



# TOWN OF CORTLANDT PLANNING BOARD

**LINDA D. PUGLISI**  
TOWN SUPERVISOR

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567  
914-734-1080

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

**TOWN BOARD MEMBERS**

Richard H. Becker  
Debra Carter  
James F. Creighton  
Francis X. Farrell

FAX 914-788-0294  
[www.townofcortlandt.com](http://www.townofcortlandt.com)  
Planning Staff e-mail:  
[chrisk@townofcortlandt.com](mailto:chrisk@townofcortlandt.com)

Robert Mayes  
Alternate

*\*As per CDC Guidelines it is recommended that attendees wear masks, regardless of vaccination status, while attending the Planning Board Meeting*

**WORK SESSION.....OCTOBER 28, 2021 7:00 PM**

1. Discuss November 3, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
7:00 PM, WEDNESDAY EVENING  
NOVEMBER 3, 2021**

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 OCTOBER 5, 2021
5. CORRESPONDENCE

**PB 2020-3** a. Letter dated October 14, 2021 from Heike A. Schneider, AIA requesting the 1<sup>st</sup>, one-year time extension of conditional Site Plan approval for the 3451 Lexington Avenue Classic Car Storage Facility.

**PB 2019-10** b. Letter dated October 21, 2021 from Keith Staudohar requesting the 1<sup>st</sup>, one-year time extension of conditional Site Plan approval for Custom Marine located at 301 6<sup>th</sup> Street.

**PB 13-05** c. Letter dated October 21, 2021 from Brad Schwartz, Esq. requesting the 20<sup>th</sup>, 90-day time extension of Final Plat approval for the Mill Court Crossing Subdivision located at the south end of Mill Court.

6. RESOLUTIONS

**PB 2020-12** a. Application of New York SMSA Limited Partnership, d/b/a Verizon Wireless, for the property of the Lake Mohegan Fire District, for recertification of the Special Permit for an existing cell tower located at 260 Croton Avenue.

**(continued on page 2)**

**PB 2021-1**    **b.**    Application of NRP Properties, LLC for Site Development Plan approval, a Special Permit and for Tree Removal and Steep Slope Permits for a proposed 135-unit active adult residential community to be located on an approximately 8.7-acre parcel of property at 119 Oregon Road. Drawings latest revised dated September 22, 2021.

**PB 2020-10**    **c.**    Application of Cortlandt CSG, LLC, for the property of 202 Cortlandt, LLC for Site Development Plan approval and a Special Permit and for Tree Removal and Steep Slope permits for a proposed 2.3 MW community solar power system located on an approximately 33.86-acre parcel of property located on the north side of Route 202, west of Lexington Avenue. Drawings latest revised May 20, 2021. ***(CASE TO BE ADJOURNED TO THE DECEMBER MEETING PER APPLICANT'S REQUEST)***

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

**PB 1-16**    **a.**    Public Hearing: Application of Pomona Development, LLC for Preliminary Plat approval and for Steep Slope, Wetland and Tree Removal permits for a proposed 3-lot major subdivision of an approximately 16.78-acre parcel of property located on the south side of Revolutionary Road, 500 feet south of Eton Lane. Drawings dated May 19, 2021 (see prior PB 4-02). ***(HEARING TO BE ADJOURNED TO THE DECEMBER MEETING PER APPLICANT'S REQUEST)***

**PB 2020-6**    **b.**    Public Hearing: Application of Palisades Enterprises, LLC for Site Plan Approval, a Special Permit and for Tree Removal and Steep Slope permits for a proposed 2,940 sq. ft. gas station and convenience store with six fuel pumps on an approximately 1.7-acre parcel of property located at 2058 East Main Street (Cortlandt Boulevard). Drawings latest revised October 15, 2021.

**8.    PUBLIC HEARINGS (NEW)**

**PB 2021- 5**    **a.**    Public Hearing: Application of Percy & Barbara Montes for the renewal of the Child Care Special Permit for the Little Lamb Child Care Center located at 18 Radio Terrace. Drawings latest revised June 11, 2007. (see prior PB's 39-06, 11-11 & 10-16)

**9.    NEW BUSINESS**

**PB 2021-6**    **a.**    Application of Yeshiva Ohr Hameir for a renewal of a Special Permit for a University, College or Seminary for property located at 141 Furnace Woods Road as described in a letter dated October 13, 2021 from David Steinmetz, Esq. and as shown on a 3-page set of drawings entitled "Site Plan" prepared by Ciarcia Engineering, P.C. latest revision June 19, 2014 (see prior PB's 7-09, 1-13, 12-15 & 2018-27)

**(continued on page 3)**

10. **ADDITIONAL PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)**

**PB 6-15**

- a. Application of Hudson Ridge Wellness Center, Inc. for Site Development Plan approval and a Special Permit for a hospital to be located at the former Hudson Institute property to provide a New York State Office of Addiction Services and Support (OASAS) certified 92-bed facility to treat individuals with chemical dependency issues located at 2016 Quaker Ridge. Drawings latest revision dated March 20, 2019.

11. **ADJOURNMENT**

**Next Regular Meeting; TUESDAY, DECEMBER 7, 2021 at 7:00 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**