplating these as municipal charging
16 stations? Like whose stations?

17 MR. BIANCHI: No.

18 MR. STEINMETZ: You are, you're asking
19 the applicant to consider this.

20 MR. BIANCHI: No.

21 MR. STEINMETZ: You're asking the
22 applicant to consider this and my concern sitting
23 here with my client and my colleague, as someone
24 who used a Tesla charging for myself for quite

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2 some time, you need eight hours to really get
3 anything meaningful out of it, with all due
4 respect. So unless you're playing a significant
5 extra innings game, you're really not going there
6 to charge. So, I, and again, I mean, no
7 disrespect to David who's making an excellent
8 suggestion to have us discuss this. This may not
9 be the use where your board should be looking to
10 try to say to the property owner put in charging
11 stations. He was willing to do it, and then staff
12 questioned the propriety of doing this here. Now,
13 I'm questioning, even if I convince my client go
14 do this, are we just connecting this to a
15 municipal ConEd bill or NYSEG bill? You guys are
16 going to pay for the public to pull up when we're
17 not there, we're closed. Nobody's using the self-
18 storage. Is that what, is that really what we're
19 talking about? In which case, these are municipal
20 charging stations.

21 MR. CUNNINGHAM: So they're not
22 municipal charging stations, so he has a point.

23 MR. STEINMETZ: Right. Yeah.

24 MR. CUNNINGHAM: None of the actual

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2 customers are using it?

3 MR. STEINMETZ: Yeah

4 MR. BIANCHI: They're paid for by the
5 customers.

6 MR. KEHOE: Yeah, We do, we do have
7 charging stations at Cortland Crossing Shopping
8 Center. That developer put them in, you know, so
9 it's, it's something that is being done. This may
10 not be the right location. But if you go to the
11 Cortland Crossing Shopping Center and run into
12 the grocery store, you can charge your car. I
13 don't know who does. I don't know the mechanics
14 of it.

15 MR. KOBASA: How, how often are people
16 using the ball fields? How, like is there someone
17 there every night of the week?

18 MR. SINSABAUGH: No, I think Thursday
19 and then they do a sandlot league in, in the, in
20 the fall.

21 MR. KEHOE: Could you just repeat that?

22 MR. STEINMETZ: Thursday. So it, it, the
23 question is --

24 MR. KOBASA: Okay. So Thursday nights

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2 and then a sand sandlot league in the fall.

3 MR. SINSABAUGH: Correct.

4 MR. KOBASA: So it's sitting vacant most
5 of the fall through the winter and then most of
6 the summer. Yeah.

7 MR. STEINMETZ: And, and just for the
8 benefit of the record, as, as we said when we
9 kicked off on this application, Sean, who grew up
10 in Cortlandt and is a baseball dad, wanted to do
11 a good thing for the community and help
12 facilitate this ball field for the community and
13 improve it. No good deed should go unpunished
14 here, right. So like, come on. He's, he's
15 providing the extra parking spaces, 23 you
16 counted. That's not for him. That's for the
17 community. So I, I hope your board will take into
18 account you actually have a community resident
19 and developer who's sitting here saying, I want
20 to improve the community. I want to give you a
21 better ball field with better parking. I know you
22 all too well, and you know, I'm always honest
23 with you. I hope you'll say thank you, Sean. And
24 like, this is the way we should conclude this

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2 matter. This is a great thing for Cortlandt, low
3 intensity use. It's now lawful, your town board
4 and its legislative wisdom to decided to do this.
5 You all wanted it at 35 feet, we knocked it down
6 to make sure it would be entirely zoning
7 compliant. I hope you'll draft a resolution with
8 reasonable conditions and we can conclude this
9 matter. This is a good one. It's a really good
10 one for the town.

11 MR. ROTHFEDER: David, it doesn't take
12 eight hours. You, you have an old Tesla, right?
13 It doesn't take eight hours to charge anymore. So
14 I, I'm not I'm not arguing your overall point. I
15 actually agree that, you know, there, there could
16 be an issue of people using it when they're not
17 customers and all, and I think that's a
18 legitimate point. But we do want to put charging
19 stations in places that people aren't going to
20 sit for eight hours.

21 MR. STEINMETZ: Okay.

22 MR. ROTHFEDER: I mean, I mean, that's
23 important.

24 MR. KEHOE: But, yeah, and also just for

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2 the record that, you know, the town is making
3 progress. We have two here. We're going to put
4 some down by the waterfront, some at the senior
5 center, so we're doing that municipally.

6 MR. ROTHFEDER: Right.

7 MR. KEHOE: And the big developer at the
8 shopping center, put a couple in that probably is
9 as much for their corporate philosophy as
10 anything else, you know, so.

11 MR. ROTHFEDER: Right.

12 MR. STEINMETZ: And they got hundreds
13 and hundreds of parking spaces and lots of people
14 coming through there. So it's a, in terms of a
15 cost benefit analysis, it makes some sense. I,
16 you know, I, I never would stand up and oppose
17 that in a shopping center, but it has a self-
18 storage facility with a ball field next door,
19 it's just --

20 MR. ROTHFEDER: No, I, actually, I, I
21 agree with that point. I don't --

22 MR. KEHOE: So I'm not sensing a lot of
23 a real strong desire for the charging stations?

24 MR. CUNNINGHAM: No. It'll actually

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2 create an issue with our code too, because under
3 our code, if somebody parks in, in a charging
4 space, they can be fined. So then you're actually
5 decreasing about two spaces on site.
6 Theoretically, if nobody there has an electric
7 charging vehicle.

8 MR. ROTHFEDER: Right.

9 MR. BIANCHI: Does, does our code
10 require a certain number of EV parking charging
11 locations per numbers of parking spots?

12 MR. CUNNINGHAM: No. Not this time.

13 MR. BIANCHI: There's nothing in there
14 about that?

15 MR. CUNNINGHAM: Not at this time, no.

16 MR. BIANCHI: Not yet anyway, right?

17 MR. CUNNINGHAM: Not yet. I would
18 imagine as, as more cars become electric, as more
19 cars become electric, I think it would, it'll
20 probably find its way in there.

21 MR. BIANCHI: It needs be address in the
22 future because we're going to be confronting this
23 issue with other applicants. And, we need, we
24 need guidance as to, you know, what's the proper

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2 number of these charging stations for a certain
3 number of customers. So, so what's the board's
4 take on this? Is it --

5 MR. ROTHFEDER: I'm okay without the
6 charging stations myself. Okay. Is David, are you
7 hearing this?

8 MR. DOUGLAS: I am. I'll defer.

9 MR. BIANCHI: Are you the board seems to
10 be okay not to have them at this location. Are
11 you in agreement with that?

12 MR. DOUGLAS: I'm not nearly in
13 agreement, but I'm, you know, I, I choose which
14 issues to really fight hard on and I'll back down
15 on this one.

16 MR. BIANCHI: Okay. I, I -- it's garbled
17 to me.

18 MR. CUNNINGHAM: So, so David, David
19 said he's not totally in agreement, but he
20 chooses his issues and he'll back down on this
21 one. That, that I think, I think I heard that
22 pretty correctly.

23 MS. HILDINGER: Yes.

24 MR. ROTHFEDER: The last part.

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2 MR. DOUGLAS: Yes.

3 MS. HILDINGER: He'll choose a different
4 battle.

5 MR. DOUGLAS: [unintelligible]
6 [00:24:59].

7 MR. BIANCHI: Yeah. I'm sorry. The sound
8 system's terrible right now tonight. Okay.

9 MR. DOUGLAS: So is my voice, so.

10 MR. BIANCHI: So the, it seems, it seems
11 as if the charging stations are not a major issue
12 right now. So we won't, we won't push it. Okay.
13 This is a public hearing. I don't see anybody in
14 the audience that is, or has any comments to
15 this. So let the record note that there are no
16 comments from the public. Any other comments from
17 the board members before we move to close?

18 MR. MCKINLEY: I just have one with
19 regards to the solar on the roof. You're raising
20 the building, right. So you're putting a new roof
21 on, correct?

22 MR. SINSABAUGH: Yes.

23 MR. KOBASA: Okay. I know for a fact New
24 York City builds plenty of brand new buildings

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2 and they put lots of solar on those roofs. That's
3 one of their main things that they push for new
4 buildings in the city. There's no way those
5 developers are putting solar on their roofs
6 without the waterproofing, the membrane and
7 everything going with it. So, I would understand,
8 one if you did a solar study and it just didn't
9 work, but the fact that you're, the company would
10 not warranty it, I highly doubt.

11 MR. BIANCHI: Yeah.

12 MR. KOBASA: Because they do these all
13 over. It would be one thing, if it was existing
14 roof and you were retrofitting. That I
15 understand, that gets into a totally different
16 type of construction. But if it's new
17 construction from the start, there's ways that
18 you build feet for everything. It gets
19 waterproofed in liquid membrane flashing, all of
20 it. So I understand that concern. I just, yeah,
21 just consider the solar on the roof. I think
22 that's a very big important thing, especially for
23 a building that doesn't use a lot of energy. You
24 guys are going to have all electric anyway,

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2 right? Heat pumps, everything else. It's
3 conditioned space inside. That roof can probably
4 hold a bunch of solar that will cut some of those
5 costs. But, I can't speak to the insurance aspect
6 of it. I'm sure that actually does impact your
7 insurance just because that is a point of failure
8 that could exist on a roof. So, but that's all.

9 MR. BIANCHI: I, I seem to agree. That's
10 why I brought up the issue before with respect to
11 getting an analysis done. There's always a
12 payback to every project and, you know, is it
13 worth doing financially and otherwise. And, we're
14 at the point where we're going to probably
15 prepare a resolution at this point. But maybe we
16 can make that part of the resolution as to just
17 do an energy analysis of installation of solar
18 panels and see what the issues and what the
19 benefits, if any, are for your location.

20 MR. SINSABAUGH: Okay. Will do.

21 MR. BIANCHI: Okay. Any other comments
22 from the board?

23 MR. ROTHFEDER: And If we did that, we
24 would want to see it though.

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2 MR. BIANCHI: Yes. Of course.

3 MR. ROTHFEDER: Yeah.

4 MR. BIANCHI: Good point. Okay. So, I
5 will entertain a motion to close the public
6 hearing. Peter?

7 MR. MCKINLEY: I'd like to make a motion
8 to close the public hearing and direct staff to
9 prepare a resolution for the February meeting for
10 PB 2024-1, KPB Properties, LLC, for a self-
11 storage facility at 3 Locust Avenue.

12 MR. BIANCHI: Thank you. Second, please.

13 MR. ROTHFEDER: Second.

14 MS. HILDINGER: Second.

15 MR. BIANCHI: All in favor -- on the
16 question, all in favor?

17 MULTIPLE: Aye.

18 MR. BIANCHI: All opposed? Okay.

19 MR. SINSABAUGH: Thank you.

20 MR. BIANCHI: Good evening.

21 MR. KOBASA: The time is 6:43 meeting's
22 adjourned.

23 (The public board meeting concluded at
24 6:43 p.m.)

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the Planning Board meeting of the Town of Cortlandt on January 7, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: January 21, 2025

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