

**RESOLUTION**

**NUMBER 157-25**

At a regular meeting of the Town Board of the Town of Cortlandt, Westchester County, New York, held at the Town Hall, in Cortlandt Manor, New York, in said Town, on the 13<sup>th</sup> day of May, 2025, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

RICHARD H. BECKER  
Supervisor

JAMES F. CREIGHTON  
Councilman

CRISTIN JACOBY  
Councilwoman

ROBERT E. MAYES  
Councilman

JOYCE C. WHITE  
Councilwoman

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In the Matter

Of

Proposed Creation of the Bear Mountain  
Sewer District in the Town of  
Cortlandt, Westchester County, New York  
Pursuant to Article 12 of the Town Law

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**ORDER ESTABLISHING**  
**SEWER DISTRICT**

**WHEREAS**, on October 8, 2024, Town Staff received a Map, Plan, and Report from  
DTS Provident Design Engineering, LLP (“DTS Provident”) in furtherance of a Petition pursuant

to Article 12 of the New York State Town Law to expand the existing Jacobs Hill Sewer District;  
and

**WHEREAS**, DTS Provident was Petitioning the Town on behalf of its client, Bilal Ahmad, who received site plan approval for a hotel to be located at 2054 East Main Street (SBL 23.20-1-2 & SBL 23.20-1-3); and

**WHEREAS**, after reviewing the Map, Plan, and Report, the Town has decided that creation of a new Sewer District called the “Bear Mountain Sewer District” is more appropriate than expanding the Jacobs Hill Sewer District; and

**WHEREAS**, the District Boundaries shall include the following parcels: Section 23.20, Block 3, Lots 1, 2, 3, 4, 5, 6 & 13, Section 23.20, Block 2, Lot 10 and the Hotel Development Site: Section 23.20, Block 1, Lots 2 & 3; and

**WHEREAS**, an Order calling a Public Hearing was duly adopted by this Town Board on March 11, 2025; and

**WHEREAS**, such Order was duly published on Thursday, May 1, 2025 in the Gazette. Further, said Order was duly posted on the official sign board which is kept for the posting of official notices; both Publication and Posting were in full compliance with New York Town Law; and

**WHEREAS**, the infrastructure is existing and no improvements are expected to be made outside of normal repairs; and

**WHEREAS**, there is no proposed expenditure for the proposed Bear Mount Sewer District as the infrastructure is existing; and

**WHEREAS**, all properties listed in this Order would be benefited by the Bear Mountain Sewer District; and

**WHEREAS**, this is a Type II Action pursuant to the New York State Environmental Quality Review Act (“SEQRA”) due to it meeting the criteria of 6 NYCRR § 617.5(c)(13);

**NOW, THEREFORE**, upon the evidence adduced at said Public Hearing, and all evidence in the record before the Town Board, it is hereby:

**RESOLVED and DETERMINED** that the Bear Mountain Sewer District as set forth in the map, plan and report and the boundaries further described in this Order shall be approved, that the improvements therein mentioned, as constructed, be accepted for public dedication upon the approval of all approving agencies, and that the Bear Mountain Sewer District shall be bounded and described as set forth in the map, plan, and report and this Order and made a part hereof; and it is further

**RESOLVED and DETERMINED** that this Order is subject to a Permissive Referendum as provided in the New York State Town Law. Said Petitions must be completed and filed in the office of the Town Clerk, 1 Heady Street, Cortlandt Manor, New York within thirty (30) days of the filing of this Order with the Town Clerk.

<u>RICHARD H. BECKER</u> Supervisor	VOTING	AYE
<u>JAMES F. CREIGHTON</u> Councilman	VOTING	AYE
<u>CRISTIN JACOBY</u> Councilwoman	VOTING	AYE
<u>ROBERT E. MAYES</u> Councilman	VOTING	AYE
<u>JOYCE C. WHITE</u> Councilwoman	VOTING	AYE

The resolution was thereupon declared duly adopted.