

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
March 5, 2024
6:30 p.m. - 6:34 p.m.

March 5, 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

1 January 9, 2024

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

3 MR. STEVEN KESSLER: All right, welcome
4 to the planning board meeting for March 5th,
5 please rise for the pledge.

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

11 MR. KESSLER: Thank you, Chris, roll
12 please.

13 MR. CHRIS KEHOE: Mr. Kabasa?

14 MR. KEVIN KABASA: Present.

15 MR. KEHOE: Ms. Hildinger?

16 MS. NORA HILDINGER: Present.

17 MR. KEHOE: Mr. Rothfeder?

18 MR. JEFFREY ROTHFEDER: Here.

19 MR. KEHOE: Mr. Kessler?

20 MR. KESSLER: Here.

21 MR. KEHOE: Mr. Bianchi?

22 MR. THOMAS BIANCHI: Here.

23 MR. KEHOE: Mr. Douglas?

24 MR. DAVID DOUGLAS: Here.

1 January 9, 2024

2 MR. KEHOE: And Mr. McKinley is present
3 on Zoom.

4 MR. KESSLER: Thank you. There are no
5 changes to the agenda this evening. Can I please
6 have a motion to adopt the minutes of the meeting
7 from our February 6th meeting?

8 MR. BIANCHI: So moved.

9 MR. KABASA Second.

10 MR. KESSLER: Thank you. On the
11 question, all in favor?

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed? All right, the
14 first item tonight is an item under
15 correspondence, is a letter dated February 27,
16 2024, from James Annicchiarico, let's try that
17 again.

18 MR. KEHOE: Annicchiarico.

19 MR. KESSLER: Annicchiarico.

20 MR. KEHOE: Annicchiarico.

21 MR. KESSLER: Oh, Annicchiarico, I
22 wasn't even close. Requesting the -- I should
23 have practiced. Requesting the first six month
24 time extension for preliminary plat approval for

1 January 9, 2024

2 the Pomona Development Subdivision located on the
3 south side of Revolutionary Road south of Eton
4 Lane. Ms. Hildinger?

5 MS. HILDINGER: I make a motion to
6 approve Resolution 3-24.

7 MR. KESSLER: Second, please?

8 MR. ROTHFEDER: Second.

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

11 MULTIPLE: Aye.

12 MR. KESSLER: Opposed? Thank you. Next
13 item under correspondence is a letter dated
14 February 7, 2024, from John Bevegna, transmitting
15 the Hollowbrook Golf Club 2023 Annual Monitoring
16 Report. So we received the report. Just for the
17 record, there will be a subsequent meeting taking
18 place between the consultant, Hollowbrook and
19 staff once they can get their -- their own
20 consultants together. So with that, what do you
21 got, Mr. Kobasa?

22 MR. KOBASA: I'd like to make a motion
23 to receive and file the Hollowbrook Golf Club
24 2023 Annual Monitoring Report.

1 January 9, 2024

2 MR. KESSLER: Second, please.

3 MR. BIANCHI: Second.

4 MR. KESSLER: And on the question?

5 MR. KEHOE: So just for the record, I
6 think, as the chairman mentioned, I just want it
7 to be clear, that the staff will have a meeting
8 and then we will bring it back for further
9 discussion in front of the planning board with
10 hopefully the applicant and the consultants in
11 the audience.

12 MR. KESSLER: Right. And the further
13 discussion regards the future types of monitoring
14 that may or may not take place at Hollowbrook,
15 changes to the monitoring protocols if you will.
16 So we're on the question, all in favor?

17 MULTIPLE: Aye.

18 MR. KESSLER: Opposed? Final item, old
19 business, it's the Ryan Main, for site
20 development plan approval and a residential reuse
21 special permit for a steep slope, wetland and
22 tree removal permits for an additional 13 rental
23 units at Meadowbrook Commons on the Boulevard,
24 formerly known as Pondview, located on Route 6,

1 January 9, 2024
2 west of Regina Avenue, latest drawings revised
3 November 6, 2023. I guess a month and a half ago,
4 we had a site visit there, it's back on the
5 agenda, but since that site visit, we have not
6 received any additional detailed plans as it
7 relates to tree surveys, landscaping, and final
8 design of the drainage system. Is that about
9 right?

10 MR. KEHOE: Yeah, and wetlands.

11 MR. KESSLER: And wetlands as well. So
12 we will refer this back to staff and await -- and
13 it'll come back on the agenda once we do receive
14 those additional pieces of information and get
15 that ready for a public hearing if they meet with
16 staff's approval. So with that, Mr. Douglas?

17 MR. DOUGLAS: I make a motion that we
18 refer case number 2023-1 back to staff and
19 consider the additional materials.

20 MR. KESSLER: Second, please?

21 MR. ROTHFEDER: Second.

22 MR. KESSLER: And on the question? All
23 in favor?

24 MULTIPLE: Aye.

1 January 9, 2024

2 MR. KESSLER: Opposed? Mr. Kobasa?

3 MR. KOBASA: The time is 6:34 and the
4 meeting is adjourned.

5 (The public board meeting concluded at
6 6:34 p.m.)

CERTIFICATE OF ACCURACY

I, Ryan Manaloto, certify that the foregoing transcript of the board meeting of the Town of Cortlandt on March 5, 2024 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: March 19, 2024

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