



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.....AUGUST 26, 2021 7:00 PM

1. Discuss August 31, 2021 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 PM, TUESDAY EVENING
AUGUST 31, 2021**

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETINGS OF JUNE 1 & JULY 6, 2021
5. CORRESPONDENCE

PB 13-05 a. Letter dated July 30, 2021 from Brad Schwartz, Esq. requesting the 19th, 90-day time extension of Final Plat approval for the Mill Court Crossing Subdivision located at the south end of Mill Court.

6. NEW PUBLIC HEARINGS

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)

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 August 19, 2020.

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7. **PUBLIC HEARINGS (ADJOURNED FROM PREVIOUS MEETING)**

- PB 2021-1** a. Public Hearing: Application of NRP Properties, LLC for Site Development Plan approval, a Special Permit and for Tree Removal and Steep Slope Permits for a proposed 135-unit active adult residential community to be located on an approximately 8.7-acre parcel of property at 119 Oregon Road. Drawings latest revised dated June 23, 2021.
- PB 2020-9** b. Public Hearing: 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 5 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 latest revision dated June 17, 2021 (see prior PB 13-05)
- **PB 6-15** c. 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.

*****The Hudson Wellness Public Hearing will be adjourned to a Special Planning Board Public Hearing to be held on September 9, 2021 at 7:00 p.m. The Board will not be holding the hearing on August 31, 2021.***

8. **NEW BUSINESS**

- PB 2021-4** a. Letter dated August 6, 2021 from Michael Sheridan, Esq. requesting the required 5-year re-certification of the special permit for an existing cell tower located at 1065 Quaker Bridge Road East. (ZBA Case No. 2016-10)

9. **ADJOURNMENT**

Next Regular Meeting: TUESDAY OCTOBER 5, 2021 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com