



# TOWN OF CORTLANDT PLANNING BOARD

**LINDA D. PUGLISI**  
TOWN SUPERVISOR

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Loretta Taylor  
Chairperson  
Thomas A. Bianchi  
Vice-Chairperson  
Members:  
Peter Daly  
Robert Foley  
Steven Kessler  
George Kimmerling  
Jeff Rothfeder

**TOWN BOARD MEMBERS**

Richard H. Becker  
Debra A. Costello  
James F. Creighton  
Francis X. Farrell

**WORK SESSION.....DECEMBER 3, 2019 6:00 PM**

A. Discuss December 3, 2019 Planning Board Agenda

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
TOWN HALL  
1 HEADY STREET  
CORTLANDT MANOR, NY  
6:45 PM, TUESDAY EVENING \*  
DECEMBER 3, 2019**

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 NOVEMBER 6, 2019**
5. **CORRESPONDENCE**

- PB 1-11**
- a. Letter dated November 5, 2019 from Keith Staudohar requesting the 2<sup>nd</sup>, 90-day time extension of Final Plat approval for the Hanover Estates Subdivision.
  - b. Adopt the 2020 Planning Board meeting schedule

**6. RESOLUTIONS**

**PB 2019-3 a.** Application of Andrew Young and Susan Todd for a Special Permit for an accessory apartment in an existing accessory building located at 48 Pond Meadow Road as shown on a 3 page set of drawings entitled “Todd Young Residence” prepared by James J. Moorhead, R.A. dated February 19, 2019.

**PB 2019-16 b.** Application of Henio Bastys for Preliminary and Final Plat approval for a 2 lot major subdivision of a 10.98 acre parcel of property that is developed with nine (9) multi-family apartment buildings located on the south side of Scenic Drive approximately 500 ft. north of Baltic Place as shown on a drawing entitled “Preliminary Plat for Nida Associates, Inc.” prepared by Ralph G. Mastromonaco, P.E. latest revision dated November 15, 2019.

**(continued on page 2)**

7. **PUBLIC HEARINGS (ADJOURNED FROM LAST MEETING)**

- PB 2019-1 a.** Public Hearing: Application of Gas Land Petroleum, Inc. for the property of MF Point, LLC c/o Frank Righetti, for Site Development Plan approval, Tree Removal and Wetland Permits and a Special Permit for a gas station with a canopy and a convenience store located on an approximately 1 acre parcel of property at 2051 & 2053 E. Main St. (Cortlandt Boulevard) as shown on a 21 page set of drawings entitled “Site Plan-Gasland Cortlandt” latest revision dated October, 8 2019 prepared by Chazen Engineering and a drawing entitled “Conceptual Improvement Plan” prepared by Maser Consulting latest revision dated October 17, 2019 (see prior PB’s 16-04, 24-05 & 13-10).
- PB 2018-23 b.** Public Hearing - Application of Mahlab Family Realty, LLC for Preliminary Plat approval and for Wetland, Steep Slope and Tree Removal permits for a proposed 3 lot major subdivision of an approximately 25 acre parcel of property located on the south side of Teatown Road, approximately 5,000 feet east of Quaker Ridge Road, as shown on a drawing entitled “Preliminary Plat” latest revision dated November 15, 2019, a 2 page set of drawings entitled “Existing Tree Survey” latest revision dated April 8, 2019 and a drawing entitled “Access Study, Common Driveway/Preliminary Plat” latest revision dated November 15, 2019 all prepared by Ralph G. Mastromonaco, P.E.
- PB 2019-7 c.** Public Hearing: Application of Nabil Khoury for Amended Site Development Plan approval and Wetland and Tree Removal Permits for a proposed 2,200 sq. ft. 4 bay garage, a 465 sq. ft. building addition and additional parking and landscaping as shown on a 3 page set of drawings entitled “Westchester Auto Exchange” prepared by Architectural Visions, PLLC latest revision dated November 18, 2019 (see prior PB 10-07).

8. **PUBLIC HEARING (NEW)**

- PB 2017-25 a.** Public Hearing: Application of Lu Lu Properties, NY for Site Development Plan approval for an office and parking lot for a livery cab service on an approximately 41,376 sq. ft. parcel of property located on the north side of Travis Avenue, west of Albany Post Road (Route 9A), as shown on a 4 page set of drawings entitled “Proposed Site Plan” prepared by John A. Lentini, R.A. latest revision dated October 23, 2019.

9. **NEW BUSINESS**

- PB 2019-20 a.** Application of Peter & Marian O’Connor for the renewal of a previously approved Special Permit for an Accessory Apartment located at 29 Wayne Avenue, Verplanck.

10. **ADJOURNMENT**

**Next Work Session: TUESDAY, JANUARY 7, 2020 at 6:00 PM \*\***  
**Next Regular Meeting; TUESDAY, JANUARY 7, 2020 at 6:45 PM \* \***  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**

*\* Meeting will begin immediately after the conclusion of the work session*

*\*\* Subject to adoption of the 2020 Planning Board meeting schedule*