



# TOWN OF CORTLANDT PLANNING BOARD

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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: Feb 2, 2021 06:00 PM Eastern Time (US and Canada)  
Topic: Town of Cortlandt - 2/2/2021 Official Planning Board Work Session and Meeting

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/85056582954>

Or iPhone one-tap :

US: +19292056099,,85056582954# or +13017158592,,85056582954#

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Webinar ID: 850 5658 295

**WORK SESSION.....FEBRUARY 2, 2021 6:00 PM**

1. Discuss February 2, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
7:00 PM, TUESDAY EVENING  
FEBRUARY 2, 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 JANUARY 5, 2021
5. CORRESPONDENCE

**PB 2019-1 a.** Letter dated January 21, 2021 from Chris Lapine, P.E. requesting the 1<sup>st</sup> one-year time extension of conditional Site Plan Approval for Gasland Petroleum located at 2051 & 2053 E. Main St. (Cortlandt Boulevard)

**PB 3-09 b.** Letter dated January 20, 2021 from Eliot Senor, P.E. requesting a reduction in the Performance Bond for the Pondview Commons project located at 3195 E. Main St. (Cortlandt Boulevard)

**c.** Receive and file the 2020 Planning Board Annual Report.

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**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.
- 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)

**7. PUBLIC HEARING (ADJOURNED FROM PRIOR MEETING)**

- PB 2017-25 a.** Public Hearing: Application of Lu Lu Properties, NY for Site Development Plan approval for an office and parking lot for a livery cab service on an approximately 41,376 sq. ft. parcel of property located on the north side of Travis Avenue, west of Albany Post Road (Route 9A). Drawings latest revised October 23, 2019 (*to be adjourned to the September 2021 meeting*)
- PB 2020-10 b.** 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. PUBLIC HEARING (NEW)**

- PB 2020-17 a.** Public Hearing: 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 latest revised January 20, 2021.

**9. OLD 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)

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- PB 6-15**      **b.**      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

**10.      ADJOURNMENT**

**Next Regular Meeting; TUESDAY, MARCH 2, 2021 at 7:00 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**