



TOWN OF CORTLANDT PLANNING BOARD

LINDA D. PUGLISI
TOWN SUPERVISOR

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1080
FAX 914-788-0294
www.townofcortlandt.com
Planning Staff e-mail:
chrisk@townofcortlandt.com

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

TOWN BOARD MEMBERS

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

You are invited to a Zoom webinar.
When: Jan 5, 2021 06:00 PM Eastern Time (US and Canada)
Topic: Town of Cortlandt - Official Planning Board Work Session and Meeting 1/5/2021

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/88006199349>

Or iPhone one-tap :
US: +19292056099,,88006199349# or +13126266799,,88006199349#

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669 900 6833
Webinar ID: 880 0619 9349

WORK SESSION.....JANUARY 5, 2021 6:00 PM

1. Discuss January 5, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 PM, TUESDAY EVENING
JANUARY 5, 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 DECEMBER 1, 2020
5. CORRESPONDENCE

PB 2018-23 a. Letter dated December 22, 2020 from Ralph G. Mastromonaco, P.E. regarding possible modifications of certain conditions of approval from PB Resolution 23-20 for the Mahlab Subdivision located on Teatown Road.

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.

7. PUBLIC HEARING (ADJOURNED FROM OCTOBER MEETING)

- PB 2020-10 a.** Public Hearing: 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 December 21, 2020.

8. OLD BUSINESS

- PB 2020-17 a.** Application of Hemlock Hill Farm for Site Plan Approval for a seasonal beer garden, in conjunction with Captain Lawrence Brewery, to be located at the Hemlock Hill Farm, 500 Croton Avenue described in a packet received by the Planning Division on October 22, 2020. Drawing dated December 21, 2020.
- PB 2020-14 b.** Application of Teatown Lake Reservation Inc. for renewal of a Special Permit for a Private Nature Preserve to conduct a summer camp program and a weekday public program and for amended site plan approval for tree removal and wall removal at Cliffdale Farm for the purposes of improving wildlife movement for property located on the north side of Teatown Road, approximately 3,000 feet east of Quaker Ridge Road. Drawing dated October 27, 2020. (see prior PB's 10-10, 5-15)
- PB 2020-18 c.** Application of Rafael Triana of High Q Electric for Amended Site Development Plan approval and a Special Permit for a Specialty Trade Electrical Contractor for an approximately 34,000 sq. ft. parcel of property located at 1 Dogwood Rd. Drawings latest revised December 4, 2020. (see prior PB 8-99)
- PB 6-15 d.** Application of Hudson Ridge Wellness Center, Inc. for Site Development Plan approval and a Special Permit to reuse the seven existing buildings located at the former Hudson Institute property to provide a 92-bed private residential treatment program for individuals who are recovering from chemical dependency on a 20.83-acre property located at 2016 Quaker Ridge Road. Drawings dated December 4, 2018

9. NEW BUSINESS

- PB 2020-19 a.** Application of Lexington 202 Group, LLC for Site Development Plan Approval for a change of use to a self-storage facility to be located in the former Elmsford Sheet Metal Building located on an approximately 5-acre parcel of property at 23 Arlo Lane. Drawings dated December 21, 2020. (See prior PB 34-88)

10. ADJOURNMENT

Next Regular Meeting; TUESDAY, FEBRUARY 2, 2021 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com