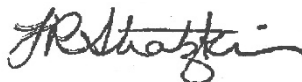


**NOTICE OF ADOPTION OF RESOLUTION**

**NOTICE IS HEREBY GIVEN** that the Town Board of the Town of Cortlandt, Westchester County New York, at a meeting held on the 16 day of March, 2021, duly adopted the resolution published herewith  
**SUBJECT TO A PERMISSIVE REFERENDUM.**

Dated: Cortlandt Manor, New York,

March 23, 2021.



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Town Clerk

**RESOLUTION**

**NUMBER 87-21**

**(AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE AN OPTION AND LONG-TERM GROUND LEASE AGREEMENT WITH THE LEADER OF CORTLANDT PITCH FOR A PORTION OF TOWN-OWNED PROPERTY)**

**WHEREAS**, the Town of Cortlandt purchased approximately 100 acres from Consolidated Edison Company of New York, Inc. ("Cortlandt Quarry Park") in 2016; and

**WHEREAS**, the Cortlandt Quarry Park is located in the Hamlet of Verplanck; and

**WHEREAS**, in the best interests of the residents, the Cortlandt Quarry Park's uses have been restricted to recreational and other municipal purposes; and

**WHEREAS**, projects have been proposed in the past, which have not met the criteria for recreational and other municipal purposes or otherwise were not a harmonious fit with the character of the Hamlet of Verplanck; and

**WHEREAS**, the Town was awarded a \$3.2 million grant through the U.S. Department of Commerce's Economic Development Administration (EDA) Assistance to Nuclear Closure Communities Program (the "Grant"); and

**WHEREAS**, the Grant is intended to facilitate economic development within the Town to offset the effects caused by the closure of the Indian Point Energy Center; and

**WHEREAS**, the Grant money will be used to build infrastructure at the Cortlandt Quarry Park Site; and

**WHEREAS**, if the Town does not use the money allocated to it through the Grant, then it will lose the money allocated to it to another municipality ready to proceed; and

**WHEREAS**, one of the projects discussed in the Grant Application was Cortlandt Pitch; and

**WHEREAS**, Cortlandt Pitch was originally proposed as an indoor sports facility in 2016 to be located on Crompond Road adjacent to Cortlandt Lanes; and

**WHEREAS**, after years of work and considerable expense to the Leader of Cortlandt Pitch (the “Leader”), the Leader voluntarily withdrew the Application for the Crompond Road location in order to seek out a more appropriate location; and

**WHEREAS**, the Quarry Property is a logical location for Cortlandt Pitch as it would be a recreational use with proposed benefits to the public including serving as an emergency shelter/evacuation center, providing bathroom access for parents and kids using town fields, providing discounted access to Town residents, providing free access to seniors to ancillary uses or walk the field twice weekly, and providing access for Town summer camps on extremely hot days and days with inclement weather; and

**WHEREAS**, the Leader of Cortlandt Pitch has presented to local residents and groups, such as the Verplanck Residents Association; and

**WHEREAS**, Cortlandt Pitch will also include a community solar energy system on the roof offering residents a chance to obtain reduced energy costs; and

**WHEREAS**, Cortlandt Pitch would provide significant lease and tax payments to the Town and to the Hendrick Hudson School District; and

**WHEREAS**, the Option and Long-Term Ground Lease Agreement provides flexible timing so that the Leader of Cortlandt Pitch can obtain the necessary financing and allow the Town the ability to comply with all requirements of the Grant, including conformance with the National Environmental Policy Act (“NEPA”) and the State Environmental Quality Review Act (“SEQRA”); and

**WHEREAS**, to invest in site planning and to obtain funding, Cortlandt Pitch needs a commitment that upon the completion of SEQRA, a firm lease will be in place;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Supervisor is authorized to execute an Option and Long-Term Ground Lease Agreement with the Leader of Cortlandt Pitch for a portion of the Town-owned Cortlandt Quarry Park Property.

**BE IT FURTHER RESOLVED**, that the Option and Long-Term Ground Lease Agreement proposed herein shall be binding on the Town upon completion of SEQRA and NEPA as well as site layout approval from the Town Board.

**BE IT FURTHER RESOLVED**, that Cortlandt Pitch shall pay prevailing wage as required by law.

**BE IT FURTHER RESOLVED**, that this Resolution shall be subject to Permissive Referendum and shall be posted and published as required by law.