



Town Clerk
LAROUÉ R. SHATZKIN

Deputy Town Clerk
AMANDA SHAFIULLAH

TOWN OF CORTLANDT

OFFICE OF THE TOWN CLERK

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
P: 914-734-1020 F: 914-734-1102
www.townofcortlandt.com/townclerk

Town Supervisor
RICHARD H. BECKER, MD





Town Board Members
JAMES F. CREIGHTON
CRISTIN JACOBY
ROBERT E. MAYES
JOYCE C. WHITE

NOTICE:

Clickable Agenda from Town Clerk, Laroue Shatzkin

Dear Viewer,

In an effort to make online information easier to access and interact with, the Agenda has been updated to be “Clickable”. You can access these features in two ways.

1. From any device, click directly on the Agenda Item you wish to view, and you will be taken to that page of the packet.
2. If accessing from a computer, through the town website, you will have a Table of Contents and thumbnails available.
 - a. Open your options using this button on the top left of the screen: 
 - b. Thumbnails should automatically appear. To see the table of contents, click this button: 
 - c. and this will pop up: 
 - d. Click the arrow next to the word Agenda, and a fully clickable Table of Contents becomes available.
3. If you have downloaded the Agenda, you can click directly on the Agenda item, or access the table of contents by opening the bookmarks, which look like this: 

I hope you enjoy these features as I continue to work to improve your experience. Please feel free to reach out to me at the office if you have feedback or suggestions.

Warmly,

Laroue Shatzkin



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REGULAR MEETING

TOWN BOARD AGENDA – JUNE 10, 2025

PLACE:

TOWN HALL

TIME:

7:00 PM

ORDER OF BUSINESS

MEETING CALLED TO ORDER

PLEDGE TO THE FLAG

SUPERVISOR'S PROCLAMATIONS & REPORTS

ROLL CALL

TOWN BOARD REPORTS

APPROVAL OF THE MINUTES

Approve the Minutes for the May 13, 2025 Regular Meeting.

PUBLIC HEARINGS

1. Public Hearing to Consider Revisions to Chapter 307-45 Accessory Apartments.
 - a. Close Public Hearing.
 - b. Adjourn Resolutions to July 15, 2025.
2. Public Hearing to Consider the Route 6 Downtown Overlay Zone.
 - a. Close Public Hearing.
 - b. Adjourn Resolutions to July 15, 2025.

HEARING OF CITIZENS – AGENDA ITEMS ONLY

REPORTS

Receive and File the following:

For the month of April 2025 from the Recreation Department.

For the month of May 2025 from the Office of the Aging, Purchasing Department, Receiver of Taxes and the Town Clerk.

OLD BUSINESS:

Receive and File the following:

1. Letter from Cortlandt Lexington LLC requesting third 1-year Special Permit Extension for Previously Approved Solar Project on Lexington Avenue and 202. (See Resolution 2)

NEW BUSINESS

Receive and File the following:

1. Letter from Resident of 31 Brandeis Ave requesting one-time water bill adjustment; refer to DES.
2. Letter from Resident of Allan Street regarding speeding; refer to DES.
3. Letter from Resident of 503 Furnace Dock Road regarding speeding and school bus hours; refer to DES

RESOLUTIONS

1. Authorize contract with Logically for transition to townofcortlandtny.gov.
2. Authorize a One-Year Special Permit Extension for previously approved solar project on the corner of Lexington Ave and 202.
3. Authorize the Department of Planning and Community Development and the Department of Technical Services to apply for grant funding through NYS Consolidated Funding Application (CFA) Process for various Town Projects.
4. Award Bid 2025-06 Trophies and Plaques.
5. Authorize Purchase of Traffic Control Box for Westbrook Drive and Fawn Ridge Road.
6. Authorize a Handicap Parking Space at 150 6th Street in Verplanck.
7. Authorize a Load Only Fireworks Permit for July 4, 2025 for Santore's World Famous Fireworks for the Village of Tarrytown, pending approval by Legal and Code.
8. Appoint Seasonal Employees in Recreation – Camp.
9. Appoint Seasonal Employees in DES.
10. Appoint Seasonal Employees in Town Hall.
11. Authorize a Leave of Absence under FMLA for an Employee in the Comptroller's Office.
12. Authorize an Intermittent Leave of Absence under FMLA for an Employee in DES – Water.

ADDITIONS TO THE AGENDA

BUDGET TRANSFERS - NONE

REPORTS FROM VARIOUS DEPARTMENTS

REPORTS FROM STANDING & SPECIAL COMMITTEES

SECOND HEARING OF CITIZENS

ADJOURNMENT

NEXT TOWN BOARD MEETING

July 15, 2025 at 7:00 pm
Town Hall Web Site address: www.townofcortlandt.com



A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on **May 13, 2025** with the following elected officials and appointed staff in attendance:

RICHARD H. BECKER
JOYCE WHITE
CRISTIN JACOBY
ROBERT MAYES
JAMES CREIGHTON

Supervisor
Councilmember
Councilmember
Councilmember
Councilmember

Also present:

TOM WOOD
MICHAEL CUNNINGHAM
LAROUÉ ROSE SHATZKIN
AMANDA SHAFIULLAH
PATRICIA ROBCKE
MICHAEL PREZIOSI
CLAUDIA VAHEY
STEPHEN FERREIRA
JOE BASSELL
TINA TOBACK

Town Attorney
Assistant Town Attorney
Town Clerk - ABSENT
Deputy Town Clerk
Comptroller
Director, DOTS
Human Resources Coordinator
Director, DES
Junior Network Specialist
Sr. Office Assistant

MEETING CALLED TO ORDER

The meeting was called to order at 7:01 P.M

PLEDGE TO THE FLAG

Supervisor Becker started the meeting with the Pledge of Allegiance.

SUPERVISOR'S PROCLAMATIONS & REPORTS

Supervisor Becker spoke about past events such as The First Town Wide Yard Sale on Saturday May 10th at the Riverfront Park in Verplanck which was a big success with numerous sellers and buyers. The Town's yearly swap event will continue at the Community Center.

In upcoming events, Cortlandt's Memorial Day Ceremony is on May 23rd at 1:00 P.M at Town Hall. There will be a Veteran's Bowling Event on June 4th at 6:00 P.M at Cortlandt Lanes, this event is a free event for active duty, veterans, and military spouses. Please RSVP by contacting

the Supervisor's Office. The Summer Concerts Series will begin on June 12th. There are six concerts which will be held on Thursday's at Riverfront Park in Verplanck, which includes two bands per concert. The Charles Cook Pool will open on June 7th and will be opened only on weekends until June 21st, there after it will be opened on a daily basis. Please stop in at the Recreation Department to obtain your Recreation ID to enter the pool. There will be evening hours on May 19th from 4:00 P.M to 7:00 P.M and May 31st from 10:00 A.M to 1:00 P.M.

Earth Day Hike will be held at Hudson Highlands Gateway Park on May 17th at 9:30 A.M. The Town's Green Team will be leading the hike, meeting at the Upper Softball Field at Sprout Brook Park. Please RSVP to the Supervisor's Office. The Repair Café is also returning soon.

Supervisor Becker welcomed Deputy Supervisor Jim Creighton down to the podium to help honoring a local citizen with a Certificate of Appreciation. Deputy Supervisor Creighton thanked, Brian Heindl, an Eagle Scout with Troop 42 in Ossining who attends Hendrick Hudson High School. Brian's final legal scout project was designing a memorial at Sparta Cemetery to honor US Veterans that are buried there. The project was about a year long and Brian was able to fundraise almost \$9,000 for this project. Himself and his troops dug up the foundation and mixed the concrete the base and on September 10, 2024 the memorial was installed with the names of 117 veterans. The Town Board and Supervisor Becker presented a Certificate of Appreciation to Brian. Deputy Supervisor on behalf of the Town Board congratulated Brian for this outstanding achievement and continues success in his future endeavors.

TOWN BOARD REPORTS

Councilperson Robert Mayes gave his report **OF NOTE:**

Councilperson Mayes spoke about the preliminary reports received from the Town's consultants of the Town Wide Facilities. He appreciated that the consultants incorporated the staff's ideas and recommendations since the staff and he is looking forward to see the final report.

Councilperson Mayes also spoke about how appreciative he is for all staff members in the Town of Cortlandt. Councilperson Mayes also encouraged everyone to go out and participate in the upcoming schoolboard, trustee, and budget votes.

Councilperson Joyce White gave her report **OF NOTE:**

Councilperson White thanked all residents for their understanding of events being cancelled and/or rescheduled due to the recent rain. Councilperson White reported the Earth Day clean up at Furnace Dock Lake was a success with thirty-four volunteers. She thanked the Town of Cortlandt Recreation and Parks Department for their organizing this event. Councilperson White also commented on Resolution 166-25 for Emergency Tree Work which is important to remove trees that are not healthy. The Town Board understand that healthy trees are what sustain the soil and control the water preventing erosion and flooding. Lastly, this month is Mental Health

Awareness Month and Councilperson White wanted to spread awareness and let residents know about the many programs the Town of Cortlandt has to offer.

Councilperson Cristin Jacoby gave her report
OF NOTE:

Councilperson Jacoby thanked Michael Murphy and the social studies class at Walter Panas High School first period class for sending the email below:

Councilperson Jacoby stated she was happy to receive an email in which the Town Board was thanked for doing something because the Town Board works for all citizens in the Town of Cortlandt even those under the age of eighteen. She thanked the class for identifying a need and bringing it to the Town Boards attention to repair those potholes. Councilperson thanked Steve Ferreira, Director of DES and Mr. Murphy for doing an incredible job teaching.

Councilperson James Creighton gave his report
OF NOTE:

Councilperson Creighton announced the Town Board and the AFSCME Local 2343 White Collar Unit and Foreman Unit have come to an agreement with a new contract which is great for all Town employees and the Town to keep their employees relatively happy. There were clean up days all around the Town of Cortlandt which is great to see people come together for a good cause in their community. Councilperson Creighton also spoke on Mental Health Awareness Month and how important it is to connect with others especially those who are struggling. Councilperson Creighton spoke about Boat Safety as National Boater Safety Awareness Week approaches and the season begins. Stating Brianna's Law requires all power boaters' users to have a boater's license. You can get one for free at Boatusa.com or at many places along the Hudson river for in person courses.

Supervisor Becker commented that the Lesley Popkin, Deputy Director of the Recreation Department, on her own applied for an award for the Town's Riverfront Park and won. Supervisor Becker and Councilperson Creighton will be accepting the award at the Westchester Park Association in Rye. Supervisor Becker was amazed that Lesley took the initiative and applied for the award and wrote a beautiful statement about the Park. This goes to show how amazing our staff here in the Town of Cortlandt.

APPROVAL OF THE MINUTES

Approve the Minutes for the April 22, 2025 Regular Meeting.

Councilperson Mayes made a motion to approve the above Minutes, seconded by Councilperson Jacoby, with all voting **AYE**.

PUBLIC HEARINGS

Public Hearing to Consider the Creation of the Bear Mountain Sewer District along Route 6.

The Public Hearing was opened at 7:29 P.M

- a. Close Public Hearing.
- b. Receive and File the Map Plan and Report for the extension of the Jacobs Hill Sewer District from DTS Provident.
RESOLUTION NO. 156-25 RE: Recognize Action as SEQR Type II.
RESOLUTION NO. 157-25 RE: Authorize Creation of Bear Mountain Sewer District, subject to Permissive Referendum.

Supervisor Becker commented this Sewer District is long Route Six which is adjacent to the Jacobs Hill Plaza. The Planning Board approved a new hotel along that area and they need to connect into the Peekskill Sewer District to improve and clarify other properties in the area to confirm they are all in the same sewer district.

Resident, Warren Smith, was referring to a property by the Annsville Circle, Monteverde, to see if they would be able to also connect into the Sewer District. Supervisor Becker and Town Attorney, Tom Wood, answered this Sewer District is not there but along Route Six by the Bear Mountain Parkway.

The Public Hearing was adjourned at 7:32 P.M.

Councilperson Jacoby made a motion to close the Public hearing, Recognize Action as SEQRA Type II, and adopt the Resolutions, seconded by Councilperson Creighton, with all voting **AYE**.

Public Hearing to Consider Amending Chapter 171 of the Town Code - Fireworks.

The Public Hearing was opened at 7:32 P.M

- a. Open Public Hearing.
- b. Adjourn to July 15, 2025.

Supervisor Becker commented this Public Hearing is referring to private events, not public events.

Anne Murphy of 34 North 3rd Street commented the concern about public safety about fireworks are valid and most of these concerns are to the misuse and abuse of fireworks rather than someone who is looking for to obtain a valid permit. Ms. Murphy also stated she understands fireworks should be limited to certain time and lengths as they are already addressed in the Town Code which is appropriate but it is not appropriate to ban them completely from any private individuals as long as they comply with the rules.

Tara Ferguson of 37 Wayne Verplanck commented it is not uncommon to see fireworks along the river. Ms. Ferguson does not want to ban fireworks for anyone who is responsibly following the law and doing everything that's being asked to the individual. Ms. Ferguson stated there are a lot of individuals who don't have permits and are blowing up fireworks at 1:00 A.M and no one is aware until it happens. But for individuals who have a permit and are communicating it to the public so veterans and pet owners are aware of it.

Warren Smith of 203 Knight Street Verplanck commented, following the rules and parameters from the Town Code is important and it is a great outlet for individuals to be able to have fireworks. He also expressed concern about illegal fireworks.

Robert Lupica of 169 Cortlandt Street Buchanan thanked all Town Board Members their time and effort to be apart of local government. Mr. Lupica questioned the amount of permits applications for private events the Town of Cortlandt receives. He also commented the ban on fireworks on private parties is discriminatory. He also expressed fireworks are part of the country's history and enjoyable for most people.

Tom Wood, Town Attorney, responded the Town's Local Law was adopted in 1982 because there was a fatality during the Mt. Carmel Feast that year. The Town Board decided to put a local law in effect to stop this from happening again. Also, the Local Law is not only about the noise levels but about making sure the firework operators are licensed to protect the safety of the public. Mr. Wood also explained the local fire district must be made aware in case of an emergency.

Supervisor Becker responded the Town will send out a survey to the public to get better input from the public. The Town Board does not want to take away people's rights and we want to come to a decision that is a benefit for everyone.

Councilperson Mayes responded this is a proposal and not the actual law. The purpose of the public hearings is to get input from the public before any decisions are made. He also stated notice requirements to the public may help so those who do have concerns can take the proper precautions or you allow fireworks to be permitted during certain times. The Town Board will take comments from the public and incorporate it into the Local Law.

Mr. Lupica also commented he is worried the survey may not be efficient and there will not be a huge number of citizens who respond to it. Deputy Supervisor Creighton expressed to encourage friends and family to complete the survey.

Councilperson White responded the Town Board will look at this with a broader view as this affects individuals regardless if it's private or public event. Councilperson White also encouraged everyone to come to the work sessions for more feedback and input.

Randy King of 28 Madeline Avenue Verplanck commented The Town Board should look into punishment for those individuals who are doing fireworks illegally not individuals who are following the law and getting the required permit. He also stated all the river towns are conducting fireworks and the Town should consider doing their down firework show as well. The party I host for my daughter is a summer kick off and there is a big crowd just as there is in Peekskill when they have fireworks and it is done safely. Also, whenever there are fireworks there isn't a group protesting about it.

James Ferguson of 37 Wayne Verplanck commented all citizens here tonight are in favor of fireworks especially when it is done safely.

Tara Ferguson 37 Wayne Avenue in Verplanck commented whether the event is public or private there will always be complaints from individuals. The Mt. Carmel Feast is held annually and notice about the event is given weeks in advance and individuals still complain and question about the sound.

Supervisor Becker responded listening to everyone and their input is every helpful to decide about this. He stated he does not like the idea of banning the fireworks but have stricter guidelines would be helpful for individuals who are not tolerant of fireworks and help them better prepare for it.

Jessica Digirolamo of 28 Madeline Avenue Verplanck commented, she is the citizen who requests a firework permit annually for her daughter's birthday party. She also looks forward to see what the Town Board new rules and regulations are for the use of fireworks as myself and family are willing to abide by all the rules. She also suggested to that notice can be given more than 24 hours to the public so if anyone from the public would like to gather outside to see the fireworks they are more than welcome to. This notice can also allow individuals more time to prepare for the fireworks.

The Public Hearing was adjourned at 8:00 P.M.

Councilperson Creighton made a motion to keep the Public Hearing open and adjourned to July 15th, seconded by Councilperson White, with all voting **AYE**.

Public Hearing to Consider a Cable Franchise Renewal Agreement with Verizon New York Inc.

The Public Hearing was opened at 8:00 P.M

a. Close Public Hearing.

RESOLUTION NO. 158-25 RE: Recognize Action as SEQR Type II.

RESOLUTION NO. 159-25 RE: Authorize Cable Franchise Agreement with Verizon New York Inc.

Supervisor Becker commented this is an agreement with Verizon cable and cell phone services for the community. Verizon bills the Town \$60,000 over five years for allowing them to use their services in the community.

The Public Hearing was close at 8:01 P.M.

Councilperson White made a motion to close the Public hearing, Recognize Action as SEQRA Type II, and adopt the Resolutions, seconded by Councilperson Mayes, with all voting **AYE**.

HEARING OF CITIZENS – AGENDA ITEMS ONLY

REPORTS

Receive and File the following:

For the month of March 2025 from the Recreation Department.

For the month of April 2025 from the Office of the Aging, Purchasing Department, DOTS – Code Enforcement, Receiver of Taxes and the Town Clerk.

OLD BUSINESS:

Receive and File the following:

1. Notice from Westchester County establishing Lead Agency for the Environmental Review of the Quaker Bridge Road Replacement.

NEW BUSINESS

Receive and File the following:

1. Request from Resident of 150 6th Street, Verplanck for a Handicap Parking Space; Refer to DES and Legal.

Councilperson Mayes made a motion to receive and file the above, seconded by Councilperson Jacoby, with all voting **AYE**.

RESOLUTIONS

RESOLUTION NO. 160-25 RE: Confirm Bramblebush Road and Chester Court as Town Roads.

RESOLUTION NO. 161-25 RE: Authorize Settlement of Tax Certiorari with AAK Realty LLC.

RESOLUTION NO. 162-25 RE: Authorize Settlement of Tax Certiorari with Barron Properties LLC.

RESOLUTION NO. 163-25 RE: Amend Resolution 127-25 pertaining to Leak Adjustment for 16 Gallows Hill Road.

RESOLUTION NO. 164-25 RE: Authorize Contract with Gilroy, Kernan & Gilroy with respect to the Affordable Care Act.

RESOLUTION NO. 165-25 RE: Authorize Planning Department to enter into contract with Nelson, Pope and Voorhis for a Natural Resources Inventory with the Village of Croton-on-Hudson. (add grant money)

RESOLUTION NO. 166-25 RE: Award BID 2025-07 for Emergency Tree Work.

RESOLUTION NO. 167-25 RE: Amend BID Resolution 93-25 with respect to Town Welcome Signs.

Supervisor Becker commented in association with the Village of Croton it was decided to hire an intern that will perform a natural resource inventory for the Town's records. The Town is awarding a bid for emergency tree work to clean up down trees, hazardous branches, and another other obstruction, they will work in conjunction with our Town tree crew. Also, the resolution to to amend the town welcome signs is to replace the small blue Town of Cortlandt signs, which is being completed under a grant from Senator Harckham. The Town anticipates the signs will be replace mid-summer welcoming residents and businesses.

RESOLUTION NO. 168-25 RE: Authorize Road Closure for Montrose Station Road from James Street to Albany Post Road on May 31, 2025 from 6pm to 10pm for the final day of the Cortlandt Engine Company Annual Bazaar, subject to approval by Director of DES.

Councilperson Jacoby made a motion to adopt the above, seconded by Councilperson Creighton, with all voting **AYE**.

1. Agenda items for DOTS:

RESOLUTION NO. 169-25 RE: Approve 2025 Paving List.

RESOLUTION NO. 170-25 RE: Authorize DOTS to Bid TE Contract 2025.06 – Washington Street Bridge Repair.

RESOLUTION NO. 171-25 RE: Authorize DOTS to Obtain Proposals to complete the Brook Lane Shared Driveway Improvements.

RESOLUTION NO. 172-25 RE: Support Westchester County as Lead Agency for Environmental Review of the Quaker Bridge Road Bridge Replacement.

RESOLUTION NO. 173-25 RE: Support NYS Senate Bills and NYS Assembly Bills to legalize the use of nutrient inactivants to improve the health of local waterbodies.

RESOLUTION NO. 174-25 RE: Appoint Seasonal Employees in Recreation for Pool and Camp.

RESOLUTION NO. 175-25 RE: Appoint Seasonal Employees in DES.

RESOLUTION NO. 176-25 RE: Appoint High School Credit-Based Interns in Town Hall.

Supervisor Becker commented on the 2025 Paving List, he stated Councilperson Mayes and Jacoby drove around town to help determine what roads required re-pavement. The budget was about \$1.7 million dollars which covers about three miles of road. The NYS bill to legalize the use of nutrient inactivants to improve the health of local waterbodies is most of the Town's lakes and streams are filled with algae so this allows the use of phosphorus binding agents to help clear the bodies of water. The seasonal interns are important for the Town to have the summer facilities operating. Deputy Supervisor Creighton commented the NYS bill the legalize the use of nutrient inactivants to improve the health of local waterbodies is very important in regards to the use of lakes throughout New York State. It will help clean the lakes clean and safe for use. There is also a Con Edison Listening Session at Town Hall on Tuesday May 20th at 6:00 P.M in regards to the Hike Rate.

Councilperson Creighton made a motion to adopt the above, seconded by Councilperson White, with all voting **AYE**.

RESOLUTION NO. 177-25 RE: Ratify Collective Bargaining Agreements with AFSCME Local 2343 White Collar Unit and Foremen Unit.

RESOLUTION NO. 178-25 RE: Appoint Norma Drummond as a Consultant for the Ongoing Annsville Redevelopment.

RESOLUTION NO. 179-25 RE: Appoint Seasonal Employee in Town Hall.

Supervisor Becker commented Norma Drummond is instrumental part of the Annsville Circle redevelopment and the seasonal employee is an intern to help at Town Hall for the summer

Councilperson White made a motion to adopt the above, seconded by Councilperson Mayes, with all voting **AYE**.

ADDITIONS TO THE AGENDA- YES

BUDGET TRANSFERS - NO

REPORTS FROM VARIOUS DEPARTMENTS

REPORTS FROM STANDING & SPECIAL COMMITTEES

SECOND HEARING OF CITIZENS

Warren Smith of 203 9th Street Verplanck, asked about the Boat Ramp in Verplanck if a boat permit is required and if it is enforced by the Park Ranger.

DES Supervisor, Steve Ferreira responded, a boat permit is required and will be enforced by the Park Rangers this season.

Supervisor Becker responded the Park Rangers will start on Memorial Day Weekend and the Town also paid for an increase in Westchester County Police presence at the Riverfront Park.

Warren Smith questioned about the standing of the Quarry Committee and what are the next steps for the Quarry.

Supervisor Becker commented the Quarry Committee expired in December 2024 and the Town hopes the Quarry can have a Conservancy like the Central Park Conservancy that is a not for profit and keeps the integrity and character of the Quarry intact. The Town is hoping this is a good fit for the Quarry just as the Paramedic Program that was developed here in Cortlandt.

ADJOURNMENT

Councilperson Mayes made a motion to adjourn the meeting, seconded by Councilperson Jacoby with all voting **AYE**.

The meeting was adjourned at 8:25 P.M.

NEXT TOWN BOARD MEETING

June 10, 2025 at 7:00 pm

Town Hall Web Site address: www.townofcortlandt.com

Respectfully submitted,

**Laroue Rose Shatzkin
Town Clerk**

**Amanda Shafiullah
Deputy Town Clerk**

RESOLUTION

NUMBER 153-25

(RE: SCHEDULE A PUBLIC HEARING FOR JUNE 10, 2025 ON PROPOSED REVISIONS TO CHAPTER 307-45 ACCESSORY APARTMENTS OF THE TOWN OF CORTLANDT CODE AND DECLARE INTENT TO BE LEAD AGENT UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT SEQRA)

WHEREAS, the Town is a designated New York Pro-Housing Community and also participates in the New York State Department of Housing & Community Renewal Plus One ADU program, and

WHEREAS, the 2016 Town Comprehensive Plan called for supporting the provision of a variety of housing opportunities throughout the Town, and

WHEREAS, Accessory apartments are currently permitted in the Town as per the requirements of Chapter 307-45 of the Town Zoning Code, and

WHEREAS, the Department of Planning & Community Development is proposing modifications to the existing accessory apartment law to bring the regulations up to current standards and provide appropriate flexibility in their application

NOW THEREFORE BE IT RESOLVED, that the Town Board hereby approves the scheduling of a Public Hearing for its Regular Meeting scheduled for June 10, 2025 at 7:00 PM in Town Hall, located at 1 Heady Street, Cortlandt Manor, NY 10567 for the proposed revisions to Chapter 307-45 Accessory apartments; and

BE IT FURTHER RESOLVED, that the Town Board declares it's Intent to Be Lead Agent as required by the New York State Environmental Quality Review Act (SEQRA) and authorizes the Planning Department to circulate the proposed overlay zone to all interested and involved agencies as required.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ SHATZKIN
TOWN CLERK**

**Adopted on April 22, 2025
At a Regular Meeting
Held at the Town Hall**

Local Law No. ____ of 2025

(A Local Law Amending the Town Code Provisions Pertaining to Accessory Dwelling Units)

Section 1. Legislative Intent

The Town Board has been considering changes pertaining to Accessory Dwelling Units for nearly one year. These modernizations are intended to better reflect the existing demand and needs of the community.

Section 2. Amendments to Section 307-4: Definitions of the Town Code

A. The following definitions shall be added to Section 307-4: Definitions of the Town Code:

ACCESSORY DWELLING UNIT (ADU), ATTACHED

An accessory use consisting of a subordinate dwelling unit attached to or created within an existing single-family dwelling, that provides basic requirements for living, sleeping, cooking, and sanitation.

ACCESSORY DWELLING UNIT (ADU), DETACHED

An accessory use consisting of a subordinate dwelling unit in a detached accessory structure located on the same lot as a single-family dwelling, that provides basic requirements for living, sleeping, cooking, and sanitation.

PRINCIPAL RESIDENCE

A dwelling unit which is the owner or lessee's legal domicile, and where they reside for a minimum of 184 days in a calendar year.

B. The existing definitions in Section 307-4: Definitions of the Town Code shall be removed and replaced with the following:

DWELLING, SINGLE-FAMILY

A dwelling containing one dwelling unit or one dwelling unit and one accessory dwelling unit

DWELLING UNIT

One or more rooms in a dwelling designed and equipped for one family to occupy separately, reserved exclusively for the occupants of such room or rooms, with provisions for living, sleeping, eating, cooking and sanitation and having no enclosed space (other than vestibules, entrance hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. For the purposes of this definition, microwave and convection ovens, hot plates and similar movable appliances shall be considered as constituting provisions for cooking.

C. The following definition in Section 307-4: Definitions of the Town Code shall be removed:

ACCESSORY APARTMENT

An accessory use consisting of a separate dwelling unit, complete with its own sleeping, cooking and sanitary facilities, that is contained within an owner-occupied single-family dwelling or contained within an accessory building.

Section 3. Amendments to Section 307-29: Table of Required Off-Street Parking Spaces; rules for interpretation.

The “Accessory apartment” use and “Required number of Spaces” for “Accessory apartment” shall be removed and replaced with the following:

Accessory Dwelling Unit, Attached or Detached	1 per ADU
--	------------------

Section 4. Amendments to Section 307-40: Approval Requirements

The existing language in Section 307-40(A) of the Town Code shall be removed and replaced with the following:

- A. A special permit from the Planning Board which meets the conditions of §§ 307-41 and 307-42 shall be required for Detached Accessory Dwelling Units and those home occupations designated as requiring special permits by § 307-14, Content of Table of Permitted Uses, of this chapter.

Section 5. Amendments to Section 307-45: Accessory Apartments

Section 307-45 of the Town Code shall be renamed “Accessory Dwelling Unit (ADU)” and the existing text shall be replaced with the following:

§ 307-45. Accessory Dwelling Unit (ADU).

A. Purpose.

The purpose of this section is to allow Accessory Dwelling Units (ADUs) on single-family properties in zoning districts where single-family dwellings are permitted, in order to provide the opportunity and encouragement for the creation of smaller rental housing units interspersed organically throughout the Town’s residential districts. Further, it is the purpose of this section to allow the more efficient use of the Town's stock of dwellings and accessory buildings; to provide economic support for resident households; to protect and preserve property values; and to preserve the character and appearance of single-family neighborhoods.

B. Permits required.

- (1) All Accessory Dwelling Units require the issuance of a building permit.
- (2) All Accessory Dwelling Units which receive a certificate of occupancy after August 1, 2025 require the issuance of an operating permit. The operating permit shall be renewed by the owner every three (3) years or upon a change of ownership.

- (3) All Detached ADUs require the issuance of a special permit by the Planning Board.**
- (4) Where applicable, Westchester County Department of Health approval may be required for on-site sanitary (septic) systems.**

C. Standards and conditions.

- (1) No more than one (1) Accessory Dwelling Unit (ADU) per lot may be permitted, nor shall the total number of dwelling units on any lot with an ADU exceed two (2).**
- (2) The owner of the lot upon which the Accessory Dwelling Unit is located shall occupy one of the dwelling units on the lot as their principal residence.**
- (3) The permit(s) shall be issued to the owner of the lot. The owner/applicant shall be required to file on the subject property a declaration of covenants at the Westchester County Clerk's office prior to the issuance of a permit(s) for an Accessory Dwelling Unit. This declaration shall be in favor of the Town of Cortlandt and shall state that:**
 - (a) The permit(s) for an Accessory Dwelling Unit or any renewal of said permit(s) shall terminate upon the death of the owner or upon the transfer of title to said lot or upon the owner no longer occupying the lot as their principal residence.**
 - (b) Any new owner of the lot shall have to apply for a new operating permit to continue the Accessory Dwelling Unit use.**
- (4) Should there be a change in ownership, application(s) for new permit(s) shall be submitted to the Town of Cortlandt to continue the Accessory Dwelling Unit use.**
- (5) Dimensional requirements.**
 - (a) The Accessory Dwelling Unit shall not exceed 800 square feet of gross floor area or 40% of the existing gross floor area of the single-family dwelling on the same lot, whichever is less.**
 - (b) Maximum number of bedrooms in an Accessory Dwelling Unit is two (2) bedrooms.**
 - (c) All setbacks for a Detached ADU, whether created via new construction or the conversion of an existing detached accessory structure, shall meet the minimum side and rear yard setbacks as required for the principal dwelling.**
 - (d) No Detached Accessory Dwelling Unit shall be located in a required front yard or corner lot side yard that faces the public street.**
 - (e) The maximum height of the structure containing a Detached Accessory Dwelling Unit shall not exceed the height of the structure containing the**

principal residence on the lot.

(6) Exterior appearance.

- (a) For an Attached Accessory Dwelling Unit, the entry to such unit and its design shall be such that, to the degree reasonably feasible, the appearance of the building will remain as a single-family dwelling.**
 - (b) For a Detached Accessory Dwelling Unit, the overall aesthetic of the accessory structure shall be in harmony with the single-family dwelling on the same lot.**
 - (c) Full-height exterior stairways accessing an upper floor of an accessory structure that is used, in whole or in part, as a Detached Accessory Dwelling Unit are prohibited.**
 - (d) All Detached Accessory Dwelling Units shall be sited in a fixed location on the lot.**
 - (e) Any new construction or alterations to existing structures related to the creation of a Detached Accessory Dwelling Unit shall be circulated to the Architectural Review Commission for an advisory opinion.**
- (7) Off-street parking shall be provided in conformance with the requirements of Article VIII.**
- (8) There shall be no renting of individual bedrooms within either the Accessory Dwelling Unit or the single-family dwelling.**
- (9) Transient (short-term) rental of the single-family dwelling and/or the Accessory Dwelling Unit is prohibited (see §281-2.D).**
- (10) Recreational vehicles, campers, camping trailers, and similar are prohibited from use as an Accessory Dwelling Unit.**
- (11) The Accessory Dwelling Unit shall meet the standards of the New York State Uniform Fire Prevention and Building Code.**

Section 6. Amendments to § 307 Attachment 2: Table of Permitted Uses.

- A. § 307 Attachment 2: Table of Permitted Uses, the provisions pertaining to “Accessory apartment” shall be removed and the following shall be added:

	CRO S	PRO S	R-160	R-80	R-40	R- 40A	R-20	R-15	R-10	RG	CC	HC	CD	MD	M-1	HC-9A	AWE	MOD
ADU, Attached	P	N	P	P	P	P	P	P	P	P	P	P	N	N	N	P	P	P
ADU, Detached	SP	N	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	N	N	N	SP	SP	SP

B. Language Modification to Table of Permitted Uses

The subcategory beginning with “Renting of rooms...” shall be modified to read as follows:

Renting of rooms in a single-family dwelling to no more than 2 renters or to a family, except on a premises containing an accessory dwelling unit, attached or detached.

Section 7. Amendments to § 307 Attachment 3: Table of Dimensional Regulations, Residential Districts.

A. The following shall be added to the section pertaining to “All Residential*” in the existing table:

Zoning District	Use	Maximum Height	Minimum SY Setback (feet)	Minimum RY Setback (feet)	Maximum Building Floor Area (square feet)
All Residential*	Accessory structures*				
	Accessory building not containing an ADU	(1)	6	6	(3)
	Accessory building containing ADU	Not to exceed the height of the principal building on the same lot	Same as principal building	Same as principal building	800 square feet of gross floor area or 40% of the existing gross floor area of the single-family dwelling on the same lot, whichever is less

B. Table Modification

The category of “Detached Building” shall be removed from Section 307 Attachment 3.

C. Notes Modification

The Notes for the table shall be modified to read as follows:

*** Accessory buildings with less than 25 feet of floor area are exempt from these requirements.**

(1) The height of accessory residential buildings shall be one story above grade as defined in the New York State Uniform Fire Prevention and Building Code and limited to 10 feet from the finished floor to the top of the exterior wall plate (eave) or underside of the ceiling joists, and the height to the top of the ridge shall not exceed seven feet.

(2) REMOVED

(3) The total footprint of all accessory buildings may not exceed 50% of the total floor area of the principal building.

(4) The maximum building coverage for principal dwelling use shall not exceed 65% of the allowed floor area ratio.

(5) REMOVED

Section 8. Accessory Apartment Language Throughout Code

All other references in the Town Code to “Accessory Apartment”, “Accessory Apartments”, “Accessory Unit”, or “Accessory Units” shall be changed to “Accessory Dwelling Unit” or “Accessory Dwelling Units”. This includes, but is not limited to, updating the terms in Chapter 275, Article 5; Section 259-2: Findings; Section 307-15(A)(7); and Section 307-65.7: Cortlandt Boulevard.

Section 9. Severability

If any section, subdivision, paragraph, clause, or phrase of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

Section 10. Effective Date

This Local Law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN, TOWN CLERK**

**Adopted June 10, 2025
At a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER 154-25

(RE: SCHEDULE A PUBLIC HEARING FOR JUNE 10, 2025 ON THE PROPOSED DOWNTOWN NEIGHBORHOOD OVERLAY DISTRICT ON ROUTE 6 (CORTLANDT BOULEVARD) AND DECLARE INTENT TO BE LEAD AGENT UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT)

WHEREAS, the Town is a designated New York Pro-Housing Community and is committed to providing additional housing options to Town residents; and

WHEREAS, the 2016 Town Comprehensive Plan called for the strengthening of Cortlandt Boulevard (Route 6) by permitting mixed-use development along the corridor; and

WHEREAS, the Department of Planning & Community Development has drafted a Downtown Neighborhood Overlay District for a portion of Cortlandt Boulevard, currently zoned for commercial use only, from Locust Avenue to just east of Westbrook Drive that will permit residential and mixed-use development subject to the review and approval of the Planning Board as per the requirements of the New York State Environmental Quality Review Act (SEQRA);

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby approves the scheduling of a Public Hearing for its Regular Meeting scheduled for June 10, 2025 at 7:00 PM in Town Hall, located at 1 Heady Street, Cortlandt Manor, NY 10567 for the proposed Downtown Neighborhood Overlay District; and

BE IT FURTHER RESOLVED, that the Town Board declares it's Intent to Be Lead Agent as required by the New York State Environmental Quality Review Act (SEQRA) and authorizes the Planning Department to circulate the proposed overlay district to all interested and involved agencies as required.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ SHATZKIN
TOWN CLERK**

**Adopted on April 22, 2025
At a Regular Meeting
Held at the Town Hall**

Local Law No. ____ of 2025

(A Local Law Amending the Town Code to Add Provisions for the Downtown
Neighborhood Overlay District)

Section 1. Legislative Intent

Cortlandt Boulevard is well-traveled area with very few commercial vacancies. In order to keep the corridor vibrant, the Town Board seeks to add options for future development of parcels on Cortlandt Boulevard.

Section 2. Amendments to the Town Code to Add §307-96.4 Downtown Neighborhood Overlay District

The following provision shall be added to the Town Code:

§307-96.4 Downtown Neighborhood Overlay

A. Purpose.

The Town of Cortlandt's 2016 comprehensive plan, *Envision Cortlandt*, outlined four key strategies for proactively addressing economic development, sustainability, climate resiliency, and energy efficiency. One of those strategies, the Cortlandt Boulevard Area (CBA), focused on ways to "strengthen the role of Cortlandt Boulevard [Route 6] as a downtown center by permitting mixed-use, compact development along the corridor and encouraging streetscape improvements, infrastructure investments, walkability, and Complete Street policies...to help strengthen this identified commercial center and create a sense of place within the Town."

The Cortlandt Boulevard Area is particularly suited for the desired type of walkable, mixed-use development in part because the existing municipal sewer infrastructure has capacity to accommodate additional development, it is a key transportation corridor in town, and it already contains an existing sidewalk network.

The Downtown Neighborhood Overlay District begins to implement this comprehensive plan strategy in certain areas along the Route 6 corridor by allowing for the inclusion of residential uses as-of-right to create the desired mix of uses, along with site layout and design requirements to encourage the transformation of this auto-oriented commercial area into a walkable neighborhood.

B. Core Redevelopment Principles.

- 1) Create a walkable, pedestrian-oriented neighborhood where the design of buildings, streets and amenities naturally encourages residents and visitors to "park once and walk around."
- 2) Encourage infill and redevelopment approaches that provide an engaging public realm to transform this area of auto-oriented shopping plazas and large parking lots into a walkable and bicycle-friendly neighborhood with a sense of place.

- 3) **Promote the idea of a well-balanced neighborhood where residents can live, work, and shop all in close proximity, making it easier to drive less and reduce road congestion and air pollution.**
- 4) **Provide additional housing opportunities to create the necessary critical mass of residents that will form a basis of economic support for the creation of a successful neighborhood center.**
- 5) **Create an interconnected network of streets to better distribute traffic via a grid of secondary roads beyond Route 6, allowing for multiple route options to get to the same place. The grid should be made up of shorter block lengths, narrower street widths, and on-street parking to promote walking and bicycling.**
- 6) **Locate buildings close to the sidewalk, with parking areas to the rear or side, to minimize the visual impact of large areas of asphalt.**
- 7) **Incorporate placemaking design principles to transform the area from a collection of auto-oriented shopping plazas into a true neighborhood with a sense of place; include wide sidewalks, abundant street trees, pedestrian-scale lighting, buildings pulled up to the sidewalk, pocket parks, on-street parking, and an interconnected street grid.**
- 8) **Accommodate the automobile while also de-emphasizing its presence through the incorporation of rear parking lots located behind buildings, narrower travel lanes, and strategically sited on-street parking.**
- 9) **Enhance public health by encouraging development practices that are consistent with the Town's desire to create a more sustainable and energy efficient community by incorporating green building measures into the design, construction, and maintenance of buildings to minimize short- and long-term negative impacts on the environment.**
- 10) **This zoning is intended to be flexible enough to support both incremental and large-scale redevelopment opportunities.**

C. District Description. The Downtown Neighborhood Overlay (DNO) District focuses on smaller lots and groupings of lots that are poised to benefit from a local/infill level of redevelopment that can incorporate multifamily housing into a mixed-use strategy to provide housing units while supporting on-site or nearby retail opportunities.

D. Downtown Neighborhood Overlay (DNO) Standards and Conditions.

- 1) **Permitted Uses. In addition to the uses permitted in the underlying zoning district in force at the time of application to the Planning Board, the following use is permitted as-of-right in the DNO:**
 - a) **Multifamily Dwelling**
- 2) **Central Sewer and Water Infrastructure. Any lot within the overlay that is redeveloped to include multifamily dwellings must be part of the existing water and sanitary sewer district(s), or under common ownership with and contiguous to other lots within the DNO and water/sewer district(s).**

- 3) Bulk Regulations.** The following modified bulk regulations apply to all buildings on the lot where the building contains multifamily residential. In all other instances or where noted below, the bulk regulations of the underlying district remain in force.:
- a) Minimum Lot Area: 20,000 square feet**
 - b) Minimum Lot Width: 80'**
 - c) Maximum Height: 47' (not including cornice/parapet height as per §307-96.4-D.4(i)(I)); no more than 4 stories maximum.**
 - d) Maximum Ground-floor Story Height: 14'**
 - e) Maximum Upper-floor Story Height: 11'**
 - f) Maximum Building Length: 240'**
 - g) Maximum Block Length: 400'**
 - h) Maximum Front Yard Setback (except for buildings fronting on Route 6): 12'**
 - i) Maximum Front Yard Setback (only for buildings fronting on Route 6): 30'**
 - j) Minimum Side Yard Setback: 10' where side yard abuts a non-residential zoning district**
 - k) Minimum Rear Yard Setback: 10' where rear yard abuts a non-residential zoning district**
 - l) Minimum Lot Area Per Dwelling Unit: 1,800 square feet**
 - m) Minimum Percentage Affordable: 10%**
 - n) Maximum Building Coverage: 50%**
 - o) Minimum Landscape Coverage: 10%**
 - p) Maximum Building Floor Area: n/a**
 - q) Parking: Off-street parking for multifamily residential uses in the overlay should include 1.5 spaces per unit. Shared parking strategies can be employed to allow for a reduction in the overall number of parking spaces for all uses on a lot.**
- 4) Design Principles.** Where multifamily residential is developed either exclusively or as part of a mixed-use project within this overlay, the following design principles apply:
- a) To promote a more vibrant, integrated downtown neighborhood, a mix of multifamily residential and permitted non-residential uses is encouraged in the DNO. Uses may be vertically mixed within the same building, or provided in different structures on the same lot.**
 - b) Where a vertical mix of uses is proposed within the same building:**
 - I. The ground-floor frontage facing a public street should include non-residential uses. Buildings with ground-floor non-residential shall have ground-floor architectural articulation such as**

storefronts with a secondary cornice and architecturally emphasized entrance doorways, and an overall façade pattern that differentiates between the base, middle, and top of the building.

- II. The rear portion of the ground floor may contain dwelling units if fully separated internally from the non-residential uses.
 - III. Access to dwelling units located to the rear and/or above the street level must be provided from an enclosed lobby or corridor and stairwell. A person entering a dwelling unit from the ground floor must not pass through the non-residential use located on the first floor of the building. Unenclosed or partially enclosed exterior stairwells are prohibited.
 - IV. There shall not be any non-residential uses above a floor that contains dwelling units.
- c) Where residential uses extend to the ground floor facing a public or internal street, appropriate transitions between the public and private realms shall be incorporated to ensure the streetfront is activated while maintaining an appropriate level of privacy for residents. Provision of a transitional 6- to 10-foot building setback from the public sidewalk is preferred where lot depth allows, in conjunction with additional techniques where possible such as:
- I. Raise the ground floor of the building 3-5 feet above the adjacent sidewalk grade.
 - II. Incorporate a planting strip (flush or raised) for a minimum of the outer 2 feet of the setback, along the property line.
 - III. Provide landscaping within the setback, either at grade or layered at varied levels.
 - IV. Incorporate a railing or fencing to help distinguish between the public and private realms; all such railings/fencing shall be no more than 3'-6" in height and shall be a minimum of 75% transparent for any portion of the height above 2'.
- d) All projects shall include a robust sidewalk network, street trees, landscaping, lighting, and other such pedestrian and public amenities to foster a vibrant, walkable neighborhood. Sidewalks along ground-floor non-residential uses and those connecting to interior parking areas shall be a minimum of 12 feet wide.
- e) Except for on-street parking, parking and vehicular circulation should be located to the side/rear of the front building line of any building that fronts on Route 6 to the maximum extent practicable, and shall be located to the side/rear of the front building line of any buildings fronting on any public/internal street other than Route 6. Parking areas shall be visually deemphasized from the public street frontage.

- f) The Town prioritizes extension of an interior street grid to improve traffic distribution between properties in order to reduce local trip reliance on Route 6. Where opportunities are identified to create and/or improve the street grid, new interior street connections shall be pursued. Where such connections are not yet feasible, as determined by the Planning Board, the arrangement of buildings, streets, and other site design elements shall not preclude such future connections. Every effort should be made to achieve an average block perimeter of no more than a quarter mile.**
- g) Street design should comply with the following standards:**

 - I. Lane width: 10'-11'**
 - II. Curb radius at intersections in mixed-use blocks: 15'-25'**
 - III. Curb radius at intersections in residential blocks: 10'-20'**
 - IV. On-street parking width: 7'-8'**
 - V. Sidewalk widths: 5'- 8' in residential-only areas, 12'-20' in mixed-use areas**
- h) Per §168 of the Town Code, projects shall contribute to a recreation fund to support the creation of quality public spaces appropriate in scale and function to the overall neighborhood, versus on a site-by-site basis, unless the Town determines that provision of outdoor recreation can be adequately provided for on the same lot being redeveloped.**
- i) Additional architectural design principles.**

 - I. Flat roofs with decorative cornices and/or parapets are required on buildings of three or more stories. Such buildings shall have cornice or top-floor edge features, which may extend up to 42" above the main roofline; the height of the cornice/parapet features shall not be included in the overall building height calculation.**
 - II. Where a 4-story building is proposed, top-floor setbacks may be considered along any façade facing a public or internal street.**
 - III. Unnecessarily complicated architectural designs should be avoided in favor of simple, classic proportioning that highlights the horizontal organizing principle of base/middle/top and applies appropriate vertical organization. Excessive variations to rooflines and building facades should be avoided.**
 - IV. Storefronts for nonresidential uses should maximize the allowable ground-floor height of 14' where possible, with the architectural treatments of the storefront extending up to avoid blank façade areas below the second-floor cornice line.**
 - V. Except for ground-floor nonresidential storefront spaces, window proportions should be vertical in nature (taller rather than wider).**

- VI. Mechanical systems, vent pipes, elevator shafts, antennas, roof decks and/or gardens, solar collectors, and other rooftop accessory structures may project up to 15 feet above the maximum height. With the exception of roof decks and solar collectors, such projections shall occupy no more than 20% of the roof area and must be set back at least 15 feet from the front edge of the roof.
- j) Every effort should be made to incorporate meaningful energy efficiencies such as solar, geothermal, or other green technologies into a project, either within the building envelope(s) and/or as part of larger site-wide systems.
- k) Signage for ground-floor nonresidential storefronts in buildings containing multifamily residential.
- I. Allowed sign types are projecting, wall, and/or window.
- II. Per storefront, a maximum total permanent sign area of one (1) square foot per 2 lineal feet of storefront, up to a maximum of 20 square feet.
- III. Storefront signage shall be nonilluminated or externally illuminated. Internal illumination of storefront signage is prohibited.
- l) Signage per lot. Each lot redeveloped to include multifamily residential is permitted one (1) freestanding sign not to exceed 16 square feet in area and six (6) feet in height.

Section 3. Amendments to § 307-5 of the Town Code

The following shall be added to Section 307-5(A):

DNO Downtown Neighborhood Overlay

The following shall be added as a new Section 307-5(I):

Downtown Overlay District. The DNO District is a mapped overlay district including portions of the Designed Commercial (CD) and Highway Commercial (HC) districts along Route 6 (Cortlandt Boulevard) between the City of Peekskill border to just east of Westbrook Drive.

Section 4. Amendments to §307 Attachment 1 – Notes for Table of Permitted Uses

The following provision shall be added as Note 13:

Note 13. Multifamily Dwellings are only permitted as-of-right in the Highway Commercial (HC) and Designed Commercial (CD) districts on parcels that are also included within the Downtown Neighborhood Overlay (DNO) District, as shown on the Zoning Map.

Section 5. Amendments to §307 Attachment 2 –Table of Permitted Uses

The Table of Permitted Uses shall be updated for “Multifamily dwelling” in the following way:

	HC	CD
Multifamily dwelling	<u>P(13)</u>	<u>P(13)</u>

Section 6. Parcels to be Included

The following parcels shall be included in the Downtown Neighborhood Overlay District:

23.20-1-7
23.20-1-6
23.20-1-5
23.20-1-4
23.20-1-3
23.20-1-2
23.20-3-13
23.20-2-10
23.20-2-9
23.20-2-8
23.20-2-7
24.17-2-14
24.17-2-13
24.17-2-6
24.17-2-5
24.17-2-4
24.17-2-3
24.17-2-2
24.17-2-1
24.13-1-24
24.13-1-23
24.13-1-22
24.13-1-21
24.13-3-42
24.13-3-43
24.13-3-45
24.13-3-47
24.13-3-50
24.13-3-55
24.13-3-1
24.13-2-10
24.13-2-11
24.13-2-12
24.13-2-9
24.13-2-8
24.13-2-7
24.13-2-4

24.13-5-3
24.13-5-2
24.13-5-1
24.9-5-30
24.9-3-42
24.9-4-3
24.9-4-2
24.9-4-1

Section 7. Severability

If any section, subdivision, paragraph, clause, or phrase of this law shall be adjudged invalid or held unconstitutional by any court of competent jurisdiction, any judgment made thereby shall not affect the validity of this law as a whole or any part thereof other than the part or provision so adjudged to be invalid or unconstitutional.

Section 8. Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN, TOWN CLERK**

**Adopted July 15, 2025
At a Regular Meeting
Held at Town Hall**



Town Supervisor
RICHARD H. BECKER, MD

Town Board Members
JAMES F. CREIGHTON
CRISTIN JACOBY
ROBERT E. MAYES
JOYCE C. WHITE

TOWN OF CORTLANDT
DEPARTMENT OF RECREATION AND CONSERVATION

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
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tocrec@townofcortlandt.com



Director
KEN SHERMAN
914-734-1058
Deputy Director
LESLEY POPKIN
914-734-1057

May 23, 2025

TO: Supervisor Richard H. Becker

RE: ATTENDANCE REPORT – APRIL 2025 - RECREATION

Attached for your information are various reports compiled by the Cortlandt Recreation Division.

1. Indicates the total monthly attendance in our programs beginning January 2016.
2. Provides a detailed attendance report for our YOUTH recreation programs conducted during the month of April 2025.
3. Provides a detailed attendance report for our ADULT recreation programs conducted during the month of April 2025.
4. The summary sheet analyzes the figures reported and explains the reasons why there was an increase or decrease in attendance.

Sincerely,

Kenneth Sherman
Director, Recreation & Conservation

attend/cover-jl



MONTHLY ATTENDANCE REPORT

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
JANUARY	9,159	8,329	10,343	10,193	9,309	727	6,026	8,135	7,192	6,062
FEBRUARY	10,045	9,166	9,179	9,061	10,044	948	6,334	7,396	8,284	7,889
MARCH	7,620	6,787	6,087	7,046	3,500	1,092	4,420	6,163	6,034	7,354
APRIL	12,792	9,437	7,699	8,448	8,027	3,708	2,392	11,347	12,097	10,882
MAY	14,267	15,092	12,887	11,480	110	8,696	8,755	10,951	10,717	
JUNE	18,065	18,196	15,840	12,541	54	13,769	10,754	12,700	13,932	
JULY	21,151	31,056	29,060	38,686	3,003	20,742	29,166	33,781	41,938	
AUGUST	16,242	14,485	14,944	17,904	5,196	10,445	14,751	14,322	22,543	
SEPTEMBER	10,614	9,449	9,208	8,968	5,391	8,000	10,001	10,731	13,751	
OCTOBER	15,129	12,515	13,401	12,183	7,237	10,056	10,899	18,401	20,238	
NOVEMBER	7,764	7,645	6,793	7,084	1,866	4,441	6,601	7,032	8,721	
DECEMBER	4,109	4,047	3,765	3,575	720	3,161	4,457	4,412	3,962	
TOTAL	146,957	146,204	139,206	147,169	54,457	85,785	114,556	145,371	169,409	32,187

TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
YOUTH ACTIVITY - 2025

	# of Sessions	Totals	# of Sessions	Totals	Difference	2025 Daily
Activity	Apr. '25	Apr. '25	Apr. '24	Apr. '24	Apr. '25-Apr. '24	Average
					0	#DIV/0!
Art Explorers					0	#DIV/0!
Art Quest					0	#DIV/0!
Babysitting Skills					0	#DIV/0!
Baseball Camp					0	#DIV/0!
Baseball - Travel Tryout					0	#DIV/0!
Baseball - Travel Practice					0	#DIV/0!
Baseball - Travel Ruth Games					0	#DIV/0!
Basketball - Travel Scrimmage					0	#DIV/0!
Basketball - Travel Team Games-Boys					0	#DIV/0!
Basketball - Travel Team Tryouts - Boys					0	#DIV/0!
Basketball - Travel Team Prac. -Boys					0	#DIV/0!
Basketball - Girls Travel Team Game					0	#DIV/0!
Basketball - Girls Travel Team Tryouts					0	#DIV/0!
Basketball - Girls Travel Team Prac.					0	#DIV/0!
Basketball - League Meetings					0	#DIV/0!
Basketball - Midget Girls Games					0	#DIV/0!
Basketball - Midget Girls Practice					0	#DIV/0!
Basketball - Midget Girls Tryouts					0	#DIV/0!
Basketball - Pee Wee Games					0	#DIV/0!
Basketball - Pee Wee Practice					0	#DIV/0!
Basketball - Pee Wee Tryouts					0	#DIV/0!
Basketball - Cub Boys Games					0	#DIV/0!
Basketball - Cub Boys Practice					0	#DIV/0!
Basketball - Cub Boys Tryouts					0	#DIV/0!
Basketball - Jr Boys Games					0	#DIV/0!
Basketball - Jr Boys Practice					0	#DIV/0!
Basketball - Jr Boys Tryouts					0	#DIV/0!
Basketball-9th/10th-Practice					0	#DIV/0!
Basketball-9th/10th-Games					0	#DIV/0!
Basketball - Cub Girls Games					0	#DIV/0!
Basketball - Cub Girls Tryouts					0	#DIV/0!
Basketball - Cub Girls Practice					0	#DIV/0!
Basketball Camp - Sailors					0	#DIV/0!
Basketball - Jr. Girls Games					0	#DIV/0!
Basketball - Jr. Girls Practice					0	#DIV/0!
Basketball - Jr. Girls Tryouts					0	#DIV/0!
Basketball - Free Play FGL					0	#DIV/0!
Basketball - Free Play FWS					0	#DIV/0!
Basketball - Free Play 6-10 grade-Winter					0	#DIV/0!
Basketball - Free Play 3-5 grade-Winter					0	#DIV/0!
Basketball Clinic (1st & 2nd Graders)					0	#DIV/0!
Basketball Camp - Derek					0	#DIV/0!
Basketball Camp - Red Devil					0	#DIV/0!
Basketball - Dinners					0	#DIV/0!
Bowling - After School	2	4	0	0	4	#DIV/0!
Bowling - Bumper Bowl	2	8	3	9	-1	3
Cheerleading Camp					0	#DIV/0!
CPR/ for Prof. Rescuer					0	#DIV/0!
Game Café at the CUE					0	#DIV/0!
Parents Night (Camp)					0	#DIV/0!
Camp Orientation					0	#DIV/0!
C.I.T. Seminar					0	#DIV/0!

**TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
YOUTH ACTIVITY - 2025**

	# of Sessions	Totals	# of Sessions	Totals	Difference	2025 Daily
Activity	Apr. '25	Apr. '25	Apr. '24	Apr. '24	Apr. '25-Apr. '24	Average
Day Camp (1-4)					0	#DIV/0!
Day Camp (7,8)					0	#DIV/0!
Day Camp (5,6)					0	#DIV/0!
Day Camp - Day Play					0	#DIV/0!
Environ. Prog.-All About Bird Nests					0	#DIV/0!
Environ. Prog.-Discovery Hike					0	#DIV/0!
Environ. Prog.-Earth Day Hike "Secret Cove"					0	#DIV/0!
Environ. Prog.-Hidden Signs of Animals					0	#DIV/0!
Environ. Prog.-All About Animal Homes					0	#DIV/0!
Environ. Prog.-Pond Study					0	#DIV/0!
Environ. Prog.-Things,creep crawl & fly					0	#DIV/0!
Environ. Prog.-Trailblazers					0	#DIV/0!
Environ. Prog.-Wet & Wild: Amazing Amphibians	1	3			3	#DIV/0!
Explorers					0	#DIV/0!
First Aid					0	#DIV/0!
Football - Clinic - Flag	1	38			38	#DIV/0!
Football - Punt, Pass & Kick					0	#DIV/0!
Football Coaches Meeting					0	#DIV/0!
Football Tryouts - Juniors					0	#DIV/0!
Football Tryouts - Seniors					0	#DIV/0!
Football League - Games					0	#DIV/0!
Football League - Practice					0	#DIV/0!
Football League - Uniforms					0	#DIV/0!
Football - Cranberry Bowl-Coach Wolff					0	#DIV/0!
Football - Dinner					0	#DIV/0!
Flute Choir					0	#DIV/0!
Golf					0	#DIV/0!
Guitar Lessons					0	#DIV/0!
Halloween - Parade					0	#DIV/0!
Halloween - Party					0	#DIV/0!
Ice Skating - Lake Meahagh					0	#DIV/0!
Junior Ballers-Baseball					0	#DIV/0!
Junior Ballers-Basketball					0	#DIV/0!
Junior Explorers					0	#DIV/0!
Karate for Kidz	2	30	3	15	15	5
Krafty Kids					0	#DIV/0!
Lacrosse Camp					0	#DIV/0!
Lacrosse Clinic					0	#DIV/0!
Lacrosse K-6th Grade Team	1	35			35	#DIV/0!
Lacrosse League Practice	3	105			105	#DIV/0!
Lacrosse League Games	2	70	1	43	27	43
Lacrosse League - Summer League					0	#DIV/0!
Lacrosse League - Tryouts					0	#DIV/0!
Lacrosse Intramurals					0	#DIV/0!
Learn to Skateboard					0	#DIV/0!
Lego-Oh!					0	#DIV/0!
Lifeguard Tryouts	2	15			15	#DIV/0!
Lifeguard Training					0	#DIV/0!
Mad Science					0	#DIV/0!
Moms & Toddlin Tots					0	#DIV/0!
Movie Night					0	#DIV/0!
Mini-Multi Sports Camp					0	#DIV/0!
Multi Sports Camp					0	#DIV/0!
Music, Movement & Crafts					0	#DIV/0!
Nor-West	16	108	13	105	3	8.0769231
National Youth Sports Coaches - Clinic					0	#DIV/0!

TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
YOUTH ACTIVITY - 2025

	# of Sessions	Totals	# of Sessions	Totals	Difference	2025 Daily
Activity	Apr. '25	Apr. '25	Apr. '24	Apr. '24	Apr. '25-Apr. '24	Average
Painting/Drawing					0	#DIV/0!
Piano					0	#DIV/0!
Playgrounds - FG Lindsey					0	#DIV/0!
Playgrounds - West Brook					0	#DIV/0!
Skyhawks-Basketball	4	28	0	0	28	#DIV/0!
Skyhawks-Soccer	2	180	2	150	30	75
Skyhawks-Volleyball	3	18	0	0	18	#DIV/0!
Skyhawks-Tennis	4	64			64	#DIV/0!
Skyhawks-Track & Field	3	39			39	#DIV/0!
Soccer Clinic					0	#DIV/0!
Soccer Draft/Coaches Meeting					0	#DIV/0!
Soccer League - Evaluations					0	#DIV/0!
Soccer League - Midget Games - Boys	2	64	6	206	-142	34.333333
Soccer League - Midget Games - Girls	2	51	4	220	-169	55
Soccer League - Junior Games - Boys	2	55			55	#DIV/0!
Soccer League - Junior Games - Girls	2	48	4	188	-140	47
Soccer League - Pee Wee Games - Boys	3	78	4	308	-230	77
Soccer League - Pee Wee Games - Girls	2	56	4	220	-164	55
Soccer League - Midget Prac. - Boys	9	576	12	1236	-660	103
Soccer League - Midget Prac. - Girls	9	459	8	424	35	53
Soccer League - Junior Prac. - Boys	9	495			495	#DIV/0!
Soccer League - Junior Prac. - Girls	9	432	8	376	56	47
Soccer League - Pee Wee Prac. - Boys	9	702	10	770	-68	77
Soccer League - Pee Wee Prac. - Girls	9	504	8	440	64	55
Soccer - Awards Night					0	#DIV/0!
Soccer - Soccer Tots					0	#DIV/0!
Soccer Travel Tryouts	1	64	2	160	-96	80
Soccer Travel Games - High School - Boys					0	#DIV/0!
Soccer Travel Games - U09 Boys					0	#DIV/0!
Soccer Travel Games - U10 Boys					0	#DIV/0!
Soccer Travel Games - U11 Boys	1	45	5	187	-142	37.4
Soccer Travel Games - U12 Boys	1	43	5	250	-207	50
Soccer Travel Games - U13 Boys	2	100	5	200	-100	40
Soccer Travel Games - U14 Boys	2	86			86	#DIV/0!
Soccer Travel Games - U15 Boys			5	225	-225	45
Soccer Travel Games - U17 Boys					0	#DIV/0!
Soccer Travel Games - U10 Girls					0	#DIV/0!
Soccer Travel Games - U11 Girls	1	45	5	200	-155	40
Soccer Travel Games - U12 Girls	2	86	5	250	-164	50
Soccer Travel Games - U13 Girls	2	100			100	#DIV/0!
Soccer Travel Games - U14 Girls					0	#DIV/0!
Soccer Travel Games - U15 Girls					0	#DIV/0!
Soccer Travel Games - U16 Girls					0	#DIV/0!
Soccer Travel Games - U18 Girls					0	#DIV/0!
Soccer Travel Meetings					0	#DIV/0!
Soccer Travel Practice - High School - Boys					0	#DIV/0!
Soccer Travel Practice - U09 Boys					0	#DIV/0!
Soccer Travel Practice - U10 Boys					0	#DIV/0!
Soccer Travel Practice - U11 Boys	8	144	10	150	-6	15
Soccer Travel Practice - U12 Boys	8	136	10	200	-64	20
Soccer Travel Practice - U13 Boys	8	136	10	160	-24	16

TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
YOUTH ACTIVITY - 2025

Activity	# of Sessions	Totals	# of Sessions	Totals	Difference	2025 Daily
	Apr. '25	Apr. '25	Apr. '24	Apr. '24	Apr. '25-Apr. '24	Average
Soccer Travel Practice - U14 Boys	8	136			136	#DIV/0!
Soccer Travel Practice - U15 Boys			10	180	-180	18
Soccer Travel Practice - U17 Boys					0	#DIV/0!
Soccer Travel Practice - U10 Girls					0	#DIV/0!
Soccer Travel Practice - U11 Girls	8	144	10	160	-16	16
Soccer Travel Practice - U12 Girls	8	144	10	200	-56	20
Soccer Travel Practice - U13 Girls	8	160			160	#DIV/0!
Soccer Travel Practice - U14 Girls					0	#DIV/0!
Soccer Travel Practice - U15 Girls					0	#DIV/0!
Soccer Travel Practice - U16 Girls					0	#DIV/0!
Sports Squirts					0	#DIV/0!
Super Hero Camp					0	#DIV/0!
Swim - Competitive Swim Clinic					0	#DIV/0!
Swim Instruction - 1,2,3	3	177	3	177	0	59
Swim - Cook Staff Orientation					0	#DIV/0!
Swim - PreSchool					0	#DIV/0!
Swim - Tiny Tot					0	#DIV/0!
Swim Team - Party					0	#DIV/0!
Swim Team - Swim Practice					0	#DIV/0!
Swim Team - Dive Practice					0	#DIV/0!
Swim Team - Dive Meet					0	#DIV/0!
Swim Team - Swim Meet					0	#DIV/0!
Swim & Dive Orientation					0	#DIV/0!
Swim & Dive Pictures					0	#DIV/0!
Swim Instr.-Registration-CJC					0	#DIV/0!
Swim Instr.-CJC Camp					0	#DIV/0!
Swim Instr.-Croton					0	#DIV/0!
Tennis Camp - 5-8 year olds					0	#DIV/0!
Tennis Camp - 9-14 year olds					0	#DIV/0!
Tennis Camp - Advanced					0	#DIV/0!
Tennis Camp - Junior Aces					0	#DIV/0!
Tennis Camp - Mini Mites					0	#DIV/0!
Tennis Instruction - Premier					0	#DIV/0!
Tennis Instruction - Youth Indoor					0	#DIV/0!
Tennis Instruction - Youth Outdoor					0	#DIV/0!
Town Hall Tours					0	#DIV/0!
Track Meet					0	#DIV/0!
Volleyball Camp - 3 camps					0	#DIV/0!
Volleyball Development					0	#DIV/0!
Youth Employment- Hen Hud	30	420	30	374	46	12.466667
Youth Employment - Walter Panas	30	433	30	405	28	13.5
Youth Center	26	458	26	250	208	9.6153846
YCS - Canteens	8	84	8	177	-93	22.125
YCS - Courses & Trips					0	#DIV/0!
YCS - 5th Grade Fun Club After School	14	166	9	212	-46	23.555556
YCS - Healthy Snack Club					0	#DIV/0!
YCS - Rock Wall & Weight Training	26	163	26	149	14	5.7307692
YCS - DJ Nights, Karaoke, YC Got Talent					0	#DIV/0!
YCS - Special Event					0	#DIV/0!
YCS - Sports Activities			3	8	-8	2.6666667
YCS - Too Good for Violence Program					0	#DIV/0!
YCS - Open Gym	3	42	3	19	23	6.3333333
YCS - Gaming for Seniors			4	0	0	0
YCS - After Camp Program					0	#DIV/0!
YCS - Life Skills; 5th grade	14	169	9	213	-44	23.666667
YCS - Life Skills; 5th grade (make-ups)	6	15	9	20	-5	2.2222222

TOWN OF CORTLANDT RECREATION

MONTHLY ATTENDANCE REPORT

YOUTH ACTIVITY - 2025

	# of Sessions	Totals	# of Sessions	Totals	Difference	2025 Daily
Activity	Apr. '25	Apr. '25	Apr. '24	Apr. '24	Apr. '25-Apr. '24	Average
YCS - Life Skills; 6th & 7th grades	3	66	3	30	36	10
YCS - Life Skills; 6th & 7th grades (make-ups)	17	147	9	48	99	5.3333333
YCS - Life Skills; booster					0	#DIV/0!
YCS - Birthday Parties/Rental	5	73	5	79	-6	15.8
Total	368	8247	359	9393	-1146	59.201923

TOWN OF CORTLANDT RECREATION
MONTHLY ATTENDANCE REPORT
ADULT ACTIVITY - 2025

Activity	# of Sessions Apr. '25	Totals Apr. '25	# of Sessions Apr. '24	Totals Apr. '24	Difference Apr. '25-Apr. '24	2025 Daily Average
Awareness Through Movement					0	#DIV/0!
Badminton	4	60	3	50	10	16.666667
Basketball - 30 & Older	3	81	4	99	-18	24.75
Basketball - 18 & Older	4	112	4	90	22	22.5
Boating & Seamanship					0	#DIV/0!
CPR Review					0	#DIV/0!
CPR/AED for the Professional Rescuer					0	#DIV/0!
Dance Classes	4	28				
Defensive Driving			2	14	-14	7
Environmental Programs					0	#DIV/0!
Exertone - Mon./Wed.					0	#DIV/0!
Golf Outing					0	#DIV/0!
Golf Instruction					0	#DIV/0!
Guitar Lessons					0	#DIV/0!
Healthy Nutrition					0	#DIV/0!
Hip Hop					0	#DIV/0!
Intro to Japanese	3	6	5	25	-19	5
Intro to Swordsmanship	4	16	4	20	-4	5
Advanced Swords	4	44	4	40	4	10
Karate-Advanced	4	56			56	#DIV/0!
Karate-Intro 4 Adults	2	4	4	40	-36	10
Light Saber					0	#DIV/0!
Nor-West	28	698	26	551	147	21.192308
Oxygen Administration					0	#DIV/0!
Piano					0	#DIV/0!
Pickleball Tune-Up	1	5	4	48	-43	12
Pilates					0	#DIV/0!
Run, Jog, Walk					0	#DIV/0!
Soccer-Referee Course					0	#DIV/0!
Softball League - Meeting					0	#DIV/0!
Softball League - Umpires Meeting					0	#DIV/0!
Softball - Men Fall Arc Ball					0	#DIV/0!
Softball - Men Games	6	1200	7	1400	-200	200
Softball - Mens/Tournament					0	#DIV/0!
Softball - Women's Games					0	#DIV/0!
Special Events/Supervisor					0	#DIV/0!
Summer Staff - Directors Meeting					0	#DIV/0!
Swim - Adult Beginner					0	#DIV/0!
Swim Facilities - CJC					0	#DIV/0!
Tai Chi					0	#DIV/0!
Tai Kwon-Do					0	#DIV/0!
Tennis Instruction-Premier					0	#DIV/0!
Tennis Team (Men's League)					0	#DIV/0!
Tennis Team (Women's League)					0	#DIV/0!
Track & Field Meets					0	#DIV/0!
Volleyball - Co-Ed					0	#DIV/0!
Volleyball - Adv.	4	84	3	60	24	20
Water for a City					0	#DIV/0!
Waterfront Lifeguarding					0	#DIV/0!
Woga I	3	39	3	42	-3	14
Woga II	3	48	3	66	-18	22
Yoga 2.0					0	#DIV/0!
Yoga Anyone					0	#DIV/0!
Yoga II	3	42	3	60	-18	20
Yoga-Gentle			3	27	-27	9
Yoga-Lite	3	24	3	39	-15	13
Yoga Core & Stretch	4	88	3	33	55	11
TOTAL	87	2635	88	2704	-69	30.727273

ATTENDANCE - FIGURE COMPARISONS

Apr-25

2025 10,882
 2024 12,097
 DIFFERENCE (1,215)

PRINCIPLE PROGRAMS AFFECTING DECREASE IN PROGRAM ATTENDANCE

soccer league-midget games-boys	4 less sessions held	-142
soccer league-midget games-girls	2 less sessions held	-169
soccer league-junior games-girls	2 less sessions held	-140
soccer league-peewee games-boys	1 less session held	-230
soccer league-peewee games-girls	2 less sessions held	-164
soccer league-midget practice-boys	3 less sessions held	-660
soccer league-peewee practice-boys	1 less session held	-68
soccer travel tryouts	1 less session held	-96
soccer travel games BU11	4 less sessions held	-142
soccer travel games BU12	4 less sessions held	-207
soccer travel games BU13	3 less sessions held	-100
soccer travel games BU15	not held in 2025	-225
soccer travel games GU11	4 less sessions held	-155
soccer travel games GU12	3 less sessions held	-164
soccer travel practice BU12	2 less sessions held	-64
soccer travel practice BU15	not held in 2025	-180
soccer travel practice GU12	2 less sessions held	-56
YCS canteens	decrease in program participation	-93
softball men's games	1 less session held	-200

TOTAL

-3255

PRINCIPLE PROGRAM AFFECTING INCREASE IN PROGRAM ATTENDANCE

lacrosse league practice	not held in 2024	105
skyhawks tennis	not held in 2024	64
soccer league-junior practice-boys	not held in 2024	495
soccer league-junior practice-girls	1 additional session held	56
soccer league-peewee practice-girls	1 additional session held	64
soccer travel games BU14	not held in 2024	86
soccer travel games GU13	not held in 2024	100
soccer travel practice BU14	not held in 2024	136
soccer travel practice GU13	not held in 2024	160
Youth Center	increase in program participation	208
YCS life skills 6th/7th grade	8 additional sessions held	99
karate-advanced	not held in 2024	56
norwest-adult	2 additional sessions	147
yoga core & stretch	increase in program participation	55

TOTAL 1831



Town Supervisor
RICHARD H. BECKER, MD

Town Board Members
JAMES F. CREIGHTON
CRISTIN JACOBY
ROBERT E. MAYES
JOYCE C. WHITE

TOWN OF CORTLANDT
DEPARTMENT OF RECREATION AND CONSERVATION
OFFICE FOR SENIOR SERVICES

MURIEL H. MORABITO COMMUNITY CENTER
29 WESTBROOK DRIVE
CORTLANDT MANOR, NY 10567
MAIN PHONE: 914-528-1572
FAX: 914-528-1585
www.townofcortlandt.com/seniors



DAWN J. MAHONEY
Director
OFFICE FOR SENIOR SERVICES
DAWNM@TOWNOFCORTLANDT.COM

May 30, 2025

To: Town Clerk Laroue Rose Shatzkin

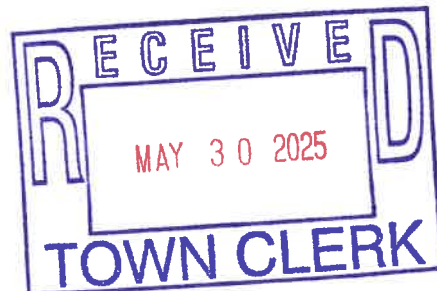
Re: Senior Citizen Monthly Attendance

Enclosed are the statistics related to the programs conducted at the Muriel Morabito Community Center, during the month of May, for the senior citizens of the Town of Cortlandt under my direction.

In addition to a detailed report of attendance, I have explained the program's fluctuations.

Sincerely,

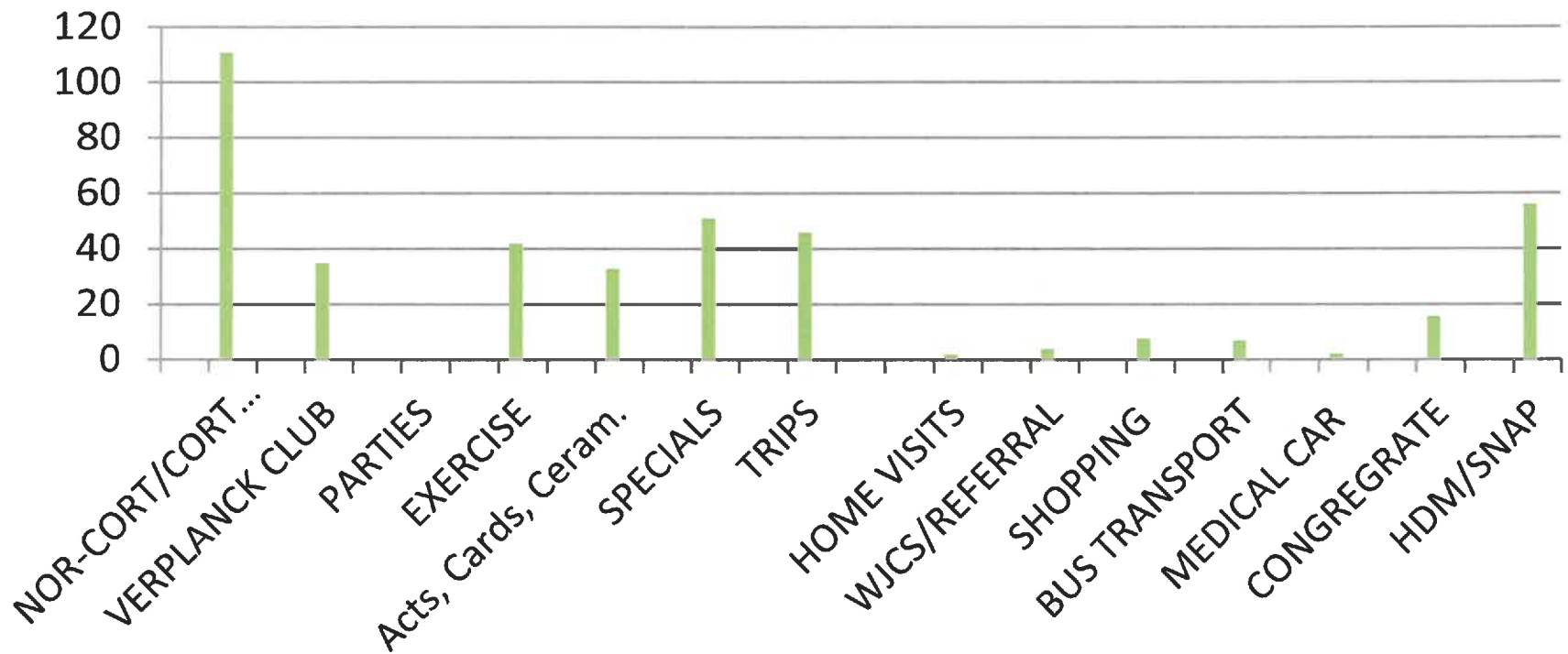
Dawn Mahoney
Director of Senior Services



2025 -MAY

Activity	# of sessions	Totals	Avg/ session
NOR-CORT/CORT CLUB	4	445	111
VERPLANCK CLUB	5	175	35
PARTIES	n/a	n/a	n/a
EXERCISE	24	997	42
Acts, Cards, Ceram.	14	466	33
SPECIALS	3	154	51
TRIPS	2	92	46
HOME VISITS	2	4	2
WJCS/REFERRAL	18	72	4
SHOPPING	7	54	7.71
BUS TRANSPORT	8	56	7
MEDICAL CAR	16	35	2.19
CONGREGATE	21	328	15.62
HDM/SNAP	21	1176	56

Senior Citizen Activities for May 2025



TOWN OF CORTLANDT - THE GOLDEN CONNECTION



MAY 2025



Monday	Tuesday	Wednesday	Thursday	Friday
<p>Muriel H. Morabito Community Center 29 Westbrook Drive Cortlandt Manor, NY 914-528-1572</p> <p>CALENDAR SUBJECT TO CHANGE</p>	<p><i>April showers...</i></p>	<p><i>...bring May flowers.</i></p>	<p>1 Chair Yoga 10:30am Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards, Canasta and Board Games 12pm Verplanck Mtg. 10am @Schoolhouse (Verplanck: crafts—HH Free Library) Trip out: Hunterdon Hills bus leaves @ 9:00am</p>	<p>2 Low Impact 10:15am Zumba 12:15pm Pizza & Movie 1:15pm "Blended"</p>
<p>5 Line Dancing 10:30am Poker 1:00pm-3:00pm Bus to Trader Joe's & Uncle Giuseppe's Drop in pickleball</p>	<p>6 Bocce 9:30 am Nor-Cort/Cortlandt Meeting 10:30am Lunch Bingo</p>	<p>7 Registration open at 10:00 a.m. For "Aqua Turf Trip" Rockin' the Clock 10:00-11:00am Drawing class 10:00am-1:00pm Men's Discussion Group 12pm Coffee Hour 12pm Pickleball with Paul 1-3:00pm</p>	<p>8 Chair Yoga 10:30am Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards Canasta and Board Games 12pm Bereavement Support Group 12pm Verplanck Mtg. 10am @Schoolhouse "Featuring Concert in the Park" Mobile Town Clerk's Office 12:00-2:30pm</p>	<p>9 Low Impact 10:15am Zumba 12:15pm Swing Dance 1:30-3:00pm</p>
<p>12 Line Dancing 10:30am Tai Chi 11:45am-12:45pm Poker 1:00pm-3:00pm Cardio Drumming 1:15pm NO Drop in pickleball</p>	<p>13 Bocce 9:30am Nor-Cort/Cortlandt Meeting 10:30am Alzheimer's & Dementia Support 11:00am—1:00pm (Consultations available) Lunch</p>	<p>14 Rockin' the Clock 10:00-11:00am Drawing class 10am-1pm Men's Discussion Group 12pm Coffee Hour 12pm Drop in Pickleball 1-3:00pm</p>	<p>15 Chair Yoga 10:30am Wii Bowling 11:45am Mahjong/Chinese Mahjong, Cards Canasta and Board Games 12pm Verplanck Mtg. 10am @Schoolhouse</p>	<p>16 Low Impact 10:15am Zumba 12:15pm Sub (Freddie) NO Swing Dance</p>
<p>19 No Line dancing Tai Chi 11:45am-12:45pm Poker 1:00pm-3:00pm Drop in Pickleball 1-3:00pm Bus to JV Mall Trip out: Lancaster, PA bus leaves at 7:00am</p>	<p>20 Bocce 9:30am Nor-Cort/Cortlandt Meeting 10:30am Lunch Bingo Lancaster, PA</p>	<p>21 Rockin' the Clock 10:00-11:00am "Welcome to Freddie's Table" 11:30am- 1:30pm (Cooking class/ground beef) Men's Discussion Group 12pm Coffee Hour 12pm No drop in Pickleball Lancaster, PA returns</p>	<p>22 Chair Yoga (sub) 10:30am Wii Bowling 11:45am No Mahjong/Chinese Mahjong, Cards, Canasta and Board Games Bereavement support group 12pm Masterpieces & Mocktails 2-4 pm Verplanck Mtg. 10am @Schoolhouse</p>	<p>23 NO Low Impact Zumba 12:15pm NO Swing Dance Open basketball play 1:00-3:00pm</p>
<p>26 CENTER CLOSED MEMORIAL DAY</p>	<p>27 Bocce 9:30am Nor-Cort /Cortlandt Meeting 10:30am Lunch Big Bingo @12:30pm *Special Guest - First Light. Home Care Giveaways!</p>	<p>28 Rockin' the Clock 10:00-11:00am Men's Discussion Group 12pm Coffee Hour 12pm Drop in pickleball 1-3:00pm</p>	<p>29 AARP Safety Class 8:30am-3:30pm No other programs Verplanck Mtg. 10am @Schoolhouse</p>	<p>30 Low Impact 10:15am Zumba 12:15pm Swing Dance 1:30-3:00pm</p>

TOWN OF CORTLANDT

"Golden Connection"

Pizza & Movie: Friday, May 2nd at 1:15pm. "Blended" starring Drew Barrymore and Adam Sandler. Recently divorced mom Lauren and widowed dad, Jim let their friends push them into a blind date, which goes disastrously wrong. However, fate intervenes when both Jim and Lauren purchase one half of the same vacation package and they are forced to spend time together. Pre-registration required no later than 1 week prior with payment of \$6.00.

Bocci: Bocci is back! Tuesdays 9:30am, (weather permitting). Drop-in mornings—free!

Rockin the Clock: ACE certified instructor, Jody Alesandro teaches this dance-fitness class for active seniors and rock lovers of all ages. Wednesdays beginning in May, 10:00-11:00am. Cost: \$30; pre-registration no later than one week before with payment.

Play Pickleball with Paul: Immerse yourself in gameplay with a veteran player as your fourth. Paul will give advice and feedback throughout the game on technique, positioning, strategy and more. Wednesday, May 7th between 1:00-3:00pm. Not a clinic or one-to-one lesson. Free!

Drop in Pickleball: Learn the fun sport that combines tennis, badminton and ping pong. See calendar for dates and times.

Verplanck Seniors Annual Fundraiser "Penny Social": Saturday, May 3rd, 10:00am-2:00pm. Mother's Day gifts, sweepstakes, gift baskets, handcrafted items, raffles, baked goods, cash prizes and more.

Mobile Town Clerk's Office: Laroue Shatzkin, Town Clerk, is bringing the Mobile Clerk's Office to the Community Center Thursday, May 8th, from 12:00 to 2:30pm. Apply for an Emergency Medical ID Card, renew your handicap placard, update a dog license, fishing license and more! No charge for Medical ID Card.

Bereavement Support Group: Will meet twice a month (May 8 and May 22nd). For those that are grieving a death it provides a safe and supportive environment where people can verbalize feelings associated with a loss, Susan Loomis, LMSW will be available for support.

Swing Dance: Instructor Cameron Kelly will teach the steps to various types of dance in the 1st half of the class. The 2nd half is for dancing and fun! No registration required. Free on May 9th and 16th.

Cardio Drumming: May 12th at 1:15 pm. Space limited to 20. Mike Cohen is the Director of cardiac & pulmonary rehabilitation from NW Restorative, specializing in patients with heart & lung issues. This session includes uplifting & upbeat movements that combine drumming with cardiovascular movements to music. \$5 fee paid in advance as a deposit with your registration. Money will be returned to you when you show up for the class.

Schedule of Events

Welcome to Freddie's Table: Wednesday, May 21st at 11:30am-1:00pm. French chef Freddie's first of a three part series, where she will show you how to prepare wonderful dishes. May's dish: "The Ground Beef Adventures" show you how to make three different meals with ground beef. \$10 per class; must pre-register by May 7th.

Masterpieces & Mocktails: Thursday, May 22nd, 2:00—4:00pm. Enjoy a relaxing afternoon painting and enjoying a delicious mocktail!

Memorial Day Ceremony: Please join us on Friday, May 23rd for our Memorial Day Ceremony where we pay tribute to the men and woman who have paid the ultimate sacrifice. Light refreshments will be served. Please RSVP to rsvp@townofcortlandt.com

Big Bingo: Tuesday, May 27th at 12:30. Entrance fee is \$7 paid in advance includes card for each game. Additional cards, daubers and bonus games will be available for purchase. Pre-registration is required with payment to reserve your spot. Payment at the door will be \$10 instead of \$7. *Special guest this month: First Light. Home Care giveaways!

AARP Defensive Driving: No programs at the Community Center, Thursday, May 29th as we are having an AARP Defensive Driving Course from 8:30am-3:30pm. You must be here promptly at 8:30am and don't forget to pack your lunch and water.

Shopping: The shopping bus will pick up Cortlandt Seniors at their home to go to the Cortlandt Town Center every Thursday and the Jefferson Valley Mall on the 3rd Monday of the month. Trader Joe's and Uncle Giuseppe, 1st Monday of the month. Seniors will be returned to their homes. Must register with Carol. Contribution for the shopping bus is \$3.00.

****We offer 4 ongoing exercise classes at no cost to Town of Cortlandt Seniors****

Mondays from 10:30-11:30am: Line Dancing with Cameron Kelly. Come burn calories, get some exercise and have some laughs line dancing with us! Light to moderate level.

Thursdays from 10:30-11:30am: Chair Yoga with Karen Lett. Improve your health, balance, stability and stress level with this breath and movement yoga class.

Fridays from 10:15-11:15am: Low Impact Aerobics & Muscle Strengthening with Lori Barr. This light aerobics class will burn fat, improve heart health, build stronger bones and muscles and increase flexibility. All levels are welcome!

Fridays from 12:15-1:00pm: Zumba Gold with Suzi Tipa. This fun and active class set to international rhythms focuses on balance, range of motion and coordination. Low intensity, all levels welcome!

Looking Ahead: Memoir class, June / Senior Craft Day, July / Zumba Gold Toning, July / Annual Picnic at Charles Cook, August 20th

Senior Citizen Clubs:

We had 4 large club meetings this month with an average of 111 in attendance at each. Attendance is at its highest point in recent years. Verplanck Seniors continue to meet at the Schoolhouse each week.

Nutrition Program:

The Home Delivered Meal Program is sporadic in nature, due in part to the fragile health of those involved. May yielded a few new additions to the program.

The Congregate Meal Program varies in accordance with the menu as put forth by Westchester County Senior Programs and Services. We continued and increased the number of congregate meals this month, in addition to the GRAB & GO meal service.

Other Services:

I've attached our monthly May calendar so you can reference all the programs at the Center. In addition, to our regularly scheduled programs, we offered an AARP Safety Class, Masterpieces and Mocktails with Cortlandt Healthcare, 2-night trip to Lancaster, PA, and day trip to Hunterdon Hills Playhouse. We have our regular scheduled programs that continue year around and are very successful.



RICHARD H. BECKER
Town Supervisor

TOWN OF CORTLANDT

Purchasing Department
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
914-734-1046

Town Board Members
JAMES F. CREIGHTON
CRISTIN JACOBY
ROBERT E. MAYES
JOYCE C. WHITE

Purchasing Director
Jennifer Glasheen

PURCHASING DEPARTMENT
REPORT TO THE TOWN BOARD
MONTH OF MAY 2025

PURCHASE ORDERS PROCESSED

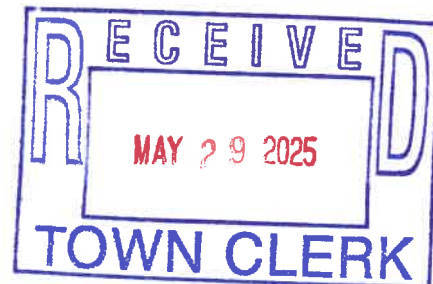
183

APPROXIMATE PURCHASING VOLUME

\$114,845

AWARDED BIDS/RFP

BID#2025-07 Emergency Tree Work



OPEN BIDS/RFP'S

BID#2025-06 Trophies and Plaques – JUNE RESOLUTION

Respectfully,

Jennifer Glasheen
Purchasing Director



TOWN OF CORTLANDT

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1030

DEBRA A CARTER
RECEIVER OF TAXES

June 2, 2025

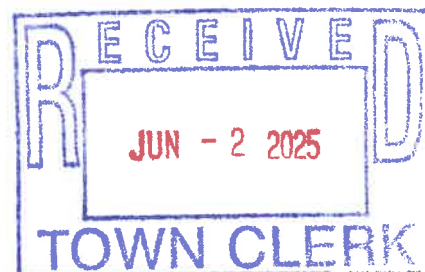
Honorable Richard Becker
Supervisor, Town of Cortlandt
Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Dear Supervisor Becker:

Pursuant to Chapter 283, Section 281 of the Westchester County Administrative Code 1948, I herewith submit this statement of all monies collected by the Tax Office for the month of May 2025.

Sincerely,

Debra A Carter
Receiver of Taxer



TOWN OF CORTLANDT
RECEIVER OF TAXES
May 1, 2025 to May 31, 2025

COLLECTION	OPENING BALANCE	COLLECTION	UNAPPLIED	CREDIT CARD	MEMO/	MISC	OVER/	CLOSING
				FEES	CHK FEES		SHORT	BALANCE
School Taxes 2024-2025								
Croton Harmon	154,861.09	19,602.40						135,258.69
Hendrick Hudson	299,941.45	21,760.78						278,180.67
Lakeland	394,647.88	8,827.63						385,820.25
Putnam	53,324.35	9,184.20						44,140.15
Yorktown	23,452.37							23,452.37
Total School Taxes	926,227.14	59,375.01						866,852.13
School Penalty 2024-2025		7,718.73						
Town & County 2024	211,360.69	15,931.80						195,428.89
Town & County Penalty 2024		2,071.12						
Town & County 2025	3,014,415.57	1,969,400.94						1,045,012.79*
Town & County 2025 Penalty		21,414.07						
Total Town, School, County, Pen		2,075,911.67						
Liens	1,644,993.21	26,345.21						1,618,648.00
Lien Interest		7,015.20						
Installment Plan	27,452.64							27,452.64
Installment Plan Interest								
Total Lien & Interest		33,360.41						
TOTALS Base & Interest	-	2,109,272.08		2,098.99	230.00		(7.54)	2,111,593.53

Wire transfer payment from NWJWW for Town & County Bill #014810,014811,014812

Wire transfer from WC for 2025 T & C bill #004062,014769 wired directly to the general fund account

Redeposit check #85574015 in the amount of \$502,631.11 for SBL 24.10-1-3 due to piggybacking on batch #043020250

Wire transfer from NWJWW for SBL#24.17-2-11 & 24.17-2-22

5/27/25 payment for water agreement SBL 23.7-1-14 \$10,224.30 per TB resolution

*\$1.84 adjustment

Account#	Account Description	Fee Description	Qty	Local Share	
	Marriage License	marriage license	10	157.50	
	TOWN CLERK FEES	Birth Certificates	169	1,690.00	
		Carting License	8	2,000.00	
		Death Certificates	304	3,040.00	
		Dog Release Fee	1	25.00	
		EZPass	4	100.00	
		Fireworks License	2	700.00	
		Marriage Copy	9	90.00	
		Marriage Officiant	4	100.00	
		Sub-Total:		\$7,902.50	
A2530	WAGERING FEES	Games Chance Permits	4	40.00	
		Games Chance Proceed	1	118.50	
		Sub-Total:		\$158.50	
A2544	Dog Licensing	Exempt Dogs	2	0.00	
		Female, Spayed	24	216.00	
		Female, Unspayed	1	15.00	
		Male, Neutered	12	108.00	
		Male, Unneutered	2	30.00	
		Replacement Tags	1	5.00	
		Sub-Total:		\$374.00	
Total Local Shares Remitted:				\$8,435.00	
Amount paid to:	NYS Ag. & Markets for spay/neuter program			45.00	
Amount paid to:	Nystatedept. For Marriage Lic.			202.50	
Amount paid to:	State Comptroller for Games of Chance			60.00	
Total State, County & Local Revenues:		\$8,742.50	Total Non-Local Revenues:		\$307.50

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Laroue Rose Shatzkin, Town Clerk, Town of Cortlandt, during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.




Supervisor Date Town Clerk Date

5/30/25 06/03/2025

KEANE & BEANE P.C.
ATTORNEYS AT LAW

■ **Westchester**
445 Hamilton Avenue
Suite 1500
White Plains, NY 10601
Phone 914.946.4777

■ **Long Island**
534 Broadhollow Road
Suite 460
Melville, NY 11747
Phone 631.776.5910

■ **Mid-Hudson**
200 Westage Business Center
Suite 120
Fishkill, NY 12524
Phone 845.896.0120

■ **New York City**
60 East 42nd Street
Suite 810
New York, NY 10165
Phone 646.794.5747

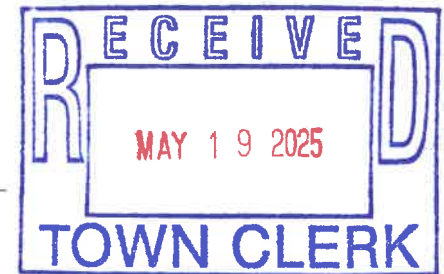
May 19, 2025

VIA EMAIL AND OVERNIGHT DELIVERY

Honorable Richard H. Becker, Town Supervisor
and Members of the Cortlandt Town Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567

JUDSON K. SIEBERT
Principal Member
jsiebert@kblaw.com

Re: Cortlandt Lexington I LLC, as Successor to Cortlandt CSG, LLC -
Solar Energy System/Extension of Special Permit



Dear Supervisor Becker and Members of the Town Board:

I write, on behalf of Cortlandt Lexington I LLC and 202 Cortlandt, LLC, to request a one-year extension of the above-referenced special permit granted pursuant to Town Board Resolution No. 250-22.

202 Cortlandt, LLC is the owner of unimproved premises located on Lexington Road and designated as Tax Parcel SBL 34.7-1-2.1 (this parcel is depicted on the attached aerial/tax map taken from the Westchester County GIS database). This property is the subject of a site plan approval and special permit obtained by Cortlandt CSG, LLC in 2022 authorizing the construction and operation of a solar energy system on these premises. As related to the Town in 2023, Cortlandt Lexington I LLC acquired, through an assignment from Cortlandt CSG, LLC, ownership of the approved solar energy system. Thereafter, in this successor capacity, it secured prior extensions of the site plan approval (from the Planning Board) and special permit (from the Town Board). The special permit, as extended pursuant to Town Board Resolution adopted on August 13, 2024, will expire on August 16, 2025.

I again request, on behalf of Cortlandt Lexington I LLC and 202 Cortlandt, LLC, a one-year extension of this special permit. Cortlandt Lexington I, LLC and 202 Cortlandt, LLC are engaged in negotiations with a solar energy operator to acquire the Lexington Avenue parcel and develop the project approved in 2022 for which the site plan approval and special permit were issued. However, the August 16, 2025 special permit expiration date is an impediment to these efforts because of due diligence standards and, should the transaction proceed, the time necessary to satisfy the conditions attached to the Planning Board's site plan approval and the special permit.

Honorable Richard H. Becker, Town Supervisor
and Members of the Cortlandt Town Board

May 19, 2025

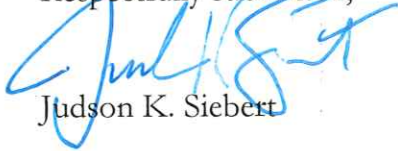
Page 2

Cortlandt Lexington I LLC and 202 Cortlandt, LLC have likewise requested a one (1) year extension of the site plan approval for this project. The Cortlandt Planning Board will entertain this request at its June 5, 2025 meeting.

As stated before, Cortlandt Lexington I LLC and 202 Cortlandt, LLC acknowledge the obligations borne under Cortlandt Town Code §255-9(h) should this project proceed.

I thank the Town Board for its consideration of this request.

Respectfully submitted,



Judson K. Siebert

JKS/dy

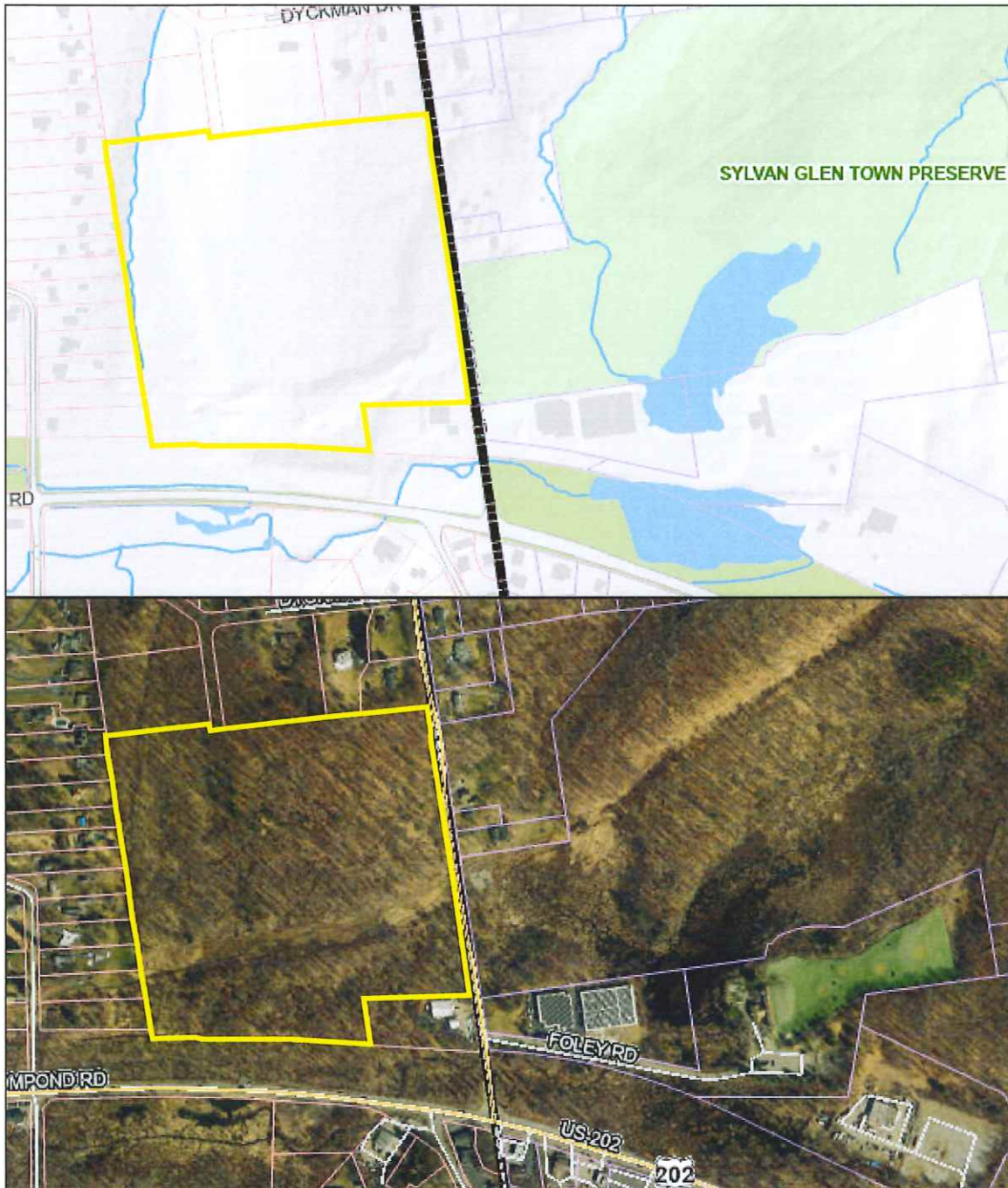
cc: Michael Cunningham, Esq., Cortlandt Deputy Town Attorney
Christopher Kehoe, AICP, Director of Town of Cortlandt
Department of Planning & Community Development

Tax Parcel Maps

Address: LEXINGTON AVE

Print Key: 34.7-1-2.1

SBL: 03400700010020010000



Disclaimer:

This tax parcel map is provided as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact the assessor's office of the municipality.

May 2nd 2025

May 8th 2025

Cortlandt Town Hall

1 Heady Street

Cortlandt, NY 10567

Attention: Town Supervisor Dr. Richard Becker

Re: Request for One Time Water Bill Forgiveness

Property located in Cortlandt Colony

Re: E-mail – RichardB@townofcortlandt.com

Dear Supervisor Becker;

I am writing to respectfully request consideration for a one-time forgiveness of a water bill assessed to my residence located at 31 Brandeis Avenue, Mohegan Lake, NY 10547. I am the owner of the house only; the land itself is owned by Cortlandt Colony, a cooperative community. As such, I do not hold direct ownership or control over the land or water infrastructure, yet I have been held responsible for a water bill that I believe may be subject to forgiveness under the Town's policy.

I understand the Town of Cortlandt allows a one-time water bill forgiveness or adjustment under certain circumstances. Given that I do not own the underlying property and have limited control over potential water infrastructure issues that may have led to the excess charges, I am requesting that my case be reviewed for eligibility under this policy. Additionally, I had to pay the plumber to fix the pipe owned by Cortlandt Colony in excess of \$1000 to remediate the broken pipe.

Account: 00303296-000

Billing Period: 2022 – Cortlandt Colony pipe broke. I don't own the land, just the house.

Amount in dispute: \$3052.00 (water department over-billing)

Supervisor Dr. Richard Becker we met a few weeks ago at Mavis Tire and we spoke about some of my issues at Cortlandt Colony, broken pipe owned by Cortlandt Colony. Although I went to small claims court regarding a fence height is 6'-8" not approved by Cortlandt Colony and the Fence was put 2'-0" into my property, this is a major concern for an Ambulance and Fire Department it does not comply with the width required on a small road owned and controlled by Cortlandt Colony. They do not plow their road and the pool is very dangerous and I feel that it may collapse.



Please let me know if additional documentation or clarification is needed to support this request. I appreciate your time and consideration and hope for a favorable review of this unique situation.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.

From: [REDACTED]
Sent: Wednesday, May 21, 2025 11:58 AM
To: Richard Becker <RichardB@townofcortlandt.com>
Subject: Good afternoon

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon. I am reaching out in regards to Allan Street in Cortlandt Manor. Speeding vehicles are becoming very bad on Allan Street particularly at the Lake Allan-Dale entrance. Can the town please consider placing a speed bump right at the entrance? This is a simple request to protect our residents. I see on millington road on route 6 there are several speed bumps to slow cars down. Please just one on Allan Street would be appreciated. Please view this as a preventative measure.

From: [REDACTED]
Sent: Friday, May 23, 2025 10:34 AM
To: supervisor <supervisor@townofcortlandt.com>
Subject: Speed concerns during school bus pick up and drop off hours

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, my name is [REDACTED] Furnace Dock Rd, in Cortlandt Manor. I placed a call to the town, and they recommended I write to you. Every morning between 8:30 and 8:45 a few families send their kids to school on the corner of Gillman Lane and Furnace dock road. This is a heavy transit time and although there is a school bus stop sign on the side going towards croton avenue and a 25 mph sign speeding is frequent. The same is true at drop off times. And in fact, it is true throughout the day.

This part of the road has 3 curve-counter curve section and a hill with low visibility still speeding is frequent and cars skid, sometimes hit trash can holders or the rail, or cut the curves to be able to handle the curve at higher speed. This all happens while we have to wait for the bus or even if we come to the stop just when the bus arrives, we have to walk a stretch of 40 yards on the curb of Furnace Dock towards Gillman. It is dangerous and it is getting worse.

Commercial vehicles tend to be worse, including petrol and gas trucks. Our town vehicles are no exception and they frequently are texting while driving fast.

I have called the state troopers and while they sent a kind policewoman once they are never there during school bus hours.

I want to bring this to your attention and request that more signage with a radar or patrolling, or other solution is provided.

Thank you for your time

[REDACTED]

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZE CONTRACT WITH LOGICALLY TO TRANSITION THE TOWN
OF CORLANDT WEBSITE AND EMAIL TO A .GOV FORMAT)**

WHEREAS, the State of New York has mandated that all municipalities must transition to a .gov format for their websites and emails; and

WHEREAS, the Town's current Managed Network Services and Support company, Logically, has provided a statement of work covering the scope of that transition; and

WHEREAS, the Director of Information Technology has recommended to proceed with Logically;

NOW, THEREFORE, BE IT RESOLVED, the Town Board of the Town of Cortlandt does hereby authorize a contract with Logically in an amount not to exceed \$7,000; and

BE IT FURTHER RESOLVED, that the Town Comptroller is authorized to amend the 2025 budget to fund the project as deemed necessary.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
at a Regular Meeting
Held at the Town Hall**

RESOLUTION

NUMBER X-25

(AUTHORIZE A ONE-YEAR SPECIAL PERMIT EXTENSION FOR A PREVIOUSLY APPROVED SOLAR PROJECT ON THE CORNER OF LEXINGTON AVENUE AND 202)

WHEREAS, a company previously completed the land use review process for a community solar energy system to be located on the corner of Lexington Avenue and 202 (SBL 34.7-1-2.1); and

WHEREAS, after an extensive review, the Applicant received Site Plan Approval from the Planning Board and Special Permit approval from the Town Board; and

WHEREAS, thereafter, the contract-vendee decided not to pursue the project, and in 2023, the owner of the property received one-year time extensions of the Site Plan Approval from the Planning Board and the Special Permit from the Town Board in order to find a development partner; and

WHEREAS, the Planning and Town Boards issued one-year extensions in 2024 as well;

NOW, THEREFORE, BE IT RESOLVED that the Town Board extends the Special Permit approval (Resolution Number 250-22) for a third one-year period.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted June 10, 2025
At a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER X-25

(RE: RESOLUTION AUTHORIZING THE DEPARTMENTS OF TECHNICAL SERVICES AND PLANNING & COMMUNITY DEVELOPMENT TO APPLY FOR 2025 NYS CONSOLIDATED FUNDING APPLICATION GRANTS)

WHEREAS, each year New York State releases the Consolidated Funding Applications (CFA) offering grants for a variety of projects funded through various State Agencies, and

WHEREAS, the Town has successfully applied for and received several grants through the CFA process.

NOW THEREFORE BE IT RESOLVED, that the Departments of Technical Services and Planning and Community Development are hereby authorized to apply to New York State for 2025 Consolidated Funding Application grants for the Annsville Sewer and Water Extension, the Dickerson Pond Sewer District and for the updating of the Town Zoning Code.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
At a Regular Meeting
Held at the Town Hall**

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZE CONTRACTS/AWARD BID WITH RESPECT TO
TROPHIES AND PLAQUES RFB #2025-06)**

WHEREAS, the Purchasing Director previously advertised for bids for TROPHIES AND PLAQUES; and

WHEREAS, said bids were received and opened by the Purchasing Director on MAY 29, 2025; and

WHEREAS, the Town will Award Bidder for Trophies and Plaques at The Lowest Category Pricing; and

ANCO ENTERPRISES INC, 236 ROUTE 9W HAVERSTRAW, NY 10927, whose bid was **A TOTAL OF \$6763; (BASED ON ANNUAL TROPHY AND PLAQUE BID ESTIMATES)** was the lowest category pricing; and

WHEREAS, it is the recommendation of the Department of Recreation that the bid be awarded to the lowest responsible bidders;

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor be, and hereby is, authorized to execute contracts in accordance with the bid specifications previously prepared; and

BE IT FURTHER RESOLVED, the Comptroller is authorized to amend the Budget if necessary.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted June 10, 2025
At a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZE PURCHASE ON BEHALF of DES/HIGHWAY, A TRAFFIC
CONTROL BOX FOR WESTBROOK AND FAWN RIDGE ROAD)**

WHEREAS, we are unable to replace existing box with refurbish, due to age of equipment and is considered a safety emergency to be purchased and installed by our Electrical Contractor; and

WHEREAS, the TOWN BOARD has been briefed by DES and Purchasing on TRAFFIC CONTROL EQUIPMENT – Town wide and status of future replacement needs; and

WHEREAS, Town Comptroller will reserve HIGHWAY funding in the amount of \$18,125;

NOW, THEREFORE, BE IT RESOLVED, the Supervisor is hereby authorized to allow purchase by the Director of Purchasing AND Director of DES' discretion.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted June 10, 2025
At a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZE INSTALLATION OF A NEW HANDICAPPED PARKING SPACE
ON 6TH STREET.)**

WHEREAS, The Director of the Department of Environmental Services has evaluated the request for one handicapped space from the resident at 150 6th Street Avenue; and

WHEREAS, after an evaluation, the Department has no objection to providing one handicapped designated space as requested at their driveway entrance on 6th Street,

NOW, THEREFORE, BE IT RESOLVED, that the Department of Environmental Services is authorized to install new pavement markings and signage as required.

ALSO BE IT RESOLVED, that the Town Comptroller is authorized to amend the 2025 budget to fund the project as deemed necessary.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
at a Regular Meeting
Held at the Town Hall**

RESOLUTION

NUMBER X-25

(RE: AUTHORIZE A LOAD ONLY FIREWORKS PERMIT TO SANTORE'S WORLD FAMOUS FIREWORKS ON BEHALF OF THE VILLAGE OF TARRYTOWN/VILLAGE OF SLEEPY HOLLOW)

WHEREAS, pursuant to Chapter 35 of the Town Code, and pursuant to Section 405.00 of the Penal Law of the State of New York, Santore's World Famous Fireworks and the Hudson Valley Gateway Chamber of Commerce submitted to the Department of Technical Services - Code Enforcement Division an application for a permit to **load** fireworks onto a barge at the following location on July 4, 2025:

---Madeline Marine, Inc. 28 Madeline Ave., Verplanck, NY 10596

WHEREAS, after careful review by the Town of Cortlandt Fire Inspector, said fireworks application has been approved as follows:

- 1. The barge will be loaded on July 4, 2025.**
- 2. There will be NO fireworks stored on land, all fireworks must be off-site or loaded onto the barge.**
- 3. Santore's World Famous Fireworks must provide security.**

WHEREAS, said application has been reviewed and endorsed by the Chief of the Local Fire District, The Town of Cortlandt Fire Inspector, the Chairman of the Fire Advisory Board and the Town Supervisor; and

WHEREAS, in accordance with Section XIII, Paragraph D of the Town Code, authorization for the loading of said fireworks is conditioned upon the licensee's submission to the Town Clerk of the Town of Cortlandt a Certificate of Insurance in the sum of Five Million Dollars naming thereon the Town as additionally insured; which certificate has been approved as to form by the Town Attorney; and

NOW, THEREFORE, BE IT RESOLVED, that on the condition that Santore's World Famous Fireworks operates only on property for which they have written permission, that the Town Board of the Town of Cortlandt does hereby **GRANT** a Non-Transferable Permit to **Load** Fireworks at Madeline Marine, Inc., on July 4, 2025; and

BE IT FURTHER RESOLVED, that said permit shall require the Fire Inspector of the Town of Cortlandt Code Enforcement Department to be present when the fireworks are loaded; and

BE IT FURTHER RESOLVED, that the Supervisor be, and hereby is, authorized to execute said permit on behalf of the Town Board.

BE IT FURTHER RESOLVED, that said Permit will be granted and issued only upon the completion of all and any required conditions for said Permit by the applicant to the satisfaction of the Town of Cortlandt.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
At a Regular Meeting
Held at the Town Hall**

RESOLUTION

NUMBER X-25

(RE: APPOINT 2025 SUMMER SEASONALS)

RESOLVED, pursuant to Town Board Policy adopted on February 11, 1997, that the following be and hereby are appointed as seasonal employees in the Town of Cortlandt Government to work in various departments and divisions. The hourly rate of pay varies with the position. Pool appointments become effective on May 27, 2025 – September 1, 2025, and camp appointments become effective June 28, 2025 – August 8, 2025:

Day Camp	NAME	TITLE	2025 ROP
	DeFrancesco, Michela	Senior Counselor	\$16.50
	Rutigliano, Nicole G.	Senior Counselor	\$16.50
	Rodrigues, Maria Andrea	Senior Counselor	\$15.50
	Siller, Wyatt	Senior Counselor	\$15.50
	Johannsen, Emma	Asst Art Specialist	\$14.50
	Borelli, Anthony	Intermediate Counselor	\$11.50
	Block, Brandon	Intermediate Counselor	\$11.00
	Corcoran, Lexi	Junior Counselor	\$7.50
	Siller, Stella	CIT	\$5.00
	Sandoval, Steve	CIT	\$1.00
	NAME	TITLE	2025 ROP
5, 6 Grade Camp	Rossi, Kenneth	Arts & Crafts Specialist	\$17.00
	Boyle, Brendan	Senior Counselor	\$16.00
	Galarza, Alexis	Senior Counselor	\$15.50
	NAME	TITLE	2025 ROP
7, 8 Grade Camp	Ogbonna, Emmanuel	Gym Specialist	\$18.00
	Delima, Kevin	Sports Specialist	\$16.00
	Garcia, Victor	Senior Counselor	\$15.50
	Mollino, Victor	Senior Counselor	\$15.50
	NAME	TITLE	2025 ROP
Playgrounds	Kopfensteiner, Nicole	Director	\$18.50
	Velardo, Sophia	Junior Counselor	\$7.00
	McKay, Hope	CIT	\$1.00
	NAME	TITLE	2025 ROP
Pool Staff	Gomez, Isabella	Head Guard	\$15.60
	Smith, Nicholas	Lifeguard	\$14.50
	Vogel, Mackenna	Lifeguard	\$14.50
	Freedman, Michael	Lifeguard	\$14.00
	Gomez, Lily	Lifeguard	\$14.00
	NAME	TITLE	2025 ROP

	Mendez, Israel	Lifeguard	\$14.00
	Rivera, Sophie	Lifeguard	\$14.00
	Soto, Adrien	Lifeguard	\$14.00
	Cover, Xavier	Maintenance	\$8.55
	Blundell, Isaac	Maintenance	\$8.25
	Chambers, Julian	Maintenance	\$8.25
	Pichardo, Gabriella	Maintenance	\$8.25
	Salazar, Matthew	Maintenance	\$8.25
Swim Instructors	NAME	TITLE	2025 ROP
	Freedman, Nathan	Swim Instructor	\$15.50
	Alvarez, Matthew	Swim Instructor	\$15.00
	Diaz, Emily	Swim Instructor	\$15.00
	Birenkrant, Hailey	Swim Instructor	\$14.00
	Garcia, Matthew	Swim Instructor	\$14.00
	Lawless, Aiden	Swim Instructor	\$14.00
	Lynch, Jamie	Swim Instructor	\$14.00
	Sansaricq, Claudia	Swim Instructor	\$14.00

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
at a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZE THE APPOINTMENT OF THE FOLLOWING SEASONAL EMPLOYEES
IN THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR THE YEAR 2025)**

NOW THEREFORE BE IT RESOLVED, the following seasonal employees will be appointed in the Department of Environmental Services, with a start date of (See Below) and an end date four months thereafter. This appointment is subject to completion of drug screening.

HIGHWAY	NAME	START DATE
	James Sullivan	6/2/2025
	Connor Tobeschat	6/11/2025
SANITATION	NAME	START DATE
	Carter Alcock	6/2/2025
	Alex Jemty	6/11/2025

BE IT FURTHER RESOLVED, all temporary employees in the Department of Environmental Services shall be compensated at an hourly rate of pay of \$18.00.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
at a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER X-25

(RE: APPOINT 2025 SUMMER SEASONALS)

RESOLVED, pursuant to Town Board Policy adopted on February 11, 1997, that the following be and hereby are appointed as seasonal employees in the Town of Cortlandt Government to work in various departments and divisions with a start date of May 27, 2025 and an end date of September 1, 2025.

TOWN HALL	NAME	DEPARTMENT
	Emmett Fetherston	Town Clerk/Planning
	Jason Lojano	Comptroller
	Kyle Reigel	Information Technology
	Patrick Abel	Planning
	Lily Logerfo	Planning

BE IT FURTHER RESOLVED, all temporary seasonal employees in Town Hall shall be compensated at an hourly rate of pay of \$18.00.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROE ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
at a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZING A LEAVE OF ABSENCE FOR AN EMPLOYEE IN THE
COMPTROLLER'S OFFICE)**

RESOLVED, that the following employee is hereby approved for a leave of absence under
FLMA effective the following date:

Employee ID # - 768465 - Effective May 21, 2025 – June 30, 2025

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
at a Regular Meeting
Held at Town Hall**

RESOLUTION

NUMBER X-25

**(RE: AUTHORIZING A LEAVE OF ABSENCE FOR ONE EMPLOYEE IN THE
DEPARTMENT OF DES - WATER)**

RESOLVED, that the following employee is hereby approved for an intermittent leave of absence under FLMA effective the following date:

Employee ID # - 922450 - Effective June 9, 2025 – June 8, 2026

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted on June 10, 2025
at a Regular Meeting
Held at Town Hall**