



# TOWN OF CORTLANDT PLANNING BOARD

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You are invited to a Zoom webinar.  
Topic: Town of Cortlandt - Official Planning Board Work Session and Meeting 3/2/2021 6:00 pm

Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/83109315773>

Or iPhone one-tap :

US: +19292056099,,83109315773# or +13126266799,,83109315773#

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Webinar ID: 831 0931 5773

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

1. Discuss March 2, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
7:00 PM, TUESDAY EVENING  
MARCH 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 2019-16** a. Letter dated February 10, 2021 from Ralph G. Mastromonaco, P.E. requesting the 2<sup>nd</sup> , 90-day time extension of Final Plat approval for Scenic Ridge at Amberlands, LLC for property located on the south side of Scenic Drive.

**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.

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- PB 2020-19** b. 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 February 2, 2021. (See prior PB 34-88)

**7. OLD BUSINESS**

- PB 2020-9** a. Application of CVE North America Inc., for the property of Kirquel Development, Ltd. and Patrick and Sharon Parr, for Site Development Plan approval and a Special Permit and for Tree Removal and Steep Slope permits for a proposed 3 MW solar energy production facility to be located on two (2) parcels of property located along Red Mill Road and at the end of Mill Court totaling approximately 43.12 acres. Drawings dated June 2020 (see prior PB 13-05).

**8. NEW BUSINESS**

- PB 2021-1** a. Referral from the Town Board for the request of NRP Group, LLC for a recommendation to the Town Board on a proposed zoning text amendment for a proposed 135-unit active adult residential community to be located at 119 Oregon Road (Colonial Terrace).

- PB 2021-2** b. Application of Martin Stejskal AIA, of Architectural Visions, on behalf of Jaqueline Miller, for approval of an Accessory Apartment for property located at 58 Old Oregon Road. Drawings dated February 18, 2021.

**9. PUBLIC HEARINGS (ADJOURNED FROM PRIOR 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.

- PB 2020-17** b. 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.

**10. PUBLIC HEARINGS (NEW)**

- PB 2020-18** a. 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)

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- 6-15      b.      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 Road and as shown on an 8 page set of drawings entitled “Hudson Ridge Wellness Center Town of Cortlandt, Westchester County, NY” latest revision March 20, 2019.

11.      **ADJOURNMENT**

**Next Regular Meeting; TUESDAY, APRIL 6, 2021 at 7:00 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**