

TOWN OF CORTLANDT  
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

May 6, 2025  
6:30 p.m. - 8:10 p.m.

May 6, 2025

MEMBERS PRESENT:

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member

Nora Hildinger, Member

Kevin Kobasa, Member

Jeff Rothfeder, Member

MEMBERS ABSENT:

Steven Kessler, Chairperson

Peter McKinley, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

Chris Lapine, P.E., Engineer

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2 (The board meeting commenced at 6:30 p.m.)

3 MR. THOMAS BIANCHI: This is town of  
4 Cortlandt planning meeting. Please rise for the  
5 pledge.

6 MULTIPLE: I pledge allegiance to the  
7 flag of the United States of America and to the  
8 Republic for which it stands, one nation under  
9 God, indivisible, with liberty and justice for  
10 all.

11 MR. BIANCHI: Roll call?

12 MR. CHRIS KEHOE: Mr. Kobasa?

13 MR. KEVIN KOBASA: Here.

14 MR. KEHOE: Ms. Hildinger?

15 MS. NORA HILDINGER: Here.

16 MR. KEHOE: Mr. Rothfeder?

17 MR. JEFFREY ROTHFEDER: Here.

18 MR. THOMAS BIANCHI: Here.

19 MR. KEHOE: Mr. Douglas?

20 MR. DAVID DOUGLAS: Here.

21 MR. KEHOE: Mr. Kessler and Mr. McKinley  
22 noted as absent.

23 MR. BIANCHI: Thank you. There are no  
24 changes to the agenda tonight. I'll entertain a

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2 motion to adopt the meeting minutes for the April  
3 1, 2025 meeting.

4 MR. DOUGLAS: So moved.

5 MR. BIANCHI: Second, please.

6 MS. HILDINGER: Second.

7 MR. KOBASA: Second.

8 MR. BIANCHI: Thank you. On the  
9 question, all in favor?

10 MULTIPLE: Aye.

11 MR. BIANCHI: All opposed? Okay. Before  
12 we -- I'm sorry.

13 MR. MICHAEL CUNNINGHAM: I was going to  
14 talk about the May 5th meeting.

15 MR. BIANCHI: Yeah, I'm, I'm just going  
16 to do that. Before we get into the  
17 correspondence, I'd like to state that the next  
18 planning board meeting, which was originally  
19 scheduled for June, Tuesday, June 5th, will, is  
20 being rescheduled to Thursday, did I say June  
21 5th?

22 MR. KEHOE: Yeah.

23 MR. BIANCHI: June 3rd, rescheduled to  
24 Thursday, June 5th. And this is because of a

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2 transportation oriented district meeting that's  
3 going to be held here. So there's a conflict of  
4 use of the room. So please note that the agenda  
5 tonight does say June 3rd, but it's going to be  
6 June 5th. Okay. So we'll go onto correspondence  
7 at this point. The first item is a letter dated  
8 April 9, 2025 from David Steinmetz requesting the  
9 fifth 90-day time extension of final plat  
10 approval for the Evergreen Subdivision located at  
11 2003 Crompond Road. Mr. Steinmetz?

12 MR. DAVID STEINMETZ: Good evening, Mr.  
13 Chairman, Mr. Chairman, members of the board,  
14 David Steinmetz from the law firm of Zarin and  
15 Steinmetz representing VS Construction. As the  
16 chair indicated, we are requesting a further  
17 adjournment of our preliminary subdivision  
18 approval, largely because we're still working  
19 with staff to address the conditions and complete  
20 that. We will be back before you for final  
21 approval. And as you know, we've already started  
22 the process of addressing site plan approval on  
23 one of the proposed lots.

24 MR. BIANCHI: Yes. I think it's

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2 understandable, given the size and the scope of  
3 this, this project. Is there any comments from  
4 the board on this?

5 MR. KOBASA: No.

6 MR. BIANCHI: Okay. David?

7 MR. DOUGLAS: Okay. I make a motion that  
8 we adopt resolution 10-25 granting the  
9 applicant's request.

10 MR. BIANCHI: Thank you. Second?

11 MS. HILDINGER: Second.

12 MR. BIANCHI: Thank you. On the  
13 question, all in favor?

14 MULTIPLE: Aye.

15 MR. BIANCHI: All opposed?

16 MR. STEINMETZ: Thank you.

17 MR. BIANCHI: Our next item under  
18 correspondence is a letter dated April 24, 2025  
19 from Robert F. Davis requesting the second one-  
20 year time extension of the special permit and  
21 site development plan for the Hudson Ridge  
22 Wellness Center, located at 2016 Quaker Ridge  
23 Road East. Mr. Davis, evening.

24 MR. ROBERT DAVIS: Yes. Good evening,

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2 Mr. Chairman, members of the board. Yes, we've  
3 submitted our second request for an extension of  
4 site plan approval under section 77-23.B of your  
5 code. As you'll remember, we were before your  
6 board last time -- last year at this time, and  
7 were granted such an extension. So tonight we've  
8 made a submission to you to give you some update.  
9 I believe from the work session, you may possibly  
10 have a question you'd like us to elaborate  
11 perhaps on the OASAS process?

12 MR. BIANCHI: Yes. I'd like --

13 MR. DAVIS: I'm happy to do that.

14 MR. BIANCHI: That was a comment made in  
15 several of the memos from neighbors that we  
16 received --

17 MR. DAVIS: Yes.

18 MR. BIANCHI: -- just yesterday, I think  
19 it was.

20 MR. DAVIS: Yes.

21 MR. BIANCHI: And I know you addressed  
22 it in your memo too, but I I'd like to get it on  
23 the record as to --

24 MR. DAVIS: Sure.

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2 MR. BIANCHI: -- because I, I know it's  
3 a long process, but I, I need to hear, we need to  
4 hear --

5 MR. DAVIS: Of course.

6 MR. BIANCHI: -- the status of it.

7 MR. DAVIS: You know, I, I would preface  
8 it by saying as the board probably knows, we've  
9 been at this for 10 years and the applicant has  
10 spent millions of dollars, literally millions of  
11 dollars, on the project and on a property that's  
12 not currently producing any income. And that is  
13 taxed, as you know, with taxes paid today. So  
14 there's really no way that the applicant is going  
15 to drag its feet. It wants to bring this to  
16 fruition, not only for financial reasons, but  
17 because it's been a real labor of love for this  
18 applicant to provide this hospital to meet what  
19 is an ongoing crisis of, of addiction in our  
20 society. So, they are working very hard at that.

21 You'll recall that last year, we had  
22 been given a go ahead by the County Department of  
23 Mental Hygiene, which was necessary for us to  
24 start the process even with OASAS, the state



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2 agency, and Mr. Kehoe had provided some  
3 information, some of the final information that  
4 the county had requested about the various town  
5 approvals. And we had gotten a favorable report  
6 from State Senator Harckham at that time, which  
7 they were looking for. As Mr. Keheo, and I think  
8 Mr. Douglas in particular, will recall because  
9 the regulations of OASAS were discussed at great  
10 length in the zoning board proceedings on this  
11 matter which went on for several years on various  
12 occasions.

13 Those regulations are a real labyrinth  
14 of very onerous provisions and complex provisions  
15 that must be met even in order to get to the  
16 point of being considered to have a complete  
17 certification application by OASAS. And that's  
18 what they have been working on, our clients, the,  
19 the past year with their professional  
20 consultants, Cicero Associates of White Plains,  
21 whose principals appeared before your board and  
22 especially before the zoning board on a number of  
23 occasions.

24 And they've been dealing with the rather

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substantial personal individual background information, financial information and program information, which has to be submitted. And it, it, it is of such, in many instances, such a confidential and personal nature that that's probably why it hasn't been provided, you know, to the neighbors, as some of them have, have requested. There's a lot of back and forth that's done verbally apparently. When information is submitted OASAS will comment on it and invariably request more information. And there's a lot of delays between steps, as you might have encountered with other state agencies. This one is, is really no different in that regard. So that's been an ongoing process.

And then in September 2024, which you were given a copy of, I believe yesterday, the town supervisor actually wrote a letter to the Commissioner of OASAS. And I could read it for you verbatim if you want, but basically it requested an especially stringent review by OASAS of all aspects of the proposed hospital use, including its operations in great detail, and

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especially scrutiny of the principles and staff. And in particular, asked that OASAS be sure to address all of the questions and concerns submitted by town residents. And that threw a little bit further of a wrinkle into the process and intensified the level of information requested and, and sought by OASAS.

So I, I have not been directly involved in that process. It's not my field, but I do get regular reports from our clients. And, you know, following this meeting today, I'm going to have a meeting with our clients' principles to see what we can do, being that if we get your board's extension tonight, we have a year to complete this process.

It doesn't affect the special permit, it doesn't affect the variance we receive, but of course, it affects the site plan. And in the event, of course, that we weren't able to succeed to meet all the conditions of approval during that extension period, we, in essence, have to submit a new site plan application, and no one wants to do that.

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2 So I'm going to see what I can do  
3 personally to expedite the process. I know our  
4 client is considering retaining some other  
5 professionals to help move this through OASAS  
6 because it has been diligently pursued, but it's  
7 also been dragging. And it's also been an  
8 impediment to our client proceeding full speed  
9 ahead with the other, you know, land use  
10 conditions of the approval which may be, you  
11 know, pertinent.

12 MR. BIANCHI: Okay. Thank you. I have a  
13 question, but any comments from board members on  
14 this at this point?

15 MR. DOUGLAS: No.

16 MS. HILDINGER: No.

17 MR. BIANCHI: No? Since this, well, let  
18 me just state that the tax issue has been  
19 resolved, I understand.

20 MR. CUNNINGHAM: Yes. I'll, I'll let say  
21 so on the record, just that your clients paid all  
22 outstanding taxes. Am I correct?

23 MR. DAVIS: Yes. I, I, as of this  
24 evening, our client used the town's online tax

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2 system and paid all outstanding taxes due, which  
3 amounted to approximately \$68,000 in taxes,  
4 interest and penalties. So, and received  
5 confirmations from the town that I received a  
6 copy of in text messages from our client a little  
7 bit after 5:00 o'clock today.

8 MR. BIANCHI: Okay. Thank you. Given  
9 the, you know, the size and the complexity of the  
10 project, is it possible -- there's been  
11 correspondence, I assume, between you and OASAS  
12 or your, your client and OASAS on, on this matter  
13 since our last hearing, hearing? Is that correct?

14 MR. DAVIS: What -- did you ask if  
15 there's been correspond- --

16 MR. BIANCHI: If there's been  
17 correspondence on this from between --

18 MR. DAVIS: I have not reviewed --

19 MR. BIANCHI: -- you and OASAS?

20 MR. DAVIS: A lot of it is probably by  
21 emails. I have not reviewed the correspondence  
22 personally. But if they -- what I will, as part  
23 of our, my meeting that I'm going to set up with  
24 our client after this meeting, I'm going, I'm

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2 going to see if I can get a more formalized  
3 report of what's occurred and what the process is  
4 to continue.

5 MR. BIANCHI: That's, that, you know,  
6 notwithstanding what we decide tonight, I'd like  
7 to keep the board involved in and informed into  
8 what's going on, given the sensitivity that this  
9 project involves.

10 MR. DAVIS: Right. I --

11 MR. BIANCHI: And we want to make -- we  
12 don't want to come here, want you to come here  
13 another year and ask for another year on top of  
14 that.

15 MR. DAVIS: Oh, believe me.

16 MR. BIANCHI: Yeah. So, if you keep us  
17 involved and informed on what's going on between  
18 you and your client and OASAS, whether it's  
19 paper, memos or emails --

20 MR. DAVIS: Right. I'm very sensitive --

21 MR. BIANCHI: -- or whatever.

22 MR. DAVIS: -- to that. I understand  
23 what the chairman is saying. And I'll certainly  
24 endeavor to impress upon our clients the need --

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2 and their professionals, because the professional  
3 consultants are really the ones handling it  
4 directly, the, the need to do that. And I'll try  
5 to start initiating that process myself.

6 MR. BIANCHI: Okay. And I think it would  
7 also assist the neighbors that are concerned with  
8 giving them direct access to that information as  
9 it is -- it will be public.

10 MR. DAVIS: Well, some of it, some of it  
11 is, is not appropriate in terms of, you know,  
12 personal financial information and personal  
13 background information.

14 MR. BIANCHI: Well, I'm talking about,  
15 yeah, okay.

16 MR. DAVIS: But, but certainly they  
17 would have access to whatever information is  
18 provided to the board.

19 MR. BIANCHI: Okay. If there are no  
20 other comments on this, I don't see why we  
21 shouldn't at this point grant the extension, so  
22 I'll turn it over to Nora.

23 MS. HILDINGER: I'd like to make a reso-  
24 , a motion to adopt resolution 11-25.

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2 UNIDENTIFIED MALE: Before you vote  
3 anybody can comment?

4 MR. BIANCHI: No, this is not a public  
5 hearing --

6 MR. KEHOE: No, it's not a public  
7 hearing.

8 MR. BIANCHI: -- at this point. So  
9 unfortunately we cannot.

10 UNIDENTIFIED MALE: Can we ask that they  
11 at least document that the county has approved  
12 it?

13 MR. BIANCHI: Okay. I -- you are asking  
14 whether the county of Westchester has approved  
15 the project? I'm sorry.

16 UNIDENTIFIED MALE: As I understand rule  
17 77, it says the board should get satisfactory  
18 documents. And one of my complaints  
19 [unintelligible] [00:13:04], one of my complaints  
20 was that we can't find any proof that the county,  
21 in fact has signed off --

22 MR. BIANCHI: Alright, Alright.

23 UNIDENTIFIED -- and OASAS has not.

24 MR. DAVIS: The, the county doesn't



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render a final de determination. That's not part of the process. It's a, it's a little bit vague and informal in, in the way in which they go about things. And we couldn't be before OASAS had the, had the county not informed us that they had satisfactory information. A lot of this is done by telephone. There's different people. It depends on who you ask if you get the proper information from these county and state agencies. And we can't -- the, the fact of the matter is we can't proceed without it. And it seems that since we are, we are on a timeframe anyway, the only thing the neighbors should be concerned about ultimately is that OASAS certifies this after, after the extensive scrutiny that they've been undergoing. So we couldn't do, we couldn't be here today, had the county not indicated that we could go before OASAS, that they were satisfied.

One of the last items of information they received was from Mr. Kehoe about the town's you know, various approvals that it had rendered.

MR. BIANCHI: Okay. Thank you for answering that. Unfortunately, this is not a

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public hearing, so we cannot entertain any other questions on this from the public this evening. Okay. I think we're looking for a second on that.

MR. KOBASA: Second.

MR. ROTHFEDER: Second.

MR. BIANCHI: We got a second.

MR. KEHOE: Sorry. On the question, just before you vote, I just think for the record, I should say, even though this isn't a public hearing and that all of these documents came in very late, I just want to say for the record, we received a letter from the CRHISD, the Citizens for Responsible Hudson Institute Site Development, from Karen Wells, from Jill Greenstein, from Joel Greenstein, and from Michael Shannon. And I provided all of those documents --

MR. BIANCHI: We have them.

MR. KEHOE: -- to the planning board in advance of this meeting. So you're aware of all of those documents.

MR. BIANCHI: Right. Correct. Thank you. Okay. We're on a question. All in favor?

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2 MULTIPLE: Aye.

3 MR. BIANCHI: All opposed?

4 MR. DAVIS: Thank you very much.

5 MR. BIANCHI: Thank you. Okay. We've got  
6 one more item under correspondence, the review of  
7 the proposed downtown neighborhood overlay zone  
8 for Route 6, parenthesis Cortlandt Boulevard.  
9 We've been provided with a draft downtown  
10 neighborhood overlay for the Route 6 corridor  
11 that sets standards for what should and shouldn't  
12 be there and how -- and regulations regarding  
13 permitted uses, et cetera. And I think the Town  
14 Board has requested, not I think, I know, the  
15 Town Board has requested us to comment on this  
16 likely by May 23rd, Memorial Day. Are there any  
17 comments that the, from the board at this point  
18 on this right now, and if not, we could get them  
19 to you.

20 MR. BIANCHI: Go ahead.

21 MR. KOBASA: Alright. I'd like to make a  
22 motion for the board to provide comments for the  
23 Town Boards to staff by May 23rd.

24 MR. BIANCHI: Okay. On the question.

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2 MR. KEHOE: Just, just for clarity, you  
3 know, if, if I do get any comments I'll organize  
4 them into a memo with Heather and we'll send that  
5 back to you all for you to review before we send  
6 it onto the Town Board.

7 MR. BIANCHI: Very good. Okay. Thank  
8 you. Do I have a second?

9 MS. HILDINGER: Second.

10 MR. BIANCHI: Okay. Thank you on the  
11 question. All in favor?

12 MULTIPLE: Aye.

13 MR. BIANCHI: All opposed? Okay. Next on  
14 the agenda is a resolution for the application of  
15 George McCombe for preliminary and final approval  
16 for a two-lot minor subdivision of a two-acre  
17 parcel of property, located at 107 Mountain View  
18 Road, improvement drawings latest revised  
19 February 20, 2025, plat dated August 7, 2024.  
20 Good evening.

21 MR. JIM ANNICCHIARICO: Hi, good  
22 evening. Jim Annicchiarico with Cronin  
23 Engineering. We have no, no comments on the  
24 conditions, so if you're amenable to vote on it,

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2 it's all good with us. There is one typo, page  
3 five. I believe the applicant is referred to as  
4 James McCombe, it should be George. Page five of  
5 --

6 MR. KEHOE: I thank Mr. Annicchiarico  
7 for pointing that out.

8 MR. ANNICCHIARICO: Yes, sir.

9 MR. KEHOE: We'll, we'll correct the  
10 name.

11 MR. BIANCHI: Slight difference. Okay.  
12 Board members, comments?

13 MR. DOUGLAS: No.

14 MR. BIANCHI: No, no -- okay. I'll turn  
15 it over to Jeff.

16 MR. ROTHFEDER: I move that we pass,  
17 approve resolution 12-25, approving the  
18 application.

19 MR. BIANCHI: Thank you. A second  
20 please.

21 MS. HILDINGER: Second.

22 MR. BIANCHI: On the question. All in  
23 favor?

24 MULTIPLE: Aye.

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2 MR. BIANCHI: All opposed?

3 MR. ANNICCHIARICO: Thank you very much.

4 MR. BIANCHI: Moving into new business,  
5 our first item is the application of Marah  
6 Mackenzie, PE on behalf of Wal-Mart Stores, Inc.,  
7 for exterior storage containers and pallets at  
8 the rear of the store, for property located at  
9 Cortlandt Town Center, 3133 East Main Street,  
10 Route 6, drawing dated April 11, 2025. Good  
11 evening.

12 MR. JUSTIN DATES: Good evening, Mr.  
13 Chairman, members of the board, Justin Dates with  
14 Collier's Engineering and Design here on behalf  
15 of Wal-Mart Stores, Inc. for a proposed amended -  
16 -

17 MR. DOUGLAS: Can you get closer to the  
18 mic?

19 MR. DATES: Sure.

20 MR. DOUGLAS: Yeah, thanks.

21 MR. DATES: -- here to present a  
22 proposed amendment to the outdoor storage at the  
23 rear of the, the Wal-Mart store at Cortlandt Town  
24 Center. So the applicant did have a prior

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2 approved layout for storage in the back of the  
3 building and this is directly adjacent to the  
4 loading docks and the compactor at the rear of  
5 the building, in that parking area. It  
6 encompassed eight containers, one 53-foot and  
7 seven 40-feet. Based on, you know, client  
8 customer needs and demands, they need to expand  
9 what they have for storage in that, in that area.

10 So we did provide a plan which outlines  
11 there's really two different scenarios and it's  
12 really based on, you know, seasonal needs of, of  
13 goods. So there would be three 53-foot containers  
14 stored next to each other. And those would be  
15 there year round. Then for the March and August -  
16 - March through August season, which is mostly  
17 driven by the, the garden center items there,  
18 they would have an additional area for lay down  
19 of up to 150 pallets. Right, so that's again, for  
20 like mulch and soils and things of that --

21 MR. BIANCHI: That's 13 more containers?  
22 10 more containers?

23 MR. DATES: No, that, that, that's in  
24 the, in the March to August scenario, that would

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2 be three 53-foot containers, right. Those are  
3 going to be there year round. And then the  
4 additional area needed shows how 150 pallets  
5 could be laid out in those, in that existing  
6 parking area.

7 MR. BIANCHI: So, on the, on -- oh, I  
8 see. On the drawing, I'm not sure which one I'm  
9 looking at. On the drawing, the red area is  
10 pallets.

11 MR. DATES: No, I'm sorry. So --

12 MR. BIANCHI: On the --

13 MR. DATES: On the, on the left.

14 MR. BIANCHI: On the right, it's red and  
15 on the left it shows like a dotted.

16 MR. DATES: Yeah. On the left dotted  
17 area, that's the scenario for the March to  
18 August. The blue on top of that are the three  
19 permanent, 53-foot containers. And then below  
20 those, the dotted area is the layout of the 150  
21 pallets that they'd like to be able to store in  
22 that area.

23 MR. BIANCHI: Okay.

24 MR. DATES: Alright. So that was March



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2 through August. Then the scenario on the right  
3 again shows in blue the three 53-foot containers,  
4 and below that is the 10 additional 53-foot  
5 containers that they want to want to put there  
6 and again, that scenario is really for the  
7 holiday season, so looking from October through  
8 February for that scenario. So there would be --  
9 it's basically within the same area behind the  
10 store there. It's just seasonally, the products  
11 that they need storage for are a little  
12 different.

13 MR. BIANCHI: Okay. Okay. Thank you.

14 Board members, any comments on -- questions?

15 MR. KOBASA: The pallets, what material  
16 is that going to be?

17 MR. DATES: The pallets, the pallets  
18 themselves?

19 MR. KOBASA: Yeah. What's going to be on  
20 them?

21 MR. DATES: Oh, it would be, so those  
22 are for like the garden center products, so like  
23 soils, mulches, things of that nature put on --

24 MR. KOBASA: Fertilizers?

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2 MR. DATES: Quite possibly, yes. It  
3 would be within.

4 MR. KOBASA: Do you know where all that  
5 water drains to from that parking lot?

6 MR. DATES: Well, it is all in, I don't  
7 have the exact location where that discharge is.  
8 We could find that out. Or --

9 MR. KOBASA: Okay. My concern is a bunch  
10 of open pallets, they get damaged being pulled on  
11 and off, that fertilizer gets rained on. All that  
12 fertilizer probably ends up in that wetland  
13 directly behind it.

14 MR. DATES: Sure.

15 MR. KOBASA: Which is a totally  
16 different problem then, so.

17 MR. DATES: Yes, absolutely. So I'll,  
18 I'll speak with the, the applicant about, you  
19 know, where in particular they'd be able to store  
20 the, the, the fertilizer.

21 MR. KOBASA: Okay.

22 MR. DATES: It sounds your preference  
23 would be potentially in the containers versus out  
24 in the open.

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2 MR. KOBASA: Yes. Mm-hmm.

3 MR. DATES: Understood.

4 MR. KOBASA: I don't have a problem with  
5 the mulches, the soils, but the fertilizers,  
6 anything that's containing that, open air is not  
7 a good thing in the parking lot.

8 MR. DATES: Understood.

9 MR. DOUGLAS: And is there parking back  
10 there?

11 MR. DATES: Yes. The, the area --

12 MR. DOUGLAS: To the right?

13 MR. DATES: -- where the storage is  
14 existing parking.

15 MR. DOUGLAS: Oh, is existing parking,  
16 okay.

17 MR. DATES: So like the, the prior  
18 layout was on that same parking area. It's just  
19 we're proposing to take over a little bit more of  
20 that. And we did outline the number of spaces  
21 impact for each of the scenarios. But again, we  
22 see that back parking area as limitedly used.

23 MR. DATES: Right. And I believe I think  
24 the U-Haul, if you go further down from Wal-Mart,

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2 they have, you know, use some of that area for  
3 storage of U-Haul vehicles as well.

4 MR. DOUGLAS: Right. Okay.

5 MR. BIANCHI: Is, is the delivery, well,  
6 once the containers are there on the right,  
7 they're stationary, so that --

8 MR. DATES: That's correct. They --

9 MR. BIANCHI: -- there's no, they don't,  
10 they're not going to be coming in and out all the  
11 time. They just put them there in that state and  
12 they stay there.

13 MR. DATES: Yeah, that's correct.

14 They're not on wheels.

15 MR. BIANCHI: Yeah.

16 MR. DATES: They are stationary  
17 containers that will be set on the pavement.

18 MR. BIANCHI: Whereas the pallets, you  
19 will have some kind of a forklift truck or  
20 something that's going to be rotating those in  
21 the store, into the store and out of the store  
22 and --

23 MR. DATES: Correct. Yeah. They, they  
24 would use a forklift to move those.

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2 MR. BIANCHI: Goes to the point Kevin  
3 made about, you know, potentially leaking bags of  
4 fertilizer or damage during transit, et cetera  
5 and --

6 MR. DATES: Understood. If they can't be  
7 contained inside of a container, maybe there  
8 should be some kind of a barrier around it that  
9 would catch any leaching material so that it  
10 doesn't go into the wetlands.

11 MR. DATES: Sure.

12 MR. KEHOE: One, one thing along those  
13 lines is code enforcement has been monitoring the  
14 situation. I don't believe they've had pallets  
15 out there in the past. But I did see some emails  
16 back and forth regarding, you know, silt fencing  
17 and fencing.

18 MR. BIANCHI: Right, right.

19 MR. KEHOE: Holly Haight, the fire  
20 inspector actually directed, and this is going  
21 years back, prior to Collier's involvement, to  
22 look at what you did with the Home Depot site on  
23 the other side, which you fenced off. Because to  
24 your point, you, you know, there, there may need

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to be pavement markings here and there may need to be fencing here if they're going to have forklifts going back and forth moving some of this material. So there would be some, you know, site plan issues that would be worked out with engineering and code enforcement, which would have to be shown on this plan, you know, to say their satisfaction, because it will become somewhat of a, of a working yard back there similar to Home Depots.

MR. BIANCHI: Okay. So clearly you can see the concern that we have with the pallet --

MR. DATES: Yes, sir.

MR. BIANCHI: -- arrangement.

MR. DATES: Yes. It may be I'll clarify with the, with the applicant and it could be a, a note put on the plans.

MR. KEHOE: Well, and we might want to have a Zoom meeting or a little staff meeting, get the code people --

MR. DATES: Okay.

MR. KEHOE: -- and engineering people involved.

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2 MR. DATES: Sure.

3 MR. BIANCHI: Discuss it with staff so  
4 they know what, you know, and can agree on what  
5 you're proposing.

6 MR. KEHOE: I think the main thing that  
7 staff wanted the planning board to be aware of is  
8 obviously the pallets, fertilizer, you know,  
9 those issues are of concern. But generally  
10 speaking, the location limited to no impact on  
11 parking.

12 MR. BIANCHI: Right.

13 MR. KEHOE: That generally speaking, it  
14 doesn't appear the planning board has overall  
15 problems with it.

16 MR. BIANCHI: No.

17 MR. KEHOE: There would need to be  
18 technical details worked out.

19 MR. BIANCHI: Right, Right. Because  
20 parking is very -- is not used back there. So I  
21 mean --

22 MR. DOUGLAS: Agreed.

23 MR. KOBASA: It seems a very long way to  
24 have to take a pallet of something all the way up

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2 to the garden center on a forklift.

3 MR. KEHOE: Well --

4 MR. DATES: That's their operational  
5 thing, but --

6 MR. KEHOE: Well, actually, but that's  
7 sort of what I'm thinking about. It could, in  
8 theory, maybe stuff gets flipped or changed  
9 around once the engineers look at it a little bit  
10 more closely, you know, the inspectors. You do  
11 have to cross that ring road all the time to get  
12 back there, I think, too.

13 MR. KOBASA: Mm-hmm.

14 MR. KEHOE: And so it does have some  
15 implications. Home Depot was doing that for years  
16 and years before it was decided to fence that all  
17 in. And I think we painted some crosswalks or  
18 hatched out some areas so people knew the  
19 forklifts were going back and forth. One other  
20 question that I had, so this'll become an  
21 enforcement issue, but in theory then there will  
22 be only three storage containers there in the  
23 month of September?

24 MR. DATES: No, those three will be



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2 there year round.

3 MR. KEHOE: Right.

4 MR. DATES: Yeah.

5 MR. KEHOE: In September, the only thing  
6 that will be there will be the three?

7 MR. DATES: The September will be kind  
8 of like a transition between the, the seasons.  
9 Removal of the pallets, bringing in the  
10 containers as they're needed, and then it would  
11 be, you know, full conversion for that fall or  
12 holiday season in October would just be, be,  
13 would be all the containers.

14 MR. KEHOE: So, so that'd be a better  
15 way to say it, more or less, September is  
16 transitioning from the pallet storage to the  
17 trailer storage?

18 MR. DATES: That's correct.

19 MR. KEHOE: Okay.

20 MR. BIANCHI: Okay. I believe we  
21 discussed this and we, we could direct staff to  
22 prepare a resolution for June. In the meantime,  
23 you could work out the details with staff that we  
24 just talked about.

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2 MR. KEHOE: Right. So what, along those  
3 lines, if we meet relatively quickly and get our  
4 code and engineering people involved, we could  
5 prepare a resolution with certain conditions, and  
6 those conditions may be you have to modify the  
7 site plan, you know, so on and so forth.

8 MR. DATES: Sure.

9 MR. KEHOE: The planning board could,  
10 could approve something conditionally next month.  
11 If we don't reach some sort of agreement or have  
12 some issues that we feel the planning board needs  
13 to address, you'll be back here next month  
14 without a resolution.

15 MR. DATES: Understood.

16 MR. KEHOE: But we'll try to work that  
17 out in the next couple weeks.

18 MR. DATES: Okay, great. So I'll be in  
19 touch, Chris.

20 MR. KOBASA: One of the things I would  
21 ask is that you consider where you're going to be  
22 staging your tractor trailer while you're  
23 unloading, so that the ring road's not being  
24 blocked --

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2 MR. DATES: Okay.

3 MR. KOBASA: -- in the rear.

4 MR. DATES: There's opportunity for  
5 that, sure.

6 MR. KEHOE: So it would be sort of refer  
7 back with a resolution, you know, in abeyance,  
8 you know, possible adoption depending on how  
9 staff works out the details.

10 MR. BIANCHI: Okay. If there are no  
11 other comments, Dave.

12 MR. DOUGLAS: Okay. I make a motion that  
13 we, refer this case back to staff to review it,  
14 and if it's warranted to prepare a draft  
15 resolution -- resolution for the next meeting.  
16 Thank you. Second, please.

17 MS. HILDINGER: Second.

18 MR. KOBASA: Second.

19 MR. BIANCHI: Second, on the question,  
20 all in favor?

21 MULTIPLE: Aye.

22 MR. BIANCHI: All opposed?

23 MR. DATES: Great. Thank you very much.

24 MR. BIANCHI: Good evening.

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2 MR. DATES: Have a good evening.

3 MR. BIANCHI: Our next application under  
4 new business is an application of the Yeshiva Ohr  
5 Hamier for site plan approval, an amended special  
6 permit for a university, college, or seminary and  
7 a wetland permit for a proposed 51,730 square  
8 foot dormitory building renovation of staff  
9 housing, and enlargement of the existing  
10 sanctuary located at the existing Yeshiva Ohr  
11 Amir campus at 141 Furnace Woods Road, drawings  
12 dated April 18, 2025. Mr. Steinmetz.

13 MR. STEINMETZ: Good evening, Mr.  
14 Chairman, members of the board, David Steinmetz  
15 once again from the law firm of Zarin and  
16 Steinmetz here this time this evening in  
17 connection with Yeshiva Ohr Hamier.

18 And for those of you on the board who  
19 were not involved in this process, 15 and in  
20 excess of 15 years ago, those of us who were  
21 hopefully are really happy to be here because  
22 tonight finally marks the beginning of something  
23 that started a very, very long time ago. I'm  
24 joined this evening by Rabbi Yaakov Rothberg from

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2 the Yeshiva, the executive director, our project  
3 engineer, Dan Ciarcia, our project wetlands  
4 consultant, Steve Marino from Tim Miller  
5 Associates, and our project architect C.P. Weisz  
6 from Weisz Architects.

7 We're going to make a presentation this  
8 evening about the site and what this is about. I  
9 have in front of you right now, essentially a  
10 rendering of, of the proposed site with the  
11 architectural and, and, and some modifications  
12 that we're going to talk about tonight. But I  
13 want to take a step back, especially for the  
14 board members that did not live through this. And  
15 I apologize, Jeff, I could not remember if you  
16 were on the board at that --

17 MR. ROTHFEDER: I was.

18 MR. STEINMETZ: I thought you were.

19 MR. ROTHFEDER: Yeah.

20 MR. STEINMETZ: So in essence, I'm here  
21 tonight in connection with a project that we got  
22 approved 15 years ago. We appeared in front of  
23 the town after an arduous process, secured  
24 approval for taking this yeshiva, this school for

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2 young men and building a, a brand new dormitory,  
3 building a brand new dorm dormitory in  
4 conjunction with some kind of modernization of  
5 the existing effluent system on the site.

6 The site itself has been used since 1985  
7 by Yeshiva Ohr Hamier. And again, historically  
8 for Kevin and Nora, who may not realize, this was  
9 a dude ranch many, many years ago, I still recall  
10 being at a meeting with then county executive  
11 Andy Spano and having the county executive tell  
12 me that it was one of the first places he ever  
13 rode a horse. So the, the site has a long  
14 history. It has now been used quite well since  
15 1985.

16 But together with your board, we can now  
17 finally bring it to fruition in terms of the  
18 modernization and improvement that the Yeshiva  
19 has long been seeking. We're going to walk you  
20 through the architectural design and changes, but  
21 I want to tell the board one of the main reasons,  
22 David, why are you here after 15 years finally  
23 to, to see this thing to the end? And while  
24 frustrating, the good news is that after 15 years

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2 of working in conjunction with the town, with the  
3 town staff, with the town's planning and  
4 engineering department, with the town's council,  
5 we were able to finally realize what Tom and Jeff  
6 may remember were the parting words from John  
7 Bernard the night I got this approved.

8 I got this approved with an onsite  
9 sewage treatment system. And John Bernard sitting  
10 over there, looked over and said, I hope you'll  
11 continue to try to make this connection to a  
12 sewer system. And Tom, I hope you remember that.  
13 John, may he rest, said that very clearly. He  
14 wanted this to be connected to a sewer system.

15 Well after twists and turns and numerous  
16 iterations of a design with the help of Chris  
17 Kehoe, Michael Cunningham, and the town staff,  
18 not only was the town able to secure grant money  
19 that will improve the sewer system, not just for  
20 the Yeshiva, but for 135 other properties. But my  
21 client agreed to pay a substantial amount of  
22 money to contribute to this system that  
23 ultimately will be built for about a 7,000 linear  
24 foot run of sewer from Furnace Woods Road to a

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manhole in Lafayette.

So this is a win-win for the town of Cortlandt. That's why the state senator endorsed it. That's why the EFC up in Albany endorsed it. That's why the town ultimately assisted us and worked together to try to accomplish this.

So let's make it more focused. We're here tonight because finally we want to get that dormitory building approved and built. It's essentially in identical location to where you all approved, this board approved it 15 years ago. There's been a slight change in the building. It's a little bit bigger. It's a little bit taller. C.P. will walk through that with me in a moment.

Most importantly, though, as a result of the improvements that Weisz Architects have, have come up with, there are now going to be classrooms that can be relocated onsite from the existing building where they are into the lower level of the dormitory building. That will provide for an improved dining facility. One of the old other aging buildings is going to be



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renovated into a staff housing for three staff members who currently commute to the property and will not have to commute every day to the property.

The essence of the operation remains the same. But the most important thing is the site itself will be tremendously improved from a functional and an aesthetic standpoint. I'm going to let C.P. walk us through that because she deserves the credit, working with Rabbi Rothberg to redesign it.

But what we're here for tonight really is amended site plan approval, and it's not a particularly significant amendment because the building, again, was approved in almost the identical footprint. The other thing that we're doing is, and thank you Chris, that, that that is the dormitory building, projecting from the dormitory building is where the existing sanctuary building is. The sanctuary building which some of you may know, recall is referred to as chalet and all of the buildings have some unusual names that date back to like the '50s and

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2 '60s, and feel like it's a little bit like Dirty  
3 Dancing in terms of the dude ranch and whatever.

4 In any event, and I probably shouldn't  
5 say that with regard to the yeshiva for sure. But  
6 having said that, the chalet building, which is  
7 a, a holy building of, of prayer and learning is  
8 being expanded. It's being expanded because it  
9 deserves to, to create a space for learning  
10 that's larger. It also is being expanded as, as  
11 C.P. will explain, to provide for some better  
12 things within that space, like improved bathrooms  
13 and coat room, and a place to put books in  
14 library.

15 So overall, as I said, this is about a  
16 functional improvement to the yeshiva campus  
17 which we are extremely proud of. The biggest  
18 challenge of the expansion is that Steve Marino,  
19 as he will explain, requires relief from a  
20 wetland buffer. That that building is proximate  
21 to a wetland buffer, so there is a slight  
22 intrusion into the wetland buffer. I will let  
23 Steve explain why we believe after consultation  
24 with the DEC and Steve's office, that there is no

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2 adverse impact associated with that. And the  
3 benefits to this entire redesign tremendously  
4 outweigh any other concerns. With that, I'm going  
5 to ask C.P. to come up and work with me to  
6 present. What we're going to -- so we, we have  
7 the rendering and I'll let you go in any  
8 direction you wish.

9 MS. C.P. WEISZ: Thank you.

10 MR. STEINMETZ: We did take a drone shot  
11 of the campus. So that, again, for those who have  
12 not been on it, you can kind of compare and  
13 contrast. Everything's staying in the same place,  
14 but everything's going to look dramatically  
15 different.

16 MS. WEISZ: Thank you. Good evening. So  
17 this is a drone shot of the existing campus. When  
18 I came to tour the campus --

19 MR. DOUGLAS: Move the mic closer.

20 MS. WEISZ: Closer?

21 MR. DOUGLAS: Thanks.

22 MS. WEISZ: Is that better?

23 MR. DOUGLAS: Yeah.

24 MS. WEISZ: Like David mentioned, we

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have an existing campus that's functioning for the students currently learning here. We have a prior approval for the new dormitory building. When I came to tour the campus, I saw that the dining room building is not large enough to accommodate the current student body. There are classrooms that are sort of built into the dining room building, so the students are eating their meals in multiple shifts. There isn't adequate space for the kitchen staff to serve and prep the meals. The tables themselves are crowded. There are students coming and going at all hours because they're using the dining building for the classroom access, so it isn't just designated for meals.

The existing sanctuary building, which David mentioned, it's the lower center part of the image here, it doesn't have support space for the students. So there isn't a functioning rabbi's office. There are an inadequate number of bathrooms, the coat room is overcrowded, the coffee room, there isn't locker space for the student's belongings.

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2 We currently have what's known as the  
3 pool building, which is far north of the image,  
4 which has some dorm rooms, which were constructed  
5 along the way of the yeshiva. It's very  
6 decentralized from the other dormitory building.  
7 It's far from the classrooms. So the thinking was  
8 that we would construct this dormitory building.  
9 It's actually on the footprint of the previous  
10 building, which was, I guess demolished or --

11 MR. STEINMETZ: It was demolished. And  
12 what was that one referred to as?

13 UNIDENTIFIED MALE: Dodge City.

14 MS. WEISZ: Dodge City.

15 MR. STEINMETZ: The Dodge City building.

16 MS. WEISZ: So it's on the footprint of  
17 the existing Dodge City, which was originally a  
18 dorm, way back. The idea was to add a story to  
19 this Dodge City dormitory building, which would  
20 allow us to have the ground floor be functional,  
21 proper classrooms. This would free up the space  
22 in the dining building, the cafeteria so that the  
23 kitchen would function better, the dining room  
24 can accommodate the entire student body, so they

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2 don't need to be eating in shifts. The staff can  
3 prep meals properly without having students  
4 coming and going at all hours. It's also adjacent  
5 to the chalet sanctuary building, like David  
6 mentioned so the learning is very centralized  
7 from the classrooms to the sanctuary, back and  
8 forth for prayers three times a day or for a  
9 large assembly for the students. So that's the  
10 proposal for the Dodge. It's still two stories of  
11 dorm rooms, like the original application. We're  
12 just lifting them up a floor to add the classroom  
13 spaces.

14 MR. STEINMETZ: And though we're adding  
15 a third floor, we're adding an additional floor,  
16 it is still zoning compliant in this district.

17 MS. WEISZ: And then the sanctuary  
18 building itself would extend. We're planning to  
19 keep the look and character of the building, but  
20 improve it to allow for the accommodation. So  
21 again, the rabbi right now, his office is  
22 doubling up as seats for students. It's  
23 completely public. There are coats in there, all  
24 sorts of things because he doesn't have a proper

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2 space. By extending the footprint, again, it's  
3 along the same direction and, and degree as the  
4 existing building. We're not looking to tear it  
5 down. We just want to extend the footprint to  
6 sort of move the sanctuary out and provide more  
7 support spaces where the existing sanctuary was.

8 MR. STEINMETZ: So the image that you  
9 have in front of you here is the completely  
10 redesigned and what, what we would like the  
11 sanctuary building to look like from the side.

12 MS. WEISZ: No, previous.

13 MR. STEINMETZ: Okay.

14 MS. WEISZ: Just so if you go back.

15 MR. STEINMETZ: Sorry.

16 MS. WEISZ: One more, one more slide.  
17 Yeah. So this, yeah, so the second image, the  
18 center image on the left side, that's the  
19 existing sanctuary building. And the image below  
20 it is the side elevation of that. So --

21 MR. STEINMETZ: Sort of hard to see on  
22 the screen, but we, we will make sure you get  
23 good images. But there's a dramatic difference  
24 between that --thank you, Chris -- and obviously

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2 what, what's now proposed and been redesigned.

3 And you can go back to that side angle image,

4 Chris, a few slides forward.

5 MR. KEHOE: Heather has taken the  
6 controls. That's why everything's running much  
7 more smoothly than normal.

8 MS. WEISZ: Thank you, Heather.

9 MR. STEINMETZ: Everything has been new  
10 and improved here. This is great.

11 MR. KEHOE: That's why you get the, the  
12 fancy red circle.

13 MR. STEINMETZ: Trust me, I was going to  
14 question it, but I -- now I understand it.

15 MS. WEISZ: Thank you, Heather. So if  
16 you could go up, actually back one slide. So this  
17 is the same shape. You'll recognize the, the  
18 shape and sort of proportions of the structure  
19 from the existing building. We wanted to keep the  
20 aesthetic consistent with the ranch that this  
21 property once was. So we wanted to still have  
22 that woodsy feel. We have earth tones.

23 MR. STEINMETZ: Good. Yep. Talk about  
24 the tones and the material, yeah.



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2 MS. WEISZ: And materials, so we want to  
3 really keep this campus with its original  
4 character, but improve it. Obviously give a  
5 contemporary feel to the buildings and just  
6 really improve the function and experience for  
7 the students. If you go forward, you'll see the  
8 floor plans for the sanctuary, the extended  
9 sanctuary, I think it's one -- yeah, right here.  
10 So we have the whole left side, which is in  
11 essence where the existing sanctuary was, where  
12 we're providing improved locker space, coffee,  
13 coat room, a library. So right now there are tons  
14 of books in the main sanctuary which don't have  
15 proper housing, so the hope is that the library  
16 would help with that, the additional bathrooms  
17 and rabbi's office. And then the sanctuary is  
18 sort of shifted out into the extended portion.

19 If you go to the next slide again, we  
20 have, this is the -- yeah, thank you. This is the  
21 proposed new and improved Dodge City dormitory  
22 building. So it's a similar footprint to what was  
23 there previously, as we mentioned. And this would  
24 have the ground floor of classrooms, lecture

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2 halls, et cetera. And the upper two stories would  
3 be dorm rooms. I think the next two slides show  
4 the floor plans. No. Yeah. Thank you.

5 MR. STEINMETZ: The head on shot of the  
6 same dormitory building. This is the floor plan.

7 MS. WEISZ: So this is the ground floor.  
8 It's, it's really classroom public spaces. I  
9 think we were proposing to shift the grade so  
10 that it's at the same level as the sanctuary  
11 building, again, for more direct access back and  
12 forth between the two. You'll see that on the  
13 site drawings. The next slide, I think.

14 MR. BIANCHI: Do you have the elevation  
15 to show on that?

16 MS. WEISZ: We do.

17 MR. STEINMETZ: We'll get  
18 [unintelligible] [00:45:11] he'll walk us through  
19 some of the grading and the elevation when he  
20 speaks briefly.

21 MS. WEISZ: This is an example of an  
22 upper story, so the dormitory rooms. I think  
23 that's it for me.

24 MR. STEINMETZ: Is that it for you?

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2 MS. WEISZ: Yes.

3 MR. STEINMETZ: Okay. Unless the board  
4 has any questions on the architecture, we're  
5 going to move to grading and, and to the site  
6 layout.

7 MR. BIANCHI: Well, I have a question on  
8 the elevation. I might as well ask you now, and  
9 whoever can answer it.

10 MR. STEINMETZ: That's fine.

11 MR. BIANCHI: But it appears that the  
12 height of the main, the new building is 40. It's  
13 hard to read, but 46, 45 or 45 and change.

14 MS. WEISZ: I don't remember off hand.

15 MR. BIANCHI: Isn't that exceed our --  
16 or is this under a special --

17 MR. KEHOE: No, the, the site operates  
18 under a special permit for a university, college,  
19 or seminary. And the height is much greater than  
20 that in that specific section. It goes all the  
21 way to 70 feet, the permitted height in this  
22 zoning district.

23 MR. STEINMETZ: The permitted height is  
24 substantially taller than what we are proposing.

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2 MR. KEHOE: We would, we would, I don't  
3 think it would ever be likely that we would  
4 approve a 70-foot tall building for a variety of  
5 reasons.

6 MR. BIANCHI: Right.

7 MR. KEHOE: But whenever this code  
8 section was written, since it's dealing with  
9 colleges or seminaries, they put in a really tall  
10 height.

11 MR. STEINMETZ: And we don't, we don't,  
12 well, we don't have the -- it may be on the  
13 drawings in front of you, neither of us remembers  
14 the exact height. I believe it's below, it's  
15 below --

16 MS. WEISZ: It's below 50.

17 MR. STEINMETZ: -- yeah, it's below 50.  
18 So it's like 47, I think.

19 MR. BIANCHI: Yeah, it says 45 or 46, I  
20 can't read it.

21 MR. STEINMETZ: Okay. So --

22 MR. BIANCHI: My, my only concern in  
23 that regard is that it's probably going to be, I  
24 think the tallest building on site.

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2 MR. STEINMETZ: So it is going to be the  
3 tallest building on --

4 MR. BIANCHI: And is it going to be that  
5 visible from the road and all of the buffer?

6 MS. WEISZ: We have a --

7 MR. STEINMETZ: And Mr. Chairman, so  
8 you're aware, your staff identified that issue in  
9 a pre-submission meeting, and we've already done  
10 a site section to demonstrate that, that it  
11 really wouldn't be visible from offsite. And  
12 again, I'm going to let Dan Ciacrcia hit that.

13 MR. BIANCHI: Okay.

14 MR. STEINMETZ: Because that's on his,  
15 on his civil set.

16 MR. BIANCHI: Okay.

17 MR. STEINMETZ: So we, we did anticipate  
18 that. We are more than happy to study it to the  
19 satisfaction of the board, but we are confident  
20 that that is not an issue of, of genuine concern.

21 MS. WEISZ: Yeah. It's also on the  
22 lowest portion of the campus, so because the, the  
23 grading is so low there --

24 MR. BIANCHI: Okay.

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2 MR. STEINMETZ: Great point. Dan, you  
3 want to speak briefly to the civil? So we're  
4 going to have Dan just explain a little bit about  
5 the grading the, the storm water features that  
6 are proposed, and a little bit about the pump  
7 station location that's part of this new sewer  
8 system. And then Steve will address wetlands.

9 MR. DAN CIARCIA: Thanks, David. Good  
10 evening, Dan Ciarcia, from CRC Engineering. As  
11 David mentioned, this application has been around  
12 for some time. The site itself is about 37 acres.  
13 The site's slightly smaller in this application  
14 than the previous one. Not by a lot, by about  
15 9,000 square feet. And that represents the  
16 property we're proposing to deed to the town of  
17 Cortlandt for the public pump station.

18 So there's also, I guess this board may  
19 see it, there's also a subdivision plat that's  
20 been prepared so we can cut off that parcel  
21 proposed for dedication to the town.

22 So as far as what's going on with the  
23 campus, the, the Dodge City building, that  
24 dormitory in the previously approved application

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we, we stuck with the footprint, which went back to the original Dodge City building, which has subsequently been demolished. So the one you're seeing today is similar to the footprint that was previously approved, with the exception that there's an additional floor on it, which as Janna mentioned, creates a much better integration of the campus with their activities. Everything really kind of is centered in that area.

So in, in as far as, and Steve Marino will speak to this, but as far as wetlands, we're sort of constrained because we do have a state wetlands. So that the part of the campus that is utilized really makes the most sense to, you know, where we would continue to do things.

So in the case of Dodge City, there's really no change in terms of us being in the buffer. The only substantive change to wetlands intrusion really is the expansion of the sanctuary, which is about -- the new footprint extends about 3,500 square feet. So that extension will be all in the buffer. But in terms of avoiding the buffer, because of the, the

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nature of the existing sanctuary and trying to make it remain functional but enhanced, the only practical way to accomplish that was to extend the building in the direction we've done.

And you can see when you look at it architecturally it makes a lot of sense. It really blends in with the existing building plus now with the matching materials, it, it really blends in nicely with the, the new dormitory.

So one of the, the issues that is, that's significant is that we're no longer proposing a wastewater treatment plant. The pump station will be our means of sewage disposal. What we have is we have about 840 feet of sewer we're building on the campus to connect to that pump station. So this will all be new facilities. We're upgrading all the connections, so that's a big part of what we're doing.

As far as storm water goes preliminarily we're, we're looking at different locations. We did show a storm water basin, as we've got new impervious, but this basically is what would be considered a redevelopment project. So we'll be



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2 designing the storm water infrastructure  
3 accordingly but working in coordination with DEC  
4 because everything is -- we just have wetland  
5 issues we have to address.

6 And then finally, I just wanted to touch  
7 base on the issue of the building height and the  
8 screening. If you're driving down Furnace Woods  
9 Road you really kind of have to rubberneck to see  
10 some of the buildings. But we felt the most  
11 important place, as far as the visual impact,  
12 would be people coming down Galloway that you're  
13 looking straight on at the campus. And  
14 essentially straight on, there's a section in  
15 there --

16 MR. STEINMETZ: If you could pull that  
17 section, which was at the top of the drawing, and  
18 then just expand it if you can.

19 MR. CIARCIA: There you go. And maybe  
20 you could expand that section profile. I think  
21 you, you just passed it, I think. Or it's on top.  
22 There it is. Okay. Yeah, if you could just zoom  
23 into that a little bit. So what it shows is the,  
24 you know, the height of the existing building to

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2 the extent that the dining facility will screen  
3 it. And the dining facility isn't tall, tall  
4 enough to hide it. But the, the campus for the  
5 most part, as stone walls up along Furnace Woods  
6 Road. As it turns out, this is one of the  
7 stretches where stonewalls don't exist. But the  
8 way we can mitigate the, the visual is easily  
9 accomplished by putting trees along, just along  
10 our property line. So we feel that that's going  
11 to be the greatest visual impact, people looking  
12 straight on.

13 So we're not showing the landscaping  
14 now, but, you know, that's a discussion we'll  
15 have subsequently, but that, that was our  
16 thought, that we would use landscaping to soften  
17 that visual. And in essence that's the issues  
18 associated with our engineering plans.

19 MR. STEINMETZ: Can -- if you know  
20 offhand, do you know what the grade is?

21 MR. CIARCIA: Well, well --

22 MR. STEINMETZ: Approximately?

23 MR. CIARCIA: Well what we did is we, we  
24 set the eye height on Galloway at three-and-a-

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half feet. And I can't see it that well from here, but my recollection is the top of the new dormitory, it, it extends about 10 feet above where you'd be on the property line. So we'd have to have some screening that'll, you know, be close to that. So we'll develop that and show some landscaping to accomplish it. But it's about, it's about 10 feet, roughly what would need to be done at the property line.

MR. STEINMETZ: Great.

MR. BIANCHI: Thank you.

MR. STEVE MARINO: Good evening. Steve Marino. I'm principal and senior wetland scientist at Tim Miller Associates. Like the rest of the team, I've been involved with the project since 2008 and we've been moving forward. If we could just get to the, the next one I think has the blue -- the wetlands shown in blue, so -- there we go. Okay. As, as has been mentioned the site was a subject of an earlier wetland application, with the approval in 2010. We received town wetlands approval for the proposed activities back then, and in 2012 received final

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approval from the DEC for the construction of the sewage treatment plant and discharge to the adjacent stream of that sewage treatment effluent.

That application at the time did not include the expanded sanctuary. But again, did include the construction of a of a sewage treatment plant building and discharge to the stream in the last two years, since the plan has -- since the project is starting to kind of come back to life, we've been out with the DEC a couple of times, we've re delineated the property. There are some minor changes that have occurred to the site over the last almost 20 years, but the, the delineation is essentially the same.

Some of the areas of the site, actually DEC recognize that it's kind of questionable as to whether those items -- those areas still remain wetland. But in, in order to remain conservative, we did continue to include those areas as part of the wet.

On the right of the screen, you see that

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little finger that sticks up there, that's the portion of the wetland that's most impacted by this proposal. There will be some activity in the buffer with the expansion of the sanctuary building approximately 70 feet towards that wetland. So there will be buffer encroachment there. It's important to note though, however, that that area has been maintained for many years as lawn, that buffer area. The wetland as it exists on the site is a drainage -- it was historically a drainage way that came down from Furnace Woods and through the property. That area is now generally covered with invasive species. Water flow through there is tenuous through stone and other debris that's, that's buried in that, in that old drainage way. And therefore, from a functional standpoint this wetland is not a high functioning wetland and could certainly use some improvement, which we would be discussing with the, with the board and the town's consultant as part of mitigation moving forward. So anyway, that, so the wetland line has been updated. DEC has been to the site and confirmed the wetland

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line as it's shown on these plans.

The most important thing I think we need to look at is the environmental benefits of this project as a whole. First place, there are three existing septic systems on the site, which will be abandoned with the installation of the new sewer line to the pump station. Two of those septic areas are within existing wetland buffers and a third one is, has, is currently cited based on the current delineation, as being in the wetland. So those sewage, septic areas are not functioning to the, to the highest level they could be at this time. It's a great benefit and improvement to the overall site and the site wetlands to have those abandoned and the sewage treatment installed.

Part of -- if we could just zoom out a little bit and right there. Okay. So you can see there's kind of that arch of wetlands in the center of the site. That area there was historically, when it was a dude ranch, there was a large barn located in that wetland there. So again, it's a wetland of questionable function.

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It's been maintained as lawn, tall grass mowed a couple of times a year for many years. But as a functioning wetland, it's kind of you know, not the greatest. However, we're not proposing any disturbance there. And in fact, there's opportunity with the removal of the septic system and placement of some storm water management, which the site does not currently have any dedicated storm water management for the impervious surfaces, again, that's a water quality improvement to the wetland.

The creation of storm water management I just mentioned. The only impervious surface that's being added is the, that addition to the new sanctuary. There's a building there. I think we could just kind of pan over to the right. Where that finger of wetland kind of goes up the hill, there's a little building, a little, it's now a shack.

Historically, I think there was some kind of a little ski hill and with where that wetland is shown now, there was a ski. That's why that building, the sanctuary building, was known

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2 as the chalet. This little building, little shack  
3 there was I guess where they had skis or they  
4 could use a tow rope to get to the top. That  
5 building will be removed and that area cleaned up  
6 and restored, that's right at the edge of the  
7 wetland as well.

8           Yep, that's it. And again, several  
9 opportunities for restoration of the buffer and  
10 the wetland in a couple areas of the site, we  
11 look forward to, to working with the towns  
12 consultant to finalize the wetland delineation  
13 and start looking at the project and, and what we  
14 could do to do some restoration on the site. But  
15 I think generally, again, overall, it's an  
16 environmental benefit to the wetland.

17           MR. STEINMETZ: So from a procedural  
18 standpoint, we are seeking an amended site plan  
19 approval, and we'll be working with you on that,  
20 an amended special permit issuance as well to  
21 ensure that the conditions of the approval are  
22 clear, that the site can only accommodate  
23 occupancy that's consistent with state, county,  
24 and local requirements both for the students and



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2 staff. And lastly, we obviously need a wetlands  
3 permit.

4 So from a procedural standpoint, Mr.  
5 Chairman, the only thing we would ask the board  
6 to consider this evening would be a resolution to  
7 declare your intent to serve as lead agency and  
8 to circulate on that. We look forward to coming  
9 back and meeting with your board. I know your,  
10 your, I anticipate that your board will be  
11 referring the application back to staff so that  
12 they and your outside consultants can conduct a  
13 thorough review. And we look forward to working  
14 with the town and to finally making this project  
15 a reality.

16 MR. BIANCHI: Thank you. Any comments  
17 from the board at this point?

18 MR. ROTHFEDER: Just that you didn't  
19 mention the solar panels on the roofs.

20 MR. STEINMETZ: I, I couldn't see them,  
21 Jeff, so I didn't think they were there.

22 MR. ROTHFEDER: I mean, it's a perfect  
23 place for them, especially if you're raising up  
24 the building and there aren't a lot of -- the

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2 tree cover is not a lot. You know, and we live in  
3 a different time now than even 10 years ago, so  
4 I'd like to see something like that added.

5 MR. STEINMETZ: We'll certainly discuss  
6 it as a team.

7 MR. ROTHFEDER: Okay.

8 MR. BIANCHI: Any other comments from  
9 the board?

10 MR. KOBASA: The sanctuary edition that  
11 was not part of the approved plan?

12 MR. STEINMETZ: That's correct, as we  
13 indicated, that's correct.

14 MR. KOBASA: Okay. So that's new.

15 MR. STEINMETZ: That's definitely new.

16 MR. KOBASA: There's references to a  
17 treatment station that was going to be built, you  
18 mentioned?

19 MR. STEINMETZ: Yeah. Yes.

20 MR. KOBASA: Where was that going to be  
21 on this site?

22 MR. STEINMETZ: It's kind of centrally  
23 located to the, to the -- looking at this image,  
24 it would be to the left of the Dodge City or the

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2 dormitory building, sort of in the center left of  
3 the campus.

4 MR. KOBASA: Okay. So the sanctuary that  
5 we are now showing completely in the buffer right  
6 off of the wetland --

7 MR. STEINMETZ: Correct.

8 MR. KOBASA: -- did not exist in the  
9 previously approved site plan. I just want to  
10 state that, because you've addressed multiple  
11 times that this plan was approved prior. But when  
12 you kept saying that, at no point did you point  
13 out that the site plan for the sanctuary was not  
14 part of that.

15 MR. STEINMETZ: Correct. Although, well,  
16 I, I -- Kevin, I did say that the sanctuary was  
17 proposed and that, and that it was being  
18 expanded. So you're correct that the dormitory  
19 building is virtually identical to what was  
20 approved.

21 MR. KOBASA: Okay.

22 MR. STEINMETZ: And the -- so as a  
23 result of what, what we have gone through over  
24 the last 15 years, the concept was it was now

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2 appropriate functionally, financially, and  
3 otherwise to expand the sanctuary.

4 MR. KOBASA: Okay.

5 MR. STEINMETZ: And, and as CP  
6 explained, a lot of it really came from her  
7 functional analysis that she performed when she  
8 came out to the site. We've been, we've kept the  
9 ball in the air with your board for 15 years on  
10 the prior approval with regard to Dodge City. And  
11 when someone from the outside came in and took a  
12 hard look at the campus, it became apparent that,  
13 you know, this is great, but you've got to look  
14 at some of your utilization of the other  
15 buildings and improving the sanctuary, which  
16 doesn't have adequate bathrooms and doesn't  
17 really have the most terrific coat and office  
18 space. That's what precipitated that.

19 MR. KOBASA: Okay.

20 MR. STEINMETZ: And, you know, I'm sure  
21 you'll be counseled, although you'll be counseled  
22 by, by the deputy town attorney, but certainly I  
23 remind the board to the extent that the question  
24 has been put to me, that as a, a religious

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institution and a place of religious education and learning, the application is protected and covered by the federal religious land use statute, as well as New York State case law. So it, it is a permitted use. It has a special permit, and furthering the religious exercise is certainly consistent with New York state law.

MR. KOBASA: Okay. Thank you.

MR. BIANCHI: Dave, you mentioned something about occupancy. As I remember, when we last, years ago, discussed this case, it was a lot of discussion around occupancy, primarily because of the septic system situation. And I read somewhere in the narrative that those numbers are no longer going to be applied or applicable. This is going to be an increase in occupancy actually I, I guess?

MR. STEINMETZ: So that, that I, I -- thank you for reminding me. So that's correct. I think I did indicate that in my submission cover letter. Fifteen years ago, we did voluntarily arrive together at a student cap of 225 students. That was driven by a number of considerations,

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one of which certainly was the fact that the site at that time was on an aging septic system and we would be designing and building a sewage treatment plant that had to have a capacity number associated with it.

Now that we are no longer tied to either an aging septic or a sewage treatment plant, the site should be governed by what are otherwise lawfully imposed occupancy limits that relate to state law and state building code, county health requirements, and your own local code requirements, as well as dormitory requirements under the space that's allocated under the building code for per bed per student.

So in, in answering you most directly, the anticipation is that the students will probably increase from 225 to probably around 300 -- 300, 320. The site has been, has been occupied in accordance with the special permit for the last 15 years without incident of any kind. You have renewed the special permit repeatedly because there has been no incident of any kind.

So some of the stuff that we fortunately

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2 or unfortunately had to address at public  
3 meetings that we held together 15 years ago,  
4 really, I think the record demonstrates were  
5 largely specious and irrelevant. So we're going  
6 to be governed by the law. We have discussed this  
7 with the town attorney's office, and I'll, again  
8 I'll defer to them to advise you on. What we're  
9 asking for is neither irrational nor unlawful.

10 MR. BIANCHI: Okay. Thank you for  
11 addressing that. Okay. If there are no further  
12 comments as, as was stated, this is going to be  
13 referred to our wetlands consultant and  
14 architectural board too. Is that correct?

15 MR. KEHOE: Yeah. And staff, yeah,  
16 everybody.

17 MR. BIANCHI: Everybody, basically, so  
18 we'll be hearing a lot more about it. Okay. With  
19 that turn it over to Nora to declare lead agency.

20 MS. HILDINGER: I would like to make a  
21 motion to declare intent to be lead agent and  
22 refer back to -- refer back for a review memo.

23 MR. BIANCHI: Thank you. Second, please.

24 MR. KOBASA: Second.

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2 MR. ROTHFEDER: Second.

3 MR. BIANCHI: On the question. All in  
4 favor?

5 MULTIPLE: Aye.

6 MR. BIANCHI: All opposed?

7 MR. STEINMETZ: Thank You.

8 MR. BIANCHI: Thank you. Okay. Our next  
9 new business item is the application of BEB  
10 Capital, LLC for the property of Skyview/Westview  
11 LLC and Eastview/Southview LLC for site plan  
12 approval, a residential reuse special permit,  
13 RRUSP, for tree removal, steep slopes permits for  
14 proposed 70-unit residential develop development  
15 located on East Main Street, Route 6, Regina  
16 Avenue and Lexington Avenue, drawings dated April  
17 1, 2025. Good evening.

18 MR. STEINMETZ: Good Evening, Mr.  
19 Chairman, members of the board, David Steinmetz  
20 from the law firm of Zarin and Steinmetz here  
21 this evening representing BEB. I'm joined this  
22 evening by one of my client representatives,  
23 Tucker Reed from BEB, Matt Steinberg from DTS  
24 Provident Engineering and Planning, our project



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planners and engineers. And Ray, Beeler, our project architect. For me tonight kind of feels like throwback night and historical night because again, here we come back with the R-R-U-S-P, the RRUSP, and again, the chair and I think Mr. Rothfeder would've been involved in the Pondview Commons application that we did probably 10 years ago.

We're coming back with the second RRUSP for the town of Cortlandt. So what's the RRUSP? the RRUSP was enacted by the town a number of years ago, specifically to address some of the aging housing supply that the town had, sort of like the bungalows on the on the eastern side of the town, and to recommend and encourage the reuse of those properties in a fashion that was conducive to the area and would replace the existing aging housing stock with something newer and possibly better, hence the, the acronym R-R-U-S-P, Residential Reuse Special Permit.

The RRUSP allows currently for one to come in and make an application request based upon the existing density of the site. We did

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2 this on Pondview, and now we're here doing this  
3 in connection with the 56 units that currently  
4 exist on Route 6 off of Regina and as you heard  
5 in the work session, also accessed on Lexington  
6 on the Yorktown side. So the property which is  
7 approximately 15 acres, and, and the team will  
8 walk you through that. I right at 15? Is it 12 or  
9 15?

10 MR. MATT STEINBERG: Fifteen.

11 MR. STEINMETZ: At 15 acres, and we are  
12 proposing Mr. Chairman and members of the board,  
13 70 new townhouse dwellings. And, and both Ray and  
14 Matt will walk you through that. In the work  
15 session, you also heard briefly from Chris and  
16 Michael that we are simultaneously asking that  
17 you entertain, or asking that the town entertain,  
18 a text amendment to tweak the RRUSP.

19 What am I talking about and why? When we  
20 did a pre-, when we did a preliminary work  
21 session with the Town Board, because the Town  
22 Board is involved in the RRUSP, one or more of  
23 the town board members were quite clear with us  
24 that these units which are typically small and no

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larger than two bedrooms and the RRUSP, which basically says that the average for a dwelling cannot be larger than two bedrooms, and it also imposes some gross floor area limitations. We were actually encouraged to tweak the RRUSP to promote a slightly larger dwelling unit that would be more conducive, as you heard in the work session to families.

So we took that to heart and Ray, who had already designed what we believed to be a zoning compliant RRUSP was asked by BEB to go back to the drawing board and tweak it, redesign it so that it would be more consistent with what the town board asked us to do. So we have filed basically two things. We have filed a RRUSP application and we can explain to you, as Ray can, what those units would look like under a straight RRUSP.

And we have recommended that the town board entertain two zoning text amendments on the average number of bedrooms per dwelling building, as well as the gross floor area allowed or, or coverage allowed per unit.

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2 We're going to walk you through that  
3 very briefly, because as you were told in the  
4 work session, I think ultimately your board will  
5 need to make a recommendation back to the Town  
6 Board. I think the Town Board is hoping that you  
7 will endorse their concept of promoting the  
8 capability of families to be in these units.

9 In addition, I should state that while  
10 the, this will be a dramatically improved  
11 aesthetic resource next to the town's primary  
12 commercial corridor, it also improves  
13 environmentally as we will walk you through. And  
14 it is, we believe entirely consistent with  
15 Envision Cortlandt, the comprehensive plan, as  
16 well as the RRUSP enactment.

17 So what we wanted to do tonight, Mr.  
18 Chairman, is simply introduce the project, which  
19 we've already done to the Town Board, walk you  
20 through some of the architectural design. Matt  
21 will walk us through the layout, the parking and  
22 we will once again ask that your board entertain  
23 a possibility of serving as lead agency.

24 I think the Town Board anticipates that

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2 your board would serve as the lead agent, even  
3 though this is both a site plan application, as  
4 well as a proposed textual amendment to, to the  
5 zoning. So with that, I'm going to hand off, I  
6 don't know who I'm handing off to first. Ray, Ray  
7 Beeler.

8 MR. RAY BEELEER: Thank you David. And  
9 good evening everybody. I'm Ray Beeler, Gallin  
10 Beeler Design Studio Architects. So Heather, you  
11 could go to the next the next image. So we'll  
12 start with a, a site plan of the existing, the  
13 existing property. Go back to the site. Yeah. So,  
14 to orient everybody on the upper left hand corner  
15 that is, that's Route 6, East Main Street with,  
16 with Regina coming down directly off of that. And  
17 the, on the far right hand side, if you can draw  
18 your red, red arrow there, on the right hand  
19 side, that's Lexington Avenue.

20 So the site is essentially split into  
21 two very distinct areas. And the, the land in  
22 between these two areas, the area off of East  
23 Main and the area off of Lexington, it's  
24 separated by a fairly dense woods and a steep

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slope. What you can see on the, on the site plan, also, all the little blue dots, they represent the existing bungalow cottages. And there's 18 cottages in the, the lower area, which is off of East Main and there's 14 cottages off of Lexington.

And so we can go to the, the next one. Can we go to the next, yeah, thank you. So this is what the, the bungalow cottages look like. They're old, some are not in for the greatest condition, and I, I think it's safe to say they're past their, past their useful life. So what we want to replace these with is a new development.

As David was explaining to you, the, the conditions of the RRUSP, we can take the number of living units that we have in these cottages. So there were 32 cottages, and in those 32 cottages, there's 58 living units. So if we increase that by 20 percent, that gets us up to the 70 townhouse units that are in our, in our redevelopment proposal.

And now we can go on to the to the site

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plan. So if you could, if you could resize that so we see the whole thing, that would be, that would be great. Yeah, that's, that's good. So what we're proposing is to still have the two distinct, distinct areas on the site as per the, the existing condition separated by the, the steep slope in the middle and the, the fairly dense, dense woods.

So the lower area, which is in the upper left hand corner off of, off of East Main, we're proposing there that there'd be 42 townhouses in 10 separate clusters. And you can see the separate clusters, they're separated from, from one another by a distance of 10 to 20 feet. And the upper area with access off of Lexington Avenue will have 28 townhouses in seven clusters.

Now a word about the clusters, the clusters typically have just four townhouse units in them. There's a few that have five. And the idea there is that we just, we don't want this to appear too massive. So keeping the, the number of townhouse units in the clusters at mostly four and a couple five was an important aspect of the

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design.

Now there's, there's two different type of units based on the topography. So this is all built into the side of the hill. So we're at, at the lower area, starting on the left low and it's going up to much, much higher elevation. So there's two different type of type of units. The, it's, it's actually going perpendicular to that. The slope of the hill going from left to right goes up.

So you can see that the access, right, that's the, that's the slope up. So there's an access road that goes through the middle. The units on the right of that access road, we're calling uphill units. And those units are buried into the side of the hill with a garage entry level that, that buries into the hill within two levels of living units above, above that. On the left hand side of the road, that's where the ground is sloping down. So those, those units appear to be just two stories. There's a basement below that with a walkout rec room, and those units do not have internal garages. Those units



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are going to have exterior parking.

So, there's two distinctly different type of units on the, on the property. The same thing applies to the, the, the upper site off of Lexington with the uphill units above the access road and the downhill units below the access road. So we can go to the next one, please. Next, can we, Heather, can you see the next image? Yeah.

So this is very preliminary, but this starts to give you an idea of what we're looking at in terms of the massing of these units. The images on the top are the uphill units. So you see the, the garage entry, the, you can see back to, yeah, and resize that. Yeah, thanks. So those upper units show the, the garage, the entry into the units with two living, living levels above that buried into the side of the hill. So by the time you get to the back of the units, that second level has a patio that goes out in, in the back. The lower images are the, the downhill units. And you can see there, no, no garage. You enter directly into the main living level with

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one, one level above that.

I'll mention here some of the sustainable features we're looking at. The roofs are configured with the, the pitch roof is only over a portion of it. And the back is a flat roof where we would like to incorporate solar panels. So we're beginning to study that. We're looking at no use of fossil fuels, super insulated walls and roofs, high performance windows, and those, this is very preliminary. Those are only a few things we've started looking at. But we will be pursuing many sustainable features as we develop the design, the design of this project.

And we can go to the next, the next one. And so then this just gives you a little, a little different view, a 3-D view of the uphill units on top, downhill units on the bottom. And again, you can see the, the slope portion of the roof is only at, at the front of the units. That's going to be actually over all the master bedrooms. So the master bedrooms could have a nice cathedral ceiling in them, which could be a great feature, with then a flat portion of the

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roof behind, which will be available for solar, solar panels in a way that they won't, won't be all that, all that visible, but they will be there to function.

And I'll close with showing some of the, some of the floor plans of the units. So this, this, the, the first, the first slide, these are the plans of the, of the uphill units, starting on, on the left. It's a little light, but you can see the garage entry and then there's mechanical and storage, a stair going up. We're, we're also planning for residential, residential lifts. So these will be accessible to elderly and, and handicapped residents.

So going, going up then to the second level, living, dining, kitchen. Then there's a family room at the back, out some French doors and there's a nice patio because then that's at grade by the time you get to the back. And going up to the third level, these uphill units have three bedrooms. So, as David was mentioning before, we want to make the, this project family friendly. I didn't show you on the site plan, but

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we're proposing playgrounds on each one of the,  
on the upper, upper area and the, the lower area.

So these, these uphill units are about  
3,000 square feet, and they have three bedrooms.  
And then the next one, next slide shows the  
downhill units. And these are somewhat smaller.  
These are 2,400 square feet. On the left you can  
see the basement, which was, is underground  
except for the rec room at the back and you can  
walk out onto a patio.

At the, at the main level then you enter  
directly into the living space, kitchen, and  
there's a deck behind that. And then at the upper  
level, the difference here is this, the downhill  
units have two bedrooms.

So, to conclude, we're proposing the 70  
townhouses, 48 of them are going to be the three  
bedroom units, and those are the uphill units, 22  
are going to be the two bedroom units, those are  
the downhill units. And you know, we feel the,  
the RRUSP, as David said, does call for all two-  
bedroom units, but we think it's, it, it will be  
greatly advantageous to have the mix that we're

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2 proposing of two and three-bedroom units. So --

3 MR. STEINMETZ: One question, are you  
4 able to address the most floor area and coverage  
5 that we would have under the existing RRUSP  
6 versus the tweaked?

7 MR. BEELER: Well under to, to meet the  
8 conditions of the existing RRUSP, if it was all  
9 two bedroom, all two-bedroom units, they'd all be  
10 essentially the same as the downhill units, which  
11 those are smaller. They had a smaller, a smaller  
12 footprint and the overall area was 2,400 square  
13 feet. So that would be the difference. They  
14 would, they would all be the downhill unit size.  
15 Do you want -- Matt, do you have a few things to  
16 go?

17 MR. MATT STEINBERG: Yeah, just real  
18 briefly. Right, which is required under the  
19 RRUSP, right, so Matt Steinberg with DTS  
20 Provident. Right, so there'd be an affordable  
21 component that's required as part of the RRUSP.  
22 Actually, those, those additional units above the  
23 58 base units, those would have, those would be  
24 affordable under the code. So that additional --

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2 MR. ROTHFEDER: What does affordable  
3 mean? I mean, is there a definition for it or, or  
4 formula of any sort?

5 MR. STEINMETZ: Yes.

6 MR. STEINBERG: Yes. It would --

7 MR. KEHOE: Yeah, The town, the town has  
8 a definition. It, it --

9 MR. ROTHFEDER: Okay.

10 MR. KEHOE: -- it follows the definition  
11 of Westchester County Affordable --

12 MR. STEINMETZ: -- Westchester County  
13 guidelines, Jeff, 80 percent AMI, 80 percent area  
14 median income, and we could supply you with that  
15 data. But we would, we're doing the same thing on  
16 another project with the town.

17 MR. ROTHFEDER: Okay. I, I'd like to see  
18 that.

19 MR. STEINBERG: Yep. Yeah, so actually,  
20 Heather, if you just go, I think one more slide,  
21 it goes back to the, to the site plan. Yes. You  
22 know, so Ray did a good job of describing the  
23 layout, so I won't get into that. I'll just talk  
24 a little bit about some of the utilities that

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we're, we're proposing. So there's sewer, existing sewer in Regina Avenue. That's where the sewer will go from, from essentially from the Lexington Avenue side through this site to the, to the other portion. So while we can't make a direct connection with a roadway because of the slopes, and it'd be a, you know, a lot of extra disturbance, we are able to make a connection with utilities through that, through that middle area. And that also provides an opportunity to put a walking path, so that there'll be a pedestrian connection between both, both sides of the, of the property.

The same thing with water, actually water would connect between Lexington Avenue and down to the Route 6 side, so it would actually create a loop, which overall strengthens the overall system. You know, which is something that, you know, the town staff obviously want to see over the long term.

I mean, that's those, I mean, that's really the, the key items other, other than what Ray said. So, you know, we can answer any

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2 questions that anyone has.

3 MR. STEINMETZ: We are intending, we  
4 submitted an environmental assessment form. We  
5 will be submitting supplemental studies. And, and  
6 we, we anticipate handling the environmental  
7 review of this RRUSP much the way we did on  
8 Pondview Commons, which was in essence doing an  
9 analysis of storm water, of utility connections,  
10 a visual analysis, a fiscal analysis, and all of  
11 that would be baked into supplemental and, and I  
12 should say traffic as well, into an environmental  
13 assessment form with supplemental studies.

14 MR. BIANCHI: Okay, thank you. Any  
15 comments from the board on --

16 MS. HILDINGER: Just so I'm clear, the  
17 affordable units are in the, the, the lower  
18 portion of that, of that diagram above?

19 MR. STEINMETZ: So we haven't, we have  
20 not finally --

21 MS. HILDINGER: Oh, okay.

22 MR. STEINMETZ: -- located where the  
23 affordable units would be. We've gotten some  
24 different comments from the Town Board about



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where, where they thought it might be appropriate. Should they be together, should they be dispersed? Just as, as, as you will learn when you review the Westchester Housing guidelines, the Westchester Housing guidelines do encourage that they be distributed and allocated consistent with the unit allocation in the project. So that's most likely what would occur here. But that's something, that's a detail that has to be discussed with staff.

MS. HILDINGER: And those units on the lower end of that diagram, they're the primarily two bedroom units?

MR. STEINMETZ: Ray, you, you, you hit that. I don't remember that offhand.

MR. BEELER: It's, yeah, see, you're asking about the, the area that's off of L Lexington?

MS. HILDINGER: Yeah.

MR. BEELER: The, the units below the access road are the two bedroom units, and the units above the access road are the three bedroom units.

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2 MS. HILDINGER: Okay. So It's this --

3 MR. STEINMETZ: So [unintelligible]  
4 [01:27:26] predominantly two.

5 MR. BEELER: So, yeah. So, yeah, I think  
6 it, it's like two-thirds, one third, two-thirds  
7 are, are the three bedroom units.

8 MR. KOBASA: I just, the pathway  
9 connecting the upper to the lower, is that  
10 something that town has asked for? Is that  
11 something you guys want to put in?

12 MR. STEINMETZ: It's a little --

13 MR. KOBASA: Just understanding. I want  
14 to understand where that one came from because  
15 what's the requirement to make that connection  
16 because it's incredibly intrusive to put that  
17 connection in. It's built with switchbacks, it's  
18 not following the actual sewer disturbance. So,  
19 I'm just wondering where that came from.

20 MR. STEINMETZ: I don't know if, if one  
21 of you wants to address whether that would be  
22 consistent with the utility connection that we  
23 have to make through there anyway?

24 MR. STEINBERG: In, in, in some

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2 portions, but you're right. There would be some,  
3 some areas where it would switch back and  
4 wouldn't necessarily follow that that alignment.  
5 It was just something that, you know, we thought  
6 would be desirable so that residents in the  
7 Lexington Avenue section could, could access East  
8 Main Street and, and other services but you know,  
9 it's not, it's not a requirement of the RRUSP.

10 MR. STEINMETZ: And thank you for adding  
11 that. Because Kevin, the short answer is we don't  
12 think it's an absolute necessity. I don't think  
13 anybody that in preliminary discussions thought  
14 it was objectionable.

15 MR. KOBASA: Okay.

16 MR. STEINMETZ: And we wanted to create  
17 some degree of walkability and it, and it would  
18 be really nice to promote the folks who are  
19 living in those Lexington Avenue units to be able  
20 to walk to the town center and Cortlandt Crossing  
21 and, and not promote, drive out on Lexington and  
22 go all the way around. So it -- you're right,  
23 there will be some disturbance, but I think it's  
24 minimal during construction and after that it's

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2 kind of a nice wooded area through a hilly area  
3 that, that people could enjoy a little bit of  
4 nature on the way to the, you know, go shopping.

5 MR. KOBASA: Okay. We can get into the  
6 debate about it at another meeting.

7 MR. STEINMETZ: Yeah, We don't --

8 MR. KOBASA: Sorry, I have a lot of  
9 comments on it.

10 MR. STEINMETZ: Fair enough. You, you  
11 may, you may do a great job at convincing my  
12 client, why did we even ever propose it, so.

13 MR. KOBASA: A, essentially lighting,  
14 it's going to have to get lit if you do it,  
15 safety standpoint, there's intrusive impacts to  
16 lighting through natural areas.

17 MR. STEINMETZ: Yeah, I don't think it  
18 would be a lit, no one ever anticipated it would  
19 be lit like --

20 MR. KOBASA: Okay.

21 MR. STEINMETZ: -- like most trails in,  
22 in the community.

23 MR. KOBASA: Okay.

24 MR. STEINMETZ: It's a trail.

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2 MR. BIANCHI: Okay. Thank you.

3 MR. ROTHFEDER: I do, I just to add, I,  
4 I appreciate the sustainability features and you  
5 guys are doing it proactively, which is nice to  
6 see.

7 MR. STEINMETZ: Yes. I, we, we were  
8 hoping you'd say that.

9 MR. ROTHFEDER: You owe me something.

10 MR. BIANCHI: Regarding the  
11 affordability, just a question. Is it, is the  
12 legislation or, or law re require a certain  
13 percentage, the current law require a current,  
14 certain percentage of the property be --

15 MR. STEINMETZ: Twos.

16 MR. BIANCHI: -- be, you know, low  
17 income housing, affordable housing?

18 MR. STEINMETZ: So currently the RRUSP  
19 indicates that if you realize the benefit of that  
20 20 percent increase in existing density, we have  
21 existing density of 58, 58. In order to get the  
22 20 percent on top of the 58, we increase to 70  
23 units. The differential, the 12 are then required  
24 to be affordable units.

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2 MR. BIANCHI: Okay. That's how it works?

3 MR. STEINMETZ: That's under the  
4 existing RRUSP legislation.

5 MR. BIANCHI: That, that's what I --

6 MR. STEINMETZ: That's what I want to  
7 make sure we were clear on.

8 MR. DOUGLAS: I've got one quick comment  
9 about that trail.

10 MR. STEINMETZ: Yes.

11 MR. DOUGLAS: It seems to me that it  
12 would be a utter waste of time. We'd have a  
13 disturbance for no reason because as you said, it  
14 would give people a way to walk down to the  
15 shopping center to pick up stuff and walk back.  
16 Exactly zero people will ever do that. So I don't  
17 see why you would disturb the woods in any way  
18 for that.

19 MR. STEINMETZ: Fair enough. So noted.

20 MR. CHRIS LAPINE: Will these be  
21 traditional town homes or will they be rental  
22 homes? Like will they be for sale?

23 MR. STEINMETZ: No determination has  
24 been made on that yet, Chris. It will probably be

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2 somewhat market driven. I think Pondview, as I  
3 understand it, has been successful as an entirely  
4 rental community. But I --

5 MR. LAPINE: I was just curious, some of  
6 the parking, you don't have driveways or garages  
7 if you were allocating some of the parking in  
8 those other areas to those units?

9 MR. STEINMETZ: Definitely a detail that  
10 we can, we can address as we go forward in the  
11 process.

12 MR. BIANCHI: Just a request, I think  
13 staff has re has received a number of inquiries  
14 about the people that are living currently in the  
15 homes that are on that part of the property. And  
16 I request that you keep them advised as to what's  
17 going on and what the status is, so they're very  
18 concerned about this.

19 MR. STEINMETZ: I totally understand  
20 that. And, and we, we were, we discussed this  
21 openly with the Town Board in terms of providing  
22 some amount of guidance for folks in terms of  
23 relocation. That's quite a ways off from a  
24 temporal or timing standpoint. But we are mindful

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of that. And again, others have encouraged us to, to make sure that we provide some wonderful housing that, that, that's needed. And, and what's there unfortunately is, is not in the, in the greatest of condition. Since my involvement on this site, I have been interacting with the building department in connection with some of the conditions in the existing units.

And I should mention, we didn't say this, but it's, it's, we did tell this to the Town Board. Tucker and his colleagues sort of came in as investment partners behind the folks who originally owned the, this site and these units and were the managers of the site and these units over the last several decades. And the good news, I think, for the town, and I think this was well received by the Town Board, is that BEB has now asserted control over the property and is at the table with the town now trying to do what should be done here. And do again, precisely what the Town Board decided to do like 15 years ago when they enacted the RRUSP. The RRUSP was enacted for the three or four areas east of the



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2 Cortlandt Town Center that were all characterized  
3 by aging, sort of falling into disrepair  
4 bungalows.

5 MR. LAPINE: Distressed.

6 MR. STEINMETZ: Thank you. Distressed.

7 Good word from Chris, thank you for --

8 MR. BIANCHI: Thank you. If there are no  
9 further questions or comments at this point, I'll  
10 turn it over to Kevin.

11 MR. KOBASA: Yes. I'd like to make a  
12 motion to declare intent to be lead agent and  
13 refer back to the board for memo, a review memo.

14 MR. BIANCHI: Second please.

15 MR. ROTHFEDER: Second.

16 MR. BIANCHI: We have a second. On the  
17 question. All in favor?

18 MULTIPLE: Aye.

19 MR. BIANCHI: All opposed?

20 MR. STEINMETZ: Thank you all. We'll see  
21 you next month.

22 MR. BIANCHI: Okay.

23 MR. ROTHFEDER: Thanks.

24 MR. BIANCHI: See you next month.

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2 MR. STEINMETZ: Thursday, June 5th.

3 MR. BIANCHI: Fifth. Okay. Our last new  
4 business item is an application of Claudia  
5 Villeda for amended site plan approval for a  
6 proposed canopy over an existing outdoor patio at  
7 Yuka's Restaurant, located at 2011 Albany Post  
8 Road, drawing dated April 17, 2025. Good Evening.

9 MR. JOHN LENTINI: Good evening. Mr.  
10 Chairman, members of the board, staff. I'm John  
11 Lentini, architect. I'm here with the proprietor  
12 of Yuka's, Claudia Villeda. Would you like a  
13 explanation what we're trying to do?

14 MR. BIANCHI: Yeah, if you don't mind,  
15 just go over what, what it is being used for now  
16 and what you proposed to do with it and why.

17 MR. LENTINI: First, I want to say this  
18 is a very popular restaurant and she's trying to  
19 improve the function of it to allow her to use  
20 all of it better. There was an existing -- there  
21 is an existing patio that has limitations, foul  
22 weather, wind, and other times, and in no case  
23 can it be used in the winter. But we want to  
24 improve it by putting a canopy. Rather than a

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temporary canopy or a canvas or an awning that would have to be retracted under certain conditions and in the event that you forget to or you can't, and a storm comes upon you, it would be a hazard. And we're in a special wind region, and that's close to the Hudson. So we've elected to go to a permanent open canopy. This particular patio appears on the surveys to be partly on the town's property.

MR. BIANCHI: Right. But these -- no buts, it is. But the survey also shows that the pavement is not co-linear or parallel, I should say, not parallel with the property line. So it's not like we're on the street. You know, the, the, the actual pavement, the right of way, is beyond there. There's also a great separation that we're above the street. And from a standpoint of appearances, which is a small part of zoning, it doesn't appear like we're going to be jutting out into this road. I, I don't believe it does. And I could demonstrate it with renderings, but I've provided some aerial views. I don't know if you have those, Chris.

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2 MS. LAVARNWAY: We do.

3 MR. LENTINI: As you can see, everything  
4 that's green remains green around the back of the  
5 building. The top of the screen would be the, the  
6 rear of the building. And is there one closer of  
7 the patio?

8 MR. LAPINE: I think.

9 MR. LENTINI: Yeah. It's all perched  
10 above the lawn and below. Right at that point  
11 however, is where the road is the closest to the  
12 patio, and it will be of concern I imagine. And  
13 as suggested at the work session, we'll probably  
14 need to go for a variance for this.

15 MR. BIANCHI: Yeah. It's, you know, the,  
16 this, there are people that still feel  
17 uncomfortable dining, even though it's been four  
18 or five years since the COVID-19 crisis. And I  
19 know a lot of people go to restaurants only  
20 because there's a place to sit outside. This is  
21 an audience or, you know, the clients we'd like  
22 to attract. And then for parties, I mean, she  
23 doesn't, the restaurant doesn't have to be full,  
24 it's not like an overspill space, but she might

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2 have an average, you know, 60 percent in the  
3 restaurant and then a party. If the party were in  
4 the restaurant, it would disrupt it. So, this is  
5 an area that could be dedicated from time to  
6 time, no regular party. I went to one recently.  
7 It was, the food was great. It was in a back  
8 room, a little small. I would've rather been  
9 outside, sorry.

10 But in any event we're -- we understand  
11 we're going to be referred to other board, so  
12 answer any questions if you have them.

13 MR. BIANCHI: Okay. Questions, comments  
14 from the board at this point? So this is an open  
15 wood structure. Basically, it's not going to  
16 protect you from the weather or the --

17 MR. LENTINI: It's going to be a non-  
18 combustible structure.

19 MR. BIANCHI: -- and just -- excuse me?

20 MR. LENTINI: Non-combustible. I don't  
21 think it's going to be wood.

22 MR. BIANCHI: Oh.

23 MR. KEHOE: But it, it will totally  
24 protect you from the rain, correct? It's a roof?

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2 MR. LENTINI: Yeah, just a roof. We're  
3 not, open on the side.

4 MR. BIANCHI: Yeah, that's --

5 MR. LENTINI: There's an issue with  
6 being close to a lot line with woods that I call  
7 it the Miss O'Leary's cow law, that you're not  
8 supposed to be within five feet with combustible  
9 materials.

10 MR. BIANCHI: Okay. And regarding the  
11 property line, I guess you have to work that out  
12 with our staff and our attorney too, as to if  
13 there's any infringement on town property there.

14 MR. LENTINI: I could, this pardon me --

15 MR. BIANCHI: Work that out.

16 MR. LENTINI: I could actually draft it.  
17 I believe I did that. The posts are on our  
18 property. The overhang is off, but we can cut the  
19 overhang back and it'll be totally on our  
20 property.

21 MR. BIANCHI: Okay. Alright. Unless  
22 there are any other comments I'll refer to, I'll  
23 turn it over to Jeff.

24 MR. LAPINE: Yeah, I was going to say

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2 one thing --

3 MR. BIANCHI: Oh, yes.

4 MR. LAPINE: -- Chairman.

5 MR. BIANCHI: Go ahead, Chris.

6 MR. LAPINE: You ought to consider some  
7 sort of a roof gutter along the frontage, so that  
8 all the roof runoff doesn't fall onto --

9 MR. LENTINI: Oh, absolutely.

10 MR. LAPINE: -- Furnace Dock Road,  
11 because of its proximity and create icing  
12 conditions in the winter.

13 MR. LENTINI: We'll be picking up the  
14 main roof where the, where the entrance from the  
15 restaurant is that we -- where there's a gutter  
16 there now. We'll be attaching this to where the  
17 gutter is. So we're going to pick a whole lot of  
18 water.

19 MR. LAPINE: [unintelligible] [01:39:59]  
20 have a gutter, and then roof leader it back.

21 MR. LENTINI: Yep. Absolutely. Thank  
22 you.

23 MR. BIANCHI: Okay.

24 MR. DOUGLAS: I've got, I've got a

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2 comment. It's not a planning comment. I live, I  
3 live around the corner and I just want to tell  
4 you that how happy it makes us to see the  
5 thriving business you do there, because it's  
6 that, that's great. I mean, we need, we need  
7 thriving businesses, especially restaurants, you  
8 know, that usually are empty because everybody  
9 does take out. But it's, it's great to see that.  
10 It has nothing to do with your canopy, but it's  
11 great. I drive past her every single day, so.

12 MR. LENTINI: She's quite, you know,  
13 remarkable. She has other businesses too. I've  
14 represented her at a Brewster restaurant she  
15 owns, but she knows how to keep them going. I  
16 think I read somewhere that's the most losing  
17 business enterprise and, you know, in the country  
18 that, you know, that they just don't last  
19 usually. But we're, we're going to last.

20 MR. BIANCHI: Okay. Thank you, Jeff.

21 MR. ROTHFEDER: I move that we refer the  
22 application back to staff.

23 MR. BIANCHI: Thank you. Second, please.

24 MR. DOUGLAS: Second.



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2 MR. BIANCHI: On the question.

3 MR. KEHOE: On the question. The  
4 engineering department has already drafted a  
5 review memo. I just didn't share it with you, but  
6 I'll share it with you tomorrow. And obviously  
7 the license agreement and the Zoning Board  
8 variance need to be worked out, but do you want  
9 to give us the authority, if we're ready to have  
10 a resolution for the next month? I'm not  
11 promising it, but --

12 MR. BIANCHI: I, I think I --

13 MR. KEHOE: -- I can't do a resolution  
14 unless you sort of direct me to.

15 MR. BIANCHI: Given, given that you can  
16 resolve the other issues, sure.

17 MR. KEHOE: Whatever resolution you  
18 grant will be conditional subject to getting a  
19 license agreement, getting a zoning variance. But  
20 those would be normal conditions we could put in.

21 MR. BIANCHI: Yeah, that, that would be  
22 great.

23 MR. DOUGLAS: So I'll, I'll add --

24 MR. LENTINI: Thank you very much

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2 MR. BIANCHI: Yeah.

3 MR. DOUGLAS: -- to that, that staff  
4 prepare a resolution --

5 MR. BIANCHI: Right.

6 MR. DOUGLAS: -- for possible approval  
7 if everything gets worked out.

8 MR. BIANCHI: Okay. Thank you. On the  
9 question, all in favor?

10 MULTIPLE: Aye.

11 MR. BIANCHI: All opposed? Thank you.

12 MR. LENTINI: Thank you.

13 MR. BIANCHI: Have a good night.

14 MR. KOBASA: The time is 8:10. The  
15 meeting's adjourned.

16 MR. BIANCHI: Thank you.

17 (The public board meeting concluded at  
18 8:10 p.m.)

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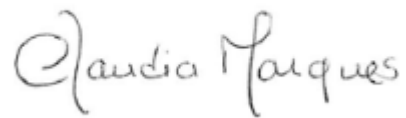
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CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Planning Board meeting of the Town of Cortlandt on May 6, 2025, was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

A handwritten signature in cursive script that reads "Claudia Marques".

Date: May 19, 2025

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