

## **LEGAL NOTICE- PUBLIC HEARING**

**(NOTICE OF A PUBLIC HEARING FOR JUNE 10, 2025 ON THE PROPOSED DOWNTOWN NEIGHBORHOOD OVERLAY DISTRICT ON ROUTE 6 (CORTLANDT BOULEVARD) AND DECLARE INTENT TO BE LEAD AGENT UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT)**

**WHEREAS**, the Town is a designated New York Pro-Housing Community and is committed to providing additional housing options to Town residents; and

**WHEREAS**, the 2016 Town Comprehensive Plan called for the strengthening of Cortlandt Boulevard (Route 6) by permitting mixed-use development along the corridor; and

**WHEREAS**, the Department of Planning & Community Development has drafted a Downtown Neighborhood Overlay District for a portion of Cortlandt Boulevard, currently zoned for commercial use only, from Locust Avenue to just east of Westbrook Drive that will permit residential and mixed-use development subject to the review and approval of the Planning Board as per the requirements of the New York State Environmental Quality Review Act (SEQRA);

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board schedules a Public Hearing for June 10, 2025 at 7:00 PM at 1 Heady Street, Cortlandt Manor, New York for Proposed Downtown Neighborhood Overlay District on Route 6 (Cortlandt Boulevard) And Declare Intent to Be Lead Agent Under the State Environmental Quality Review Act.

All persons interested in this proposed action will be heard at this time, date and place specified above, and written comments in regard thereto should be submitted to the Town Clerk no later than 4:00 P.M, of the day of said Public Hearing to be included in the transcript of the proceedings of this hearing.

The Town Hall is a handicapped accessible facility.

The meeting can also be viewed and listened to live at <https://www.townofcortlandt.com/cn/meetings/>

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF CORTLANDT  
LAROE ROSE SHATZKIN  
TOWN CLERK**