



TOWN OF CORTLANDT PLANNING BOARD

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

WORK SESSION.....DECEMBER 2, 2021 7:00 PM

1. Discuss December 7, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 PM, TUESDAY EVENING
DECEMBER 7, 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 NOVEMBER 3, 2021
5. CORRESPONDENCE

PB 2019-10 a. Letters dated October 21 and November 19, 2021 from Keith Staudohar requesting the 1st, one-year time extension of conditional Site Plan approval for Custom Marine located at 301 6th Street.

PB 2019-16 b. Letter dated November 17, 2021 from Ralph G. Mastromonaco, P.E. requesting the 5th 90-day time extension of Final Plat approval for Scenic Ridge at Amberlands, LLC for property located on the south side of Scenic Drive.

c. Adopt the 2022 Planning Board meeting schedule.

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6. **RESOLUTIONS**

- PB 2020-10** a. 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 JANUARY 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 JANUARY 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 2021-6** a. Public Hearing: 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).

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

- PB 6-15** a. Public Hearing: 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.

10. **ADJOURNMENT**

Next Regular Meeting; TUESDAY, JANUARY 4, 2022 at 7:00 PM *
Agenda information is also available at www.townofcortlandt.com

**subject to adoption of the 2022 meeting schedule*