

TOWN OF CORTLANDT  
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567  
January 9, 2024  
6:25 p.m. - 6:32 p.m.

January 9, 2024

MEMBERS PRESENT:

Steven Kessler, Chairperson

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Deputy Town Attorney

Joseph Fusillo, P.E., Planning Board Engineer

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2 (The board meeting commenced at 6:25 p.m.)

3 MR. STEVEN KESSLER: For January 9th,  
4 2024. Please rise for the pledge.

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

10 MR. CHRIS KEHOE: Mr. Kabasa?

11 MR. KEVIN KABASA: Here.

12 MR. KEHOE: Mr. Rothfeder?

13 MR. JEFFREY ROTHFEDER: Here.

14 MR. KEHOE: Mr. Kessler?

15 MR. KESSLER: Here.

16 MR. KEHOE: Mr. Bianchi?

17 MR. THOMAS BIANCHI: Here.

18 MR. KEHOE: Mr. Douglas?

19 MR. DAVID DOUGLAS: Here.

20 MR. KEHOE: Mr. McKinley?

21 MR. PETER MCKINLEY: Here.

22 MR. KEHOE: Ms. Hildinger noted as  
23 absent.

24 MR. KESSLER: Thank you. We have no

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2 changes to the agenda this evening and can I  
3 please have a motion for the adoption of the  
4 minutes of the meeting of December 5, 2023?

5 MR. KOBASA: So moved.

6 MR. KESSLER: Second, please?

7 MR. MCKINLEY: Second.

8 MR. KESSLER: On the question, all in  
9 favor?

10 MULTIPLE: Aye.

11 MR. KESSLER: Opposed? All right, we're  
12 going to start with old business first and then  
13 we'll come back to the public hearing. So the  
14 first item under old business is the application  
15 of Heike Schneider on behalf of 3120 Lexington  
16 LLC, for amended site plan approval and a wetland  
17 permit for a proposed 2088 square foot building  
18 addition to the existing Ace Hardware Store  
19 located at 3120 Lexington Avenue, drawings latest  
20 revised November 1, 2023. We were supposed to  
21 have a site inspection for this application this  
22 past Sunday, but due to the weather, we had to  
23 postpone that, and so we're going to entertain a  
24 motion to reschedule that site inspection. Kevin.

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2 MR. KOBASA: Uh, I think David had that.

3 MR. KESSLER: Oh, I'm sorry, David, I'm  
4 sorry.

5 MR. DOUGLAS: Okay. I move that we  
6 reschedule the site visit for February 4th at  
7 9:45 a.m.

8 MR. KESSLER: Second, please.

9 MR. MCKINLEY: Second.

10 MR. KESSLER: And on the question, all  
11 in favor?

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed? Thank you. Next  
14 item under old business is the application of  
15 Ryan Main LLC for site development plan approval  
16 and a residential reuse special permit for a  
17 steep slope wetland and tree removal permits for  
18 an additional 13 rental units at Meadowbrook  
19 Commons on the Boulevard, formerly Pondview,  
20 located on Route 6, west of Regina Avenue.  
21 Drawings latest revised November 26, 2023. As  
22 with the prior application, this was also  
23 scheduled for a site visit this past Sunday, and  
24 again now needs to be rescheduled, so Peter.

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2 MR. MCKINLEY: I move to set a site  
3 visit for February 4th at 9:00 a.m. for the  
4 application of PB 2023-1B, application of Ryan  
5 Main LLC.

6 MR. KESSLER: Second, please?

7 MR. ROTHFEDER: Second.

8 MR. KESSLER: And on the question? All  
9 in favor?

10 MULTIPLE: Aye.

11 MR. KESSLER: Opposed? Okay, thanks.

12 MR. MICHAEL CUNNINGHAM: And Mr.  
13 Chairman, I'll just make a note for the record  
14 that Vice-Chairman Bianchi is able to participate  
15 remotely because the town passed a local law and  
16 he's ill and can't be here tonight.

17 MR. KESSLER: Okay. Thank you. All  
18 right, so our next item and final item of the  
19 evening is a public hearing. It is the  
20 application of Cronin Engineering for the  
21 property of Riverview Industrial Park LLC for  
22 amended site development plan approval for  
23 modifications to the existing industrial building  
24 and site located at 260 6th Street, drawings

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2 latest revised November 29, 2023. Good evening.

3 MR. KEITH STAUDOCHAR: Good evening,  
4 Keith Staudohar with Cronin Engineering  
5 representing the applicant Riverview Industrial  
6 Park LLC. This site is about a two-and-a-half  
7 acre site located at 260 6th Street down in  
8 Verplanck. It contains an existing 40,000 plus or  
9 minus industrial building. This amendment to the  
10 site plan is to provide for contractor storage in  
11 the northeast corner of the building. And along  
12 with that, we have some parking and an access  
13 road to get to it. And we've modified some  
14 drainage improvements on the plan. And that's  
15 about what we have.

16 MR. KESSLER: And, and as we've  
17 discussed in the past, and everybody's -- the DEC  
18 and everybody is now satisfied with everything?  
19 Is that part of this?

20 MR. STAUDOCHAR: No.

21 MR. KESSLER: Am I wrong here?

22 MR. KEHOE: No. There hasn't been any  
23 really outside agency review of this.

24 MR. KESSLER: Oh, no? Maybe I'm

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2 confusing this one.

3 MR. KEHOE: Well, it has been before you  
4 for 20 years for a variety of different PB  
5 numbers, so maybe it's sometime in the past.

6 MR. KESSLER: Okay. I'm confused. Any --  
7 I see nobody from the public here to comment on  
8 this. Anybody from the board have any commentary?

9 MR. KEHOE: And just double check Zoom.

10 MR. KESSLER: Oh.

11 MR. CUNNINGHAM: If anyone on Zoom would  
12 like to participate, please hit the raise your  
13 hand function. No hands are raised.

14 MR. KESSLER: No hands raised.

15 MR. BIANCHI: Just a second, just a  
16 second. That's me. Question, on the plan it says  
17 dog run to be relocated. Has that been relocated?  
18 When will that be relocated?

19 MR. STAUDOCHAR: When or where?

20 MR. BIANCHI: Where?

21 MR. STAUDOCHAR: The run is going to be  
22 in the southeast corner of the site near the  
23 existing refuse enclosure.

24 MR. KEHOE: Yeah, they're --



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2 MR. STAUDOCHAR: See the small

3 rectangular -- Chris --

4 MR. KEHOE: There is a note on the plan.

5 MR. BIANCHI: There is? Okay. I didn't  
6 see it.

7 MR. STAUDOCHAR: Right there.

8 MR. KESSLER: And I think we discussed  
9 in the past now we're going to have a much better  
10 parking delineation here at this site?

11 MR. STAUDOCHAR: Well, there's a parking  
12 plan, yes. I mean but there's nothing striped out  
13 in the field because a lot of the parking area is  
14 like millings.

15 MR. KESSLER: Oh, it's like gravel?

16 MR. STAUDOCHAR: Gravel, and yes, and so  
17 the idea was to put in curb stops, wheel stops,  
18 along the building.

19 MR. KESSLER: Thanks. Any other  
20 comments? If not, Kevin?

21 MR. KOBASA: All right, I'd like to make  
22 a motion to adopt a resolution number 124.

23 MR. KESSLER: No, no.

24 MR. KEHOE: You should close the public

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2 hearing first.

3 MR. KOBASA: Oh, sorry. Motion to close  
4 the public hearing.

5 MR. KESSLER: Second, please.

6 MR. ROTHFEDER: Second.

7 MR. BIANCHI: Second.

8 MR. KESSLER: And on the question, all  
9 in favor?

10 MULTIPLE: Aye.

11 MR. KESSLER: Opposed. Okay. Again,  
12 Kevin.

13 MR. KOBASA: I'd like to make a motion  
14 to adopt Resolution number 124 for amended site  
15 development plan at 260 6th Street.

16 MR. MCKINLEY: Second.

17 MR. KESSLER: Okay, second, please.

18 MR. MCKINLEY: Second.

19 MR. KESSLER: And on the motion, any  
20 questions? All in favor?

21 MULTIPLE: Aye.

22 MR. KESSLER: Opposed? That's it. Motion  
23 adopted.

24 MR. STAUDOCHAR: Great. Thank you very

1           January 9, 2024

2           much. Happy New Year Everybody.

3                       MR. KOBASA: The time is 6:32. The  
4           meeting has ended.

5                       (The public board meeting concluded at  
6           6:32 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 9, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



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Date: January 22, 2024

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