



# TOWN OF CORTLANDT PLANNING BOARD

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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: Sep 1, 2020 06:15 PM Eastern Time (US and Canada)  
Topic: Town of Cortlandt - Official Planning Board Meeting 9/1/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89748313844>

Or iPhone one-tap :

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Webinar ID: 897 4831 3844

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**WORK SESSION.....SEPTEMBER 1 2020 6:15 PM**

1. Discuss September 1, 2020 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
7:00 PM, TUESDAY EVENING  
SEPTEMBER 1, 2020**

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 JULY 7, 2020
5. CORRESPONDENCE

- a. Referral from the Town Board regarding modification of Special Permit Section 307-65.7 to permit additional residential use of existing buildings on Cortlandt Boulevard.

**6. RESOLUTION**

- 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.

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**7. PUBLIC HEARINGS (ADJOURNED FROM LAST 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 November 2020 meeting*)
- PB 2020-3 b.** Public Hearing: Application of Heike Schneider, R.A., on behalf of 3451 Lexington Avenue, LLC, for Site Development Plan approval and for Steep Slope, Wetland 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 August 18, 2020.

**8. OLD BUSINESS**

- PB 2020-6 a.** 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.
- PB 2020-8 b.** 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 latest revised August 19, 2020. (see prior PB's 8-13, 23-04)
- 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 acre parcel of property located at 3195 E. Main St. (Cortlandt Boulevard). Drawings latest revised August 20, 2020. (see prior PB 3-09)
- PB 2019-10 e.** Application of Dwayne Reith, of Custom Marine, for Site Development Plan approval for boat storage located at 301 6<sup>th</sup> Street. Drawings latest revised August 25, 2020. (see prior PB 1-15)

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9. **NEW BUSINESS**

**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 2020-13 b.** Application of Lordae, LLC for approval of a Change of Use to permit the existing Fresh to Go Deli to expand into adjacent vacant tenant spaces for a proposed sit-down restaurant located at Toddville Plaza, 2141 Crompond Road (Route 202). Drawing dated August 14, 2020 (see prior PB's 18, 2017-17, 2018-11)

10. **ADJOURNMENT**

**Next Regular Meeting; TUESDAY, OCTOBER 6, 2020 at 7:00 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**