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# TOWN OF CORTLANDT PLANNING BOARD

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Steven Kessler  
George Kimmerling  
Jeff Rothfeder  
Valerie Myers

**WORK SESSION.....JULY 7, 2020 6:00 PM**

You are invited to a Zoom webinar.  
When: Jul 7, 2020 **6:00 PM** Eastern Time  
Topic: Town of Cortlandt - **Official Work Session 7/7/2020**  
Please click the link below to join the webinar:  
<https://us02web.zoom.us/j/82017203990>

Or iPhone one-tap :  
US: +19292056099,,82017203990# or +13017158592,,82017203990#

Or Telephone:  
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253 215 8782

Webinar ID: 820 1720 3990

**MEETING AGENDA.....PLANNING BOARD**  
**TOWN OF CORTLANDT**  
**7:00 PM, TUESDAY EVENING**  
**JULY 7, 2020**

Due to public health and safety concerns from COVID-19, the Tuesday July 7, 2020 Planning Board Meeting will be physically closed to members of the public. The public can still watch the live meeting online via Zoom through the app, weblink below or telephone number provided on the Town of Cortlandt's Website [www.townofcortlandt.com](http://www.townofcortlandt.com) . Scroll to Board Meetings and Agendas. Pursuant to the Governor's recent executive orders, this meeting format complies with the Open Meetings Law.

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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 JUNE 2, 2020**
5. **CORRESPONDENCE**

- a. Receive and file the June 24, 2020 referral from the Town Board regarding proposed revisions to the Town Tree ordinance, Chapter 283 of the Town Code.

6. **RESOLUTION**

- PB 2020-7 a.** Application of Joan King, for the property Yorkcon Properties, Inc., for Amended Site Plan approval and a change of use for a family fun amusement center with a weekday school age child care program to be located in the former Retro-Fitness tenant space at 3006 E. Main St. (Cortlandt Boulevard). Drawings latest revised June 18, 2020. (see prior PB 2017-12)

7. **PUBLIC HEARING (NEW)**

- PB 2020-3 a.** Public Hearing: Application of Heike Schneider, R.A., on behalf of 3451 Lexington Avenue, LLC, for Site Development Plan approval and for Steep Slope and Tree Removal permits for a proposed 56,000 sq. ft., 2-story classic car storage facility, a 4,900 sq. ft. showroom and a 3,528 sq. ft. storage building on a 16.3-acre parcel of property located at 3451 Lexington Avenue. Drawings latest revised April 14, 2020 and April 17, 2020.

8. **OLD BUSINESS**

- PB 2017-3 a.** Application of VS Construction Corp., for the property of Roa Hook Road Associates, Inc. for Site Development Plan approval and a Special Permit for rock crushing for an approximately 3.5-acre parcel of property located on the north side of Roa Hook Road. Drawings latest revised June 23, 2020.

- PB 2020-6 b.** 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 dated April 22, 2020.

9. **NEW BUSINESS**

- PB 2020-8 a.** Application of New York Presbyterian Hudson Valley Hospital for Site Plan approval for the redevelopment of an approximately 37,375 sq. ft. parcel of property currently containing an existing mostly asphalted parking area located at the site of the former Citron Building to provide 118 staff parking spaces in two phases and for a new walkway for pedestrian access to the main campus buildings for property located at 1970 Crompond Road. Drawings dated January 10, 2020. (see prior PB's 8-13, 23-04,

(continued on page 3)

- PB 2020-9 b.** 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)
- 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 parcel of property located on the north side of Route 202, west of Lexington Avenue. Drawing dated June 19, 2020.
- PB 2020-11 d.** Application of Ryan Main, LLC for amended Site Development Plan approval to build two garage buildings in front of buildings 6 & 7 at the Pondview Commons Development to provide for 16 covered parking spaces with associated landscape modifications for a 19.3 acres parcel of property located at 3195 E. Main St. (Cortlandt Boulevard). Drawing dated June 23, 2020. (see prior PB 3-09)

**10. ADJOURNMENT**

**Next Regular Meeting; TUESDAY, SEPTEMBER 1, 2020 at 7:00 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**