



# TOWN OF CORTLANDT

## OFFICE OF THE TOWN CLERK

**Town Clerk**  
LAROUÉ R. SHATZKIN

**Deputy Town Clerk**  
AMANDA SHAFIULLAH

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

**Town Supervisor**  
RICHARD H. BECKER, MD





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

## NOTICE:

### Clickable Agenda from Town Clerk, Laroué Shatzkin

Dear Viewer,

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

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

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

Warmly,

Laroué Shatzkin



**Town Clerk**  
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JOYCE C. WHITE

### REGULAR MEETING

### TOWN BOARD AGENDA – MAY 12, 2026

**PLACE:**

**TOWN HALL**

**TIME:**

**7:00 PM**

### ORDER OF BUSINESS

#### MEETING CALLED TO ORDER

#### PLEDGE TO THE FLAG

#### SUPERVISOR'S PROCLAMATIONS & REPORTS

#### ROLL CALL

#### TOWN BOARD REPORTS

#### APPROVAL OF THE MINUTES

Approve the Minutes for the March 23, 2026 Special Meeting, and the April 14, 2026 Regular Meeting.

**PUBLIC HEARINGS**

1. Public Hearing to Consider Omnibus Zoning Text Amendments.
  - a. Open Public Hearing.
  - b. Circulate Notice of Intent to serve as Lead Agency pursuant to SEQRA.
  - c. Adjourn to July 14, 2026.

**HEARING OF CITIZENS – AGENDA ITEMS ONLY**

**REPORTS**

**Receive and File the following:**

DOTS-Code Enforcement Report for 2025

DOTS-Code Enforcement Report for 1<sup>st</sup> Quarter for 2026

For the month of March 2026 from the Recreation Department.

For the month of April 2026 from the Office of the Aging, Purchasing Department, Receiver of Taxes and the Town Clerk.

**OLD BUSINESS:**

**Receive and File the following:**

**NEW BUSINESS**

**Receive and File the following:**

1. Memorandum from DOTS Recommending 2026 Paving List.

**RESOLUTIONS**

1. Re-Appoint Michelle Piccolo-Hill as Member, and Re-Appoint Michael Fleming as Chair, of the Zoning Board of Appeals.
2. Accept Property Donation of 20 Wooddale Road to be kept as open space.
3. Authorize Contract with the Center for Economic and Environmental Partnership, Inc for Sustainability Consulting Services at no charge to the Town.

4. Authorize settlement of Tax Certiorari proceeding for Curry Properties, LLC for property located at 3026 E. Main St. (SBL 24.9-3-42)
5. Authorize a Load-Only Fireworks Permit for the City of Peekskill for July 4, 2026, subject to approval by Legal and Code.
6. Authorize Road Closure for Montrose Station Road from James Street to Albany Post Road on May 30, 2026 from 6pm to 10pm for the final day of the Cortlandt Engine Company Annual Bazaar, subject to approval by Director of DES.
7. Agenda Items for Mt. Carmel:
  - a. Authorize use of the Mobile Town Stage for the Annual Feast.
  - b. Closing of Certain Streets.
  - c. Fireworks Permit, pending approval by Legal and Code.
8. Agenda items for DOTS:
  - a. Authorize DOTS to Bid TE Contract 2026.04 – Town Wide Paving 2026.
  - b. Authorize Architectural Service Contract with Lothrop Associates Inc. for Design of Muriel H. Morabito Community Center Improvements.
  - c. Authorize Basin, Culvert, and Outfall Reconnaissance for MS4 Compliance.
  - d. Authorize Lighting Repair of Travis Avenue Park.
  - e. Authorize Electrical Work at Travis Avenue Park.
9. Appoint Jennifer Montero to the title of Assessment Clerk from the Civil Service List.
10. Appoint a Staff Assistant (Finance and Administration) to fill a vacancy in the Office of the Town Comptroller.
11. Appoint Seasonal Employees in Recreation for Pool and Camp.
12. Appoint Seasonal Employees in DES.

**ADDITIONS TO THE AGENDA**

**BUDGET TRANSFERS - NO**

**REPORTS FROM VARIOUS DEPARTMENTS**

**REPORTS FROM STANDING & SPECIAL COMMITTEES**

**SECOND HEARING OF CITIZENS**

**ADJOURNMENT**

**NEXT TOWN BOARD MEETING**

**June 9, 2026 at 7:00 pm**  
**Town Hall Web Site address: [www.townofcortlandt.com](http://www.townofcortlandt.com)**



**DRAFT**

A **Special Meeting** of the Town Board of the Town of Cortlandt was conducted on **March 23<sup>rd</sup>, 2026** with the following elected officials and appointed staff in attendance:

<b>RICHARD H. BECKER</b>	<b>Supervisor</b>
<b>JOYCE WHITE</b>	<b>Councilmember</b>
<b>CRISTIN JACOBY</b>	<b>Councilmember</b>
<b>ROBERT MAYES</b>	<b>Councilmember</b>
<b>JAMES CREIGHTON</b>	<b>Councilmember</b>

**Also present:**

<b>TOM WOOD</b>	<b>Town Attorney</b>
<b>MICHAEL CUNNINGHAM</b>	<b>Deputy Town Attorney</b>
<b>LAROUÉ ROSE SHATZKIN</b>	<b>Town Clerk - ABSENT</b>
<b>AMANDA SHAFIULLAH</b>	<b>Deputy Town Clerk</b>
<b>ANN SCAGLIONE</b>	<b>Comptroller - ABSENT</b>
<b>MICHAEL PREZIOSI</b>	<b>Director, DOTS - ABSENT</b>
<b>CLAUDIA VAHEY</b>	<b>Human Resources Coordinator</b>
<b>STEPHEN FERREIRA</b>	<b>Director, DES - ABSENT</b>
<b>JOE BASSELL</b>	<b>Junior Network Specialist</b>

**MEETING CALLED TO ORDER**

The meeting was called to order at 6:11 P.M.

**PLEDGE TO THE FLAG**

Supervisor Becker started the meeting with the Pledge of Allegiance.

**RESOLUTIONS**

**RESOLUTION NO 96-26:** Authorize Liability Insurance Package for 2026-2027.

Deputy Town Attorney, Michael Cunningham commented there was a 3.75 percent decrease in the insurance policy which is pleasantly surprising due to the inflation increases today. Town Attorney, Tom Wood, commented from a budgetary point of view the Town always budgets for an increase so the town has a better cost savings this year due to the deflation of this insurance policy.

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

**ADJOURNMENT**

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

The meeting was adjourned at 6:14 P.M.

**NEXT TOWN BOARD MEETING**

**April 14, 2026 at 7:00 P.M**  
**Town Hall Web Site address: [vwww.townofcortlandtny.gov](http://www.townofcortlandtny.gov)**

**Respectfully submitted,**

**Laroue Rose Shatzkin**  
**Town Clerk**

**Amanda Shafiullah**  
**Deputy Town Clerk**



**DRAFT**

A **Regular Meeting** of the Town Board of the Town of Cortlandt was conducted on **April 14<sup>th</sup>, 2026** with the following elected officials and appointed staff in attendance:

<b>RICHARD H. BECKER</b>	<b>Supervisor</b>
<b>JOYCE WHITE</b>	<b>Councilmember</b>
<b>CRISTIN JACOBY</b>	<b>Councilmember</b>
<b>ROBERT MAYES</b>	<b>Councilmember</b>
<b>JAMES CREIGHTON</b>	<b>Councilmember</b>

**Also present:**

<b>TOM WOOD</b>	<b>Town Attorney</b>
<b>MICHAEL CUNNINGHAM</b>	<b>Deputy Town Attorney</b>
<b>LAROUÉ ROSE SHATZKIN</b>	<b>Town Clerk</b>
<b>AMANDA SHAFIULLAH</b>	<b>Deputy Town Clerk</b>
<b>ANN SCAGLIONE</b>	<b>Comptroller</b>
<b>MICHAEL PREZIOSI</b>	<b>Director, DOTS</b>
<b>CLAUDIA VAHEY</b>	<b>Human Resources Coordinator</b>
<b>STEPHEN FERREIRA</b>	<b>Director, DES - ABSENT</b>
<b>JOE BASSELL</b>	<b>Junior Network Specialist</b>

**MEETING CALLED TO ORDER**

The meeting was called to order at 7:02 P.M.

**PLEDGE TO THE FLAG**

Supervisor Becker started the meeting with the Pledge of Allegiance.

**SUPERVISOR’S PROCLAMATIONS & REPORTS**

. Supervisor Becker commented about the Openings Day ceremony for Cortlandt National Little League and Cortlandt American Little Leagues. The Girls Softball League’s Opening Day on April 18<sup>th</sup>, at the field by Town Hall.

In upcoming events on April 19<sup>th</sup>, the Hudson Highland Gateway Park is having a Guided Hike in honor of Earth Day this event is sponsored by the Cortlandt Green Team. To attend this event please RSVP by calling the supervisors office or emailing. On April 25<sup>th</sup>, Town Hall is hosting National Takeback Prescription Day at 10:00 A.M, which allows residents to safely dispose of

prescription medications. Also, if residents have a car seat they can stop in for a car seat safety check. Trivia Night is coming back and will be posted at the Cortlandt Waterfront Park at May 15<sup>th</sup> at 6:00 P.M. Residents can either come with a team or team can be formed at the event. For more information reach out to the Recreation Department to RSVP. The second annual Town-Wide Yard Sale is back on May 9<sup>th</sup> at 10:00 A.M, this event allows residents to safely have a yard sale with lots of potential customers at the Cortlandt Waterfront Park. To register please call the Supervisors Office or the Recreation Department. Residents must resident by May 4<sup>th</sup>, 2026 to secure a spot.

## **TOWN BOARD REPORTS**

### **Councilperson Cristin Jacoby gave her report**

#### **OF NOTE:**

Councilperson Jacoby commented it is great to get together with your community to help clean up, she stated she did its last year in her community. She asked residents if they do decide to clean up on their own to please send the Town Board their pictures so it can go up on social media. Councilperson Jacoby thanked Ann Scaglione, Town Comptroller, for all the hard work she has done in the past few months. She stated Ann has revamping things in the Comptroller Office such as operations, reporting to the Town Board, and finding investment that benefit the Town.

Councilperson Jacoby spoke about the Youth Advisory Council who will be attending a work session at Town Hall on April 20<sup>th</sup> at 6:00 P.M where they will present on the efforts of their projects. She asked residents if they would like to see the Youth Council in action to attend the work session. They Youth Council is currently working on two projects, one is interviewing veterans so their stories can live on and the other is working with seniors at the Senior Center where the youth can learn from the seniors and vice versa. She commented herself and Councilperson White will be attending Career Day at Blue Mountain Middle School. She loves doing outreach with the youth and advised schools if they would like Town Board members to speak at their school or visit Town Hall to reach out to her via email.

Supervisor Becker commented the Department of Sanitation (DES) will be doing a Town-Wide clean up. If residents would like to clean up any areas the Town will provide garbage bags, gloves, and other materials to help. Residents can leave the garbage on the side of the road and the DES teams will know to pick them up. The Town is also opening two more composting sites, Charles Cook Pool and the Library off Kings Ferry Road, this totals four drop off locations in Town.

### **Councilperson Joyce White gave her report**

#### **OF NOTE:**

Councilperson White spoke about upcoming events such as Earth Day Clean up on April 26<sup>th</sup> at Furnace Dock Lake which she will attend along with students in the Hendrick Hudson School District and community members. Town Hall is hosting the first event Juneteenth Celebration on

May 19<sup>th</sup> which will feature American History, the committee is looking for exhibitors and vendors so if anyone is interested please contact Councilperson White.

**Councilperson Robert Mayes gave his report**

**OF NOTE:**

Councilperson Mayes spoke about how fantastic the Opening Days for the Youth Baseball were, he is looking forward for the girls' softball opening day this upcoming weekend. He looks forward to seeing all parents and spectators respect the coaches who volunteer their time and as well as the umpires who are paid very little for their services. He stated the games are for the players to enjoy and have fun. He spoke about Earth Day and while April is dedicated to Earth Day we all should be trying to encompass Earth Day every month to help take care of our communities. Councilperson Mayes also spoke about the potholes in the Town and stated the DES staff are working on repairing and re-filling the pothole so to be patient and try best to avoid the potholes. He also thanked Supervisor Becker for always responding to residents and the Town Board messages and complaints in regards to the potholes.

**Councilperson James Creighton gave his report**

**OF NOTE:**

Councilperson Creighton spoke about upcoming events such as, the Mobile Shredder from Westchester County will visit Town Hall on April 24<sup>th</sup> at 10:00 A.M, this is free to everyone and a safe way to dispose of all of your personal documents. Riverkeeper is coordinating their sweep along the Hudson River on and the Croton Aqueduct is hosting I Love My Parks Day also on May 2<sup>nd</sup>. These are both two great events to help clean up the community. If you are unable to attend these events and would like to help clean up an area in the Town of Cortlandt please reach out the Supervisor's Office. The Town can supply garbage bags, pickers, and gloves to help with the clean-up.

**APPROVAL OF THE MINUTES**

Approve the Minutes for the March 10<sup>th</sup>, 2026 Regular Meeting.

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

**PUBLIC HEARINGS**

**HEARING OF CITIZENS – AGENDA ITEMS ONLY**

Warren Smith questioned about the contract with the Economic Business Development Liaison to understand more about the position because of the economic state of the world today to see if

it was truly needed. Supervisor Becker responded the position held by Mr. Oros is a necessary because he is very effective and helpful with business owners in the Town. He helps expedite processes for them and also for the Town. Supervisor Becker stated Mr. Oros was a past council board member, worked with the county executive, and a member of the Hudson Valley Gateway of Commence so is skill set is something the Town is lucky to have.

Councilperson Creighton added the envision Cortlandt master plan does highlight the Town should hire an Economic Business Coordinator position as a full-time position which would cost the Town far much more with having to pay a salary plus benefits. He also stated Mr. Oros is great at what he does and his connections are so beneficial to the Town.

Warren Smith also asked about the Fireworks ordinance and if there was any update. Supervisor Becker responded the resolution for Tarrytown is a load-only permit and the other is for the Town of Cortlandt's 250<sup>th</sup> Celebration at the Waterfront. The ordinance has not changed. Mr. Smith asked about the Evergreen Manor project and is glad to see it moving along. Supervisor Becker responded the project is moving along slowly but surely.

## **REPORTS**

### **Receive and File the following:**

For the month of February 2026 from the Recreation Department.

For the month of March 2026 from the Office of the Aging, Purchasing Department, DOTS-Code Enforcement, Receiver of Taxes and the Town Clerk.

## **OLD BUSINESS:**

### **Receive and File the following:**

## **NEW BUSINESS**

### **Receive and File the following:**

1. Letter from Zarin & Steinmetz on behalf of VS Construction requesting authorization for DOTS to execute Department of Health Forms for Evergreen Manor. (See Resolution 3)
2. Letter from Resident of 119 Rita Drive requesting traffic safety measures on Rita Drive; Refer to DES.

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

**RESOLUTIONS**

**RESOLUTION NO 97-26:** Amend Resolutions 74-26 and 329-25 authorizing the sale on a portion of SBL 55.9-2-1.1 to DHIP Group/Jam Storage, LLC for access to a proposed self-storage facility; *Subject to Permissive Referendum*. AS AMENDED

**RESOLUTION NO 98-26:** Amend Resolution 109-95 pertaining to Conditional M-1 Zoning Requirements.

**RESOLUTION NO 99-26:** Authorize the Supervisor to Execute Department of Health Forms for Evergreen Manor.

**RESOLUTION NO 100-26:** Authorize Tax Certiorari Settlement for 2990 East Main Street (SBL 24.13-5-3).

**RESOLUTION NO 101-26:** Authorize Tax Certiorari Settlement for 2121 Crompond Road (SBL 34.5-7-10).

**RESOLUTION NO 102-26:** Award Contract for Humane Goose Control.

**RESOLUTION NO 103-26:** Accept the 2025 Member List of Volunteer Ambulance Workers for the Cortlandt Community Volunteer Ambulance Award Program.

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

Supervisor Becker commented the Humane Goose Control allows dogs to help with the goose droppings at the Cortlandt Waterfront Park. This is conducted last year and it was very successful.

**RESOLUTION NO 104-26:** Authorize a Load-only Fireworks Permit for Santore's World Famous Fireworks for July 4, 2026, pending approval by Legal and Code.

**RESOLUTION NO 105-26:** Authorize Fireworks Permit for Garden State Fireworks for June 25, 2026, pending approval by Legal and Code.

**RESOLUTION NO 106-26:** Authorize Purchase and Installation of Lighting at 1 Memorial Drive – New York State Trooper Barracks.

**RESOLUTION NO 107-26:** Award RFB 2026-06 – Cabling.

**RESOLUTION NO 108-26:** Award RFB 2026-07 Asphalt Concrete – Road Repairs.

**RESOLUTION NO 109-26:** Award RFB 2026-08 Heating & AC Service Agreement.

**RESOLUTION NO 110-26:** Award RFB 2026-10 CCTV for Youth Center.

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

Supervisor Becker commented the lighting on Memorial Drive at the State Troopers Barracks as the Town owns the property therefore needs to maintain it. The other contracts are related to Town Maintenance and the CCTV for the Youth Center is necessary to keep the Youth Center safer.

**RESOLUTION NO 111-26:** Award CCWD 2026.01 Root St/Hollowbrook Lane Phase II Improvements.

**RESOLUTION NO 112-26:** Reappoint George Oros as an Economic Business Development Liaison for one year.

**RESOLUTION NO 113-26:** Appoint William Riekert to the Title of Assistant Building Inspector.

**RESOLUTION NO 114-26:** Appoint Seasonal Workers in DES.

**RESOLUTION NO 115-26:** Appoint Seasonal Employees for Camp and Pool in the Recreation Department.

**RESOLUTION NO 116-26:** Authorize Seasonal Employees in Town Hall.

**RESOLUTION NO 117-26:** Schedule a Public Hearing for May 12, 2026 for Omnibus Zoning Text Amendments.

Councilwoman Mayes made a motion to adopt the above resolutions, seconded by Councilman Jacoby with all voting **AYE**.

Supervisor Becker commented the Root Street Project is continuing from last year. This project will require a bond which will then be paid back by the sewer district. The Town is happy to hire a new Assistant Building Inspector as he was hired temporarily and the Town is happy to keep him on. The seasonal workers for DES allow more work to be completed during the summer and seasonal employees are for the pool and also interns helping at Town Hall.

**RESOLUTION NO 118-26:** Authorize Amendment to Consultant Contract with Woodard and Curran for the Furnace Woods Sewer District.

**RESOLUTION NO 119-26:** Authorize Variable Message Sign at the corner of Route 6 (Cortlandt Blvd) and Westbrook Drive.

**RESOLUTION NO 120-26:** Appoint Part-time Bus Driver for the Community Center.

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

Supervisor Becker commented about the Furnace Woods Sewer District which is about sixty percent completed. The Town hopes the project will be completed at the end of this year. The Department of Technical Services is keeping on top of this project and this is fully funded by the Sewer District. The Town is putting up a message sign on Route 6 to advertise events and important information to residents. The part-time bus driver is for the Senior Center to which allows the Seniors to get around town for grocery shopping and etc.

#### **ADDITIONS TO THE AGENDA – YES**

#### **BUDGET TRANSFERS – NONE**

#### **REPORTS FROM VARIOUS DEPARTMENTS**

#### **REPORTS FROM STANDING & SPECIAL COMMITTEES**

#### **SECOND HEARING OF CITIZENS**

Warren Smith commented there is an increase of unlicensed motorcycles and quads on Broadway in Verplanck which is dangerous. Supervisor Becker commented he is aware of this situation and spoke with Officer Matt Wirth to increase more police presence around the area. The Park Rangers will also start patrolling after Memorial Day which will help deter riders from using the Waterfront Park to ride their dirt bikes.

Warren Smith spoke about unleashed dogs that appear dangerous and attacked a resident. Supervisor Becker commented he will ask Steve Hunt, the Animal Control, to visit the area tomorrow to get more information about the incident. Deputy Town Attorney, Michael Cunningham, also commented residents can come in a fill out an affidavit along with a picture the Town can issue a violation.

**ADJOURNMENT**

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

The meeting was adjourned at 7:42 P.M.

**NEXT TOWN BOARD MEETING**

**May 12<sup>th</sup> 2026 at 7:00 P.M**  
**Town Hall Web Site address: [vwww.townofcortlandtny.gov](http://vwww.townofcortlandtny.gov)**

**Respectfully submitted,**

**Laroue Rose Shatzkin**  
**Town Clerk**

**Amanda Shafiullah**  
**Deputy Town Clerk**

**RESOLUTION**

**NUMBER 117-26**

**(SCHEDULE A PUBLIC HEARING FOR OMNIBUS ZONING TEXT AMENDMENTS  
FOR MAY 12, 2026)**

**WHEREAS**, periodically, the Town Board approves zoning text amendments in order to make necessary clarifications to the Town Code; and

**WHEREAS**, there are various amendments that the Town Board will consider, including, but not limited to, the definitions in the Zoning Chapter, the simplification of the Table of Dimensional Regulations for residential districts, and the clarification of various procedural items;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board schedules a Public Hearing for May 12, 2026 at 7:00 PM at Town Hall, 1 Heady Street, Cortlandt Manor, NY 10567 for Omnibus Zoning Text Amendments.

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

**Adopted April 14, 2026  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**(CIRCULATE NOTICE OF INTENT TO SERVE AS LEAD AGENCY UNDER SEQRA FOR OMNIBUS ZONING TEXT AMENDMENTS IN ORDER TO MAKE NECESSARY CLARIFICATIONS TO THE TOWN CODE)**

**WHEREAS**, periodically, the Town Board approves zoning text amendments in order to make necessary clarifications to the Town Code; and

**WHEREAS**, there are various amendments that the Town Board will consider, including, but not limited to, the definitions in the Zoning Chapter, the simplification of the Table of Dimensional Regulations for residential districts, and the clarification of various procedural items;

**WHEREAS**, the Town Board is the most appropriate agency to serve as Lead Agency under SEQRA for the Project;

**NOW, THEREFORE, BE IT RESOLVED**, that Town staff is authorized to circulate the Town Board's notice of intent to serve as Lead Agency under SEQRA for Omnibus Zoning Text Amendments.

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

**Adopted May 12, 2026  
At a Regular Meeting  
Held at Town Hall**

(OMNIBUS ZONING TEXT AMENDMENTS)

**Section 1: Legislative Intent**

Periodically, the Supervisor and Town Board ask staff to review the Zoning Code and associated provisions in other chapters of the Town Code to ensure that the Code remains modern, friendly to business, and responsive to the concerns of residents. The following amendments seek to make improvements and clarifications to the Town Code.

**Section 2: Amendments to Section 77-23 of the Town Code**

The text of **Section 77-23: Extensions of Approvals** shall be amended and replaced with the following:

**Section 77-23: Extensions of Approvals**

- A. Any request by an applicant for an extension of an approval previously granted must be received prior to the expiration of the existing approval.**
- B. Site plan approvals are valid for one (1) year from the date first granted and may be extended for up to four additional one-year increments, provided that the applicant provides an update with pertinent information and explains extenuating circumstances resulting in the need for the extension, documented to the satisfaction of the Planning Board. In addition, any applicant seeking time extensions hereunder will be required to comply with any new laws or rules that have been adopted since the original date of approval or subsequent extensions.**
- C. Preliminary subdivision plat approvals are valid for six (6) months from the date first granted and may be extended for up to five (5) additional 6-month increments, and shall expire following these extensions unless the Planning Board deems that there was a justifiable circumstance warranting additional extension periods. In addition, any applicant seeking time extensions hereunder will be required to comply with any new laws or rules that have been adopted since the original date of approval or subsequent extensions. The length of final plat approval shall be as prescribed by state law.**
- D. Any subdivision approval or site plan approval which has expired may only be reconsidered by the Planning Board following the resubmission of a new application and all associated documents and fees, and a new public hearing held by the respective Board, where applicable.**
- E. Applications pending before the Planning Board and the Zoning Board of Appeals shall be deemed to be dormant and thus withdrawn by the applicant if the application does not appear on a Board agenda with new or additional information for a period of two (2) years or more (including those applications awaiting submission of a DEIS). Said time period may not be extended by the Board. Furthermore, the Board may fix a shorter period of time.**

### **Section 3: Amendments to Section 168-2 of the Town Code**

The text of **Section 168-2 Recreation fee imposed** shall be amended and replaced with the following language:

**Every new residential unit/lot created within the Town via any method (subdivision, site plan, special use permit) shall pay a recreation fee in the amount indicated on the Town's Master Fee List in force at the time of creation of the new residential unit(s). If created by subdivision where a residential unit already exists on the parent parcel, the fee shall be due and payable for each and every residential unit created over and above the existing unit.**

### **Section 4: Addition of Section 179-4(J)**

**Section 179-4: Activities Permitted by Right**, pertains to activities permitted by right within wetlands and wetland buffer areas. It includes the following text in its introductory sentence: "The following activities permitted by right within wetlands and wetland buffer areas, which might otherwise be construed as being encompassed by § 179-3 hereof, are excluded therefrom". The following shall be added as **Section 179-4(J)**:

**Change of use or occupancy on a site containing wetlands or wetland buffer areas where the site is already developed and where any related site modifications and/or construction do not result in a net increase to impervious surfaces, unless further compliance with this chapter is deemed required by Town reviewing staff.**

### **Section 5: Amendments to Section 179-5(A)(3):**

**Section 179-5: Determination of boundaries; compliance required; permit application and procedures** contains subsections A-H. The text of **Section 179-5(A)(3)** shall be amended and replaced with the following text:

**As a policy, the determination and delineation of wetlands will only be conducted during the growing season, as determined by a qualified professional. Wetland delineations older than five (5) years must be re-delineated if a parcel is under review for Town-issued approvals/permits, to the satisfaction of the approving authority.**

### **Section 6: Amendments to Section 245-2 Definitions:**

The definition for "Sign, Area of" shall be amended to read as follows:

## **SIGN, AREA OF**

The entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or any figure of similar character, together with any frame or other material or color (including any wash of light extending out from sign illumination) forming an integral part of the display or used to differentiate such sign from the background against which it is placed and, for freestanding signs, excluding the necessary supports or uprights on which such sign is placed provided that the support structure is subordinate to the sign, is no taller than 30 inches from ground level if a monument-style sign, does not contain any signs, and is of a neutral material/color. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign, except that where two such faces are placed back-to-back and are at no point more than two feet from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of an unequal area.

## **Section 7: Amendments to Attachment 3, Table of Dimensional Regulations, Residential Districts**

The existing Section 307 Attachment 3, Table of Dimensional Regulations, Residential Districts shall be removed and replaced with the updated table annexed to this Local Law.

## **Section 8: Delete 307 Attachment 4, Table of Dimensional Regulations, Maximum Floor Area in Residential Districts**

The existing 307 Attachment 4, Table of Dimensional Regulations, Maximum Floor Area in Residential Districts shall be deleted and shall not be replaced.

## **Section 9: Amendments to Section 307-4 Definitions**

- A. The definition for “**Accessory Dwelling unit (ADU), Attached**” shall be amended to read as follows:

### **DWELLING UNIT (ADU), ATTACHED ACCESSORY**

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

- B. The definition for “**Accessory Dwelling Unit (ADU), Detached**” shall be amended to read as follows:

### **DWELLING UNIT (ADU), DETACHED ACCESSORY**

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

- C. The definition for “**Basement**” shall be amended to read as follows:

### **BASEMENT**

**That space of a building which has more than half its height, measured from floor to ceiling, below the average established curb level or finished grade of the ground adjoining the building.**

- D. The definition for “**Bedroom**” shall be deleted from Section 307-4 of the Town Code.
- E. The definition for “**Cellar**” shall be deleted from Section 307-4 of the Town Code.
- F. The definition for “**Dwelling**” shall be amended as follows:

**A structure designed or used primarily for residential occupancy, containing one or more dwelling units, but not including rooming houses, hotels, camps, mobile homes or other structures or equipment for temporary lodging.**

- G. The definition for “**Dwelling, Single-Family**” shall be amended to read as follows:

**DWELLING, SINGLE-FAMILY**

**A detached building, other than a mobile home or temporary structure, containing one dwelling unit, or one dwelling unit and one attached accessory dwelling unit (ADU).**

- H. The definition for “**Dwelling Unit**” shall be amended to read as follows:

**DWELLING UNIT**

**A building or portion thereof providing complete housekeeping facilities for one or more persons living together and maintaining a common household.**

- I. The definition for “**Flag Lot**” shall be added to the Code and read as follows:

**FLAG LOT**

**A lot which has its buildable area (the so-called "flag") located behind another lot, either existing or proposed, and which derives access by means of a narrow strip of land (sometimes referred to as "the flagpole") which has frontage on a street. A flag lot allows the potential for the creation of two lots, one generally behind the other, which derive access from the same street.**

- J. The definition for “**Floor Area, Gross**” shall be amended to read as follows:

**FLOOR AREA, GROSS:**

**The total area of all floors or accessible levels of a building as measured to the perimeter of the exterior faces of the walls, with no deduction for corridors, stairs, closets, thickness of walls, columns or other features. Finished attics and basements shall be counted as part of gross floor area.**

- K. The definition for “**Floor Area Ratio**” shall be deleted.
- L. The following definition for “**Footprint, Building**” shall be added to the Town Code:

**FOOTPRINT, BUILDING**

The area of a building measured from the exterior surface of the exterior walls at grade level, exclusive of cantilevered portions of buildings and temporary structures. Where a building is elevated above grade level, the building footprint is the area the building would cover if it were located at ground level.

- M. The following definition for “**Height, Story**” shall be added to the Town Code:

**HEIGHT, STORY**

The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

- N. The definition for “**Lot, Corner**” shall be amended to read as follows:

**LOT, CORNER**

A lot at the intersection of and abutting on two or more intersecting streets or highways, as said term appears in §280-a of the New York State Town Law.

- O. The following definition for “**Lot Coverage**” shall be added to the Town Code:

**LOT COVERAGE**

That portion of a lot covered by the combined area of all buildings, structures, and all other impervious surfaces that prevent or impede the entry of water into the soils including but not limited to roads, parking lots, parking areas, driveways, sidewalks, walkways, decks, patios, pools, sport courts, compacted travel ways, asphalt millings, and all man-made surfaces regardless of their claimed permeability.

- P. The definition for “**Lot Depth**” shall be deleted from Section 307-4 of the Town Code.

- Q. The definition for “**Lot Line, Front**” shall be amended to read as follows:

**LOT LINE, FRONT**

The lot line which separates a lot's front yard from a street or highway right-of-way. For flag lots, the front lot line is the line of the “flag” portion of the lot closest and most parallel to the street accessed by the lot; this would typically be the bottom of the flag. The base of the “flag pole” is not considered the front lot line.

- R. The definition for “**Lot Width**” shall be amended to read as follows:

**LOT WIDTH**

The distance between the side lot lines as measured across the required front yard minimum setback line.

- S. The definition for “**Yard, Front**” shall be amended to read as follows:

The yard lying between the front lot line and the principal building. See “lot line,

front.” Each lot shall only have one front yard, except for the purpose of determining setbacks for a principal structure on a corner lot (see §307-18(G)).

**Section 10: Amendments to Section 307-8(C) of the Town Code**

**Section 307-8. Conformance required** has several subsections. The text of **Section 307-8(C)** of the Town Code has led to debate an application for a determination to the Zoning Board of Appeals. The language of **Section 307-8(C)** shall be amended and replaced with the following language:

Any lot with an area less than that prescribed for a lot in the district in which such lot is situated, when the owner thereof owned adjoining land on or after the effective date of this chapter or any subsequent amendment which increases the required lot area for such parcel, shall be deemed to have merged with said adjoining land to form a single parcel. If all adjoining lots under common ownership are merged but still do not meet the minimum lot area requirements, the lots are still considered merged into a single parcel; in such cases, the parcel’s lot area will be considered in conformance and will not require relief from the ZBA for lot area. However, all other dimensional requirements must either be met or relief from those requirements must be sought from the Zoning Board of Appeals.

**Section 11: Amendments to Section 307-17: Table of Dimensional Regulations**

The text of Section 307-17 shall be amended to read as follows:

**Regulations regarding minimum lot area, minimum lot width, yards, maximum height, and maximum lot coverage are set forth on the Table of Dimensional Regulations. Additional dimensional regulations are contained in § 307-18 and in Article VII.**

**Section 12: Amendments to Section 307-18(G)**

The existing text in Section 307-18(G) is about “Additional density and design standards for land to be subdivided”. This language is more appropriate for the Town’s subdivision chapter (Chapter 265 of the Town Code). **Because of this, the current language in Section 307-18(G) shall be deleted and moved to create a new Section 265-19(M).**

In addition, the following shall be added as Section 307-18(G), in place of the text being moved to Section 265:

**§307-18(G): Corner Lots.**

- (1) On a corner lot, all yards fronting a street or highway are considered front yards for the purpose of determining setbacks for the principal structure.**

- (2) Only one yard, as determined by the Director of Code Enforcement or designee, will be considered the front yard for the purpose of determining allowable locations for accessory structures.
- (3) The minimum setback for accessory structures in the determined side yard with frontage on a street or highway shall be the lesser of double those of the underlying zoning district or the required front yard.

**Section 13: Creation of new Section 307-18(H) and deletion of Section 307-18(D)(2)**

- a) **Addition of new Section:** The following shall be added as a new Section within Section 307-18 Supplementary Dimensional Regulations:

**§307-18(H) Accessory structures and impervious surfaces within setbacks.**

**Non-structural freestanding walls, retaining walls, patios, and impervious surfaces may be constructed within setbacks pending review and approval the Director of the Department of Technical Services (DOTS) or designee to verify compliance with applicable building codes as well as for drainage adequacy.**

- b) **Deletion:** The text of Section 307-18(D)(2) shall be deleted and shall not be replaced. The following text shall be deleted and replaced with the word “Reserved”. Text to be deleted:

*Any proposed retaining wall with an exposed face greater than four feet in height and any proposed impervious surfaces within 20 feet of a lot line must be approved by the Town Engineer or his designated representative for drainage adequacy.*

**Section 14: Creation of a new Section 307-18(I): Flag Lots**

The following shall be added as a new Section to the Town’s Zoning Chapter:

**§307-18(I): Flag lots.**

- (1) **Flag lots may only be created if it is shown to the satisfaction of the Planning Board that the parcel has an environmental or topographical hardship which prevents a non-flag-configured division of the property. Furthermore, it must be shown to the satisfaction of the Planning Board that the proposed flag lot will not, for reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography, or for any other reason, be harmful to the health, safety or welfare of the property owner, adjacent landowners, or the community.**
- (2) **No more than one flag lot may be created through the division of a single parcel.**
- (3) **Each flag lot shall provide at least 50 feet of frontage along the street, and the width of the strip of land ("flagpole") connecting the buildable portion of the**

flag lot with the street shall be at least 50 feet along its entire length.

(4) The area of the access strip (the "flagpole") shall not be included in calculating minimum lot area.

(5) The area of the main buildable portion of the lot, excluding the access strip, shall conform to all other bulk regulations in the underlying zoning district.

#### **Section 15: Creation of a new Section 307-18(J): Temporary Encroachments.**

The following shall be added as a new Section to the Town's Zoning Chapter:

#### **Section 307-18(J): Temporary Encroachments.**

Temporary encroachments into a non-disturbance area of up to 20% of the depth of the non-disturbance area are permitted during construction so long as the disturbed area is restored to a condition acceptable to the Director of the Department of Technical Services, the Town Attorney, and the Director of Planning & Community Development.

#### **Section 16: Amendments to Section 307-42(B)**

Section 307-42: General Conditions and Standards pertains to special permits. The text of Section 307-42(B) shall be amended to read as follows:

**In addition to the general standards for special permits set forth above and additional standards set forth elsewhere in this chapter for specific uses, the approving board may, as a condition of approval of such use, establish any other conditions and requirements as it may deem necessary or appropriate to promote the public health, safety and welfare, including but not limited to hours and days of operation, additional on-site parking, and arrangements for security and supervision.**

#### **Section 17: Amendments to Section 307-45 Accessory Dwelling Unit (ADU)**

Section 307-45 of the Town Code contains provisions pertaining to Accessory Dwelling Units. Section 307-45(C)(5) has dimensional requirements. The amended text of Section 307-45(C)(5) is in bold below:

#### **5. Dimensional Requirements:**

- a. **The Accessory Dwelling Unit shall not exceed 800 square feet of gross floor area or 40% of the gross floor area of the single-family dwelling, whichever is less, except that an Attached ADU proposed wholly within the basement of an existing single-family dwelling may encompass the footprint of the structure even if it exceeds 800 square feet provided it shall not exceed 40% of the gross floor area of the single-family dwelling.**

- b. **Maximum number of bedrooms in an accessory dwelling unit is two bedrooms.**
- c. **For Detached ADUs, minimum yard setbacks apply except where an existing accessory building encroaches into the minimum side and/or rear yard setbacks by no more than 10%, such encroachment can be waived by the Planning Board as a de minimis encroachment during the special permit review process to permit a Detached ADU, and the applicant would not need to obtain a variance from the ZBA for the encroachment. To be eligible for this exception, the existing accessory building shall have a certificate of occupancy/compliance issuance date at least five (5) years prior to when application is made for the Detached ADU.**
- d. **No Detached ADU shall be located in a required front yard or corner lot side yard that faces the public street.**
- e. **The maximum height of the structure containing a Detached ADU shall not exceed the height of the structure containing the principal residence on the lot.**

**Section 18: Amendments to Section 307-48: Business and professional offices and two-family dwellings in transitional locations.**

There have been questions that have recently arisen about whether Section 307-48 applies to medical uses. After reviewing the existing section, the language of Section 307-48 should be updated including the title of the section. The language shall be updated as follows:

**Section 307-48. Business, medical, and professional offices and two-family dwellings in transitional locations.**

- A. **Purpose. Recognizing that the potential for conflict between incompatible land uses is greatest at the boundary between residential and nonresidential districts, it is the purpose and intent of this section to provide for and encourage low-intensity office uses and two-family dwellings in locations where they can contribute to an orderly transition between commercial uses and residential uses. To ensure any medical office use in transitional locations remains a low-intensity use, additional requirements regarding maximum gross square footage and number of parking spaces are included, and shall not be varied by the Zoning Board of Appeals.**
- B. **Standards and conditions.**
  - (1) **Uses. Business, medical, and professional offices and two-family dwellings located entirely within a building, including accessory uses thereto, are permitted. Retail sales of goods or services and storage of products are prohibited. Signs shall be permitted as specified in Chapter 245, Signs, of the Town of Cortlandt Code.**
  - (2) **Location. Business, medical, and professional office uses and two-family dwellings as regulated by this section may be permitted only in transitional locations as defined by this chapter.**

- (3) Dimensional requirements. Minimum lot area, width and yard dimensions and maximum lot coverage and building height shall be as follows:**
- (a) For business, medical, and professional offices: as specified for a single-family dwelling in the district in which the proposed office use is located.**
    - 1. In addition, the gross square footage permitted for a medical office use shall not exceed 2,000 square feet.**
  - (b) For two-family dwellings: as specified for a two-family dwelling in the RG District.**
- (4) Parking. A parking plan showing parking areas, landscaping and adjacent uses shall be submitted as part of the application for a special permit. Off-street parking shall be provided as required by this chapter except that parking for a medical office shall not exceed ten (10) total spaces. Parking areas shall not be located in front yards, unless the permit-granting authority finds that the parking requirement cannot be satisfied by locating the required parking spaces in side and rear yards. In such cases, no more than 50% of the required parking spaces may be located in front yards.**
- (5) Screening. Parking areas shall be screened along all lot lines adjacent to other lots in residential districts by fencing and planted materials in a manner such that the visual impacts of such areas upon adjacent properties are minimized.**
- (6) Residential appearance. In cases where alterations are to be made to the building facade, facade renderings showing the proposed alterations are to be submitted as a part of the application for a special permit. Existing and proposed buildings shall maintain a residential appearance to the extent feasible in the judgment of the permit-granting authority. In making this judgment, the permit-granting authority shall consider the following:**
- (a) Front, side or rear building elevation visible from a street, including the size and arrangement of doors, windows, porticos, garages, chimneys or other openings or breaks.**
  - (b) Other significant design features, such as but not limited to materials, color, roof shape, exposed mechanical equipment, service and storage enclosures, signs, landscaping, retaining walls, dividing walls, fences and lighting posts.**

**Section 19: Amendments to Article XI of Chapter 307 of the Town Code**

- a) The title, Article XI: Additional Special Permit Standards and Conditions for Specific Uses, shall be renamed as follows:

**ARTICLE XI: SUPPLEMENTAL REGULATIONS**

- b) **Addition of Section 307-44.1. Applicability.**

The following shall be added to the Town Code:

**Section 307-44.1. Applicability.**

The uses listed below shall be subject to such additions, exceptions, and/or modifications as provided herein by the following supplemental regulations. These supplemental regulations shall apply in all cases, whether the use is permitted as-of-right or requires a special permit.

- c) **Deletions**

The following provisions shall be eliminated from the Code:

- i. **Section 307-61: Junkyard: Remove Section 307-61(A)(9)**

Text to be removed: *Permit duration and renewal. Permits shall be issued conditionally for three-year periods upon a showing of compliance with the terms and conditions of this chapter and the special permit during the preceding permit period.*

- ii. **Section 307-65.2: Bed-and-breakfast establishments: Remove Section 307-65.2-(B)(10)**

Text to be removed: *Permit period and renewal. The special permit shall be granted for a period of three years and may be renewed for additional three-year periods. An application for renewal of the special permit shall be made to the Code Enforcement Department on a form provided by that department and with a fee in an amount set forth in a fee schedule adopted by the Town Board. The Code Enforcement Department shall reissue the permit if inspection of the premises finds it to be in compliance with all applicable codes, the requirements of this section and the provisions of the original approval. Should the Code Enforcement Department find that the premises are not in compliance with all applicable codes, they shall initiate appropriate enforcement procedures.*

- iii. **Section 307-65.3: Private nature preserves open to public: Remove Section 307-65.3-(B)(8)**

Text to be removed: *Permits hereunder shall be issued for terms of five years and may be renewed by the Planning Board. Anytime prior to the expiration of any permit issued hereunder upon receipt of a request for renewal by the property owner and/or revision of such permit, and upon publication and notice as provided in § 307-41B and C of this chapter, the Planning Board will schedule a public hearing to be held to consider the renewal of any permits hereunder for an additional five-year period or the revision of any*

*such permit. Upon a finding that the permit holder has substantially complied with the prior permit, the Planning Board may extend the permit for an additional five-year period. The same renewal process shall occur for any permit or renewal granted hereunder.*

iv. **Section 307-65.4: Conversion of existing structure to licensed nursery/day care center: Remove Section 307-65.4(C)(9)**

*Text to be removed: Permits hereunder shall be issued for terms of five years and may be renewed by the Planning Board. Anytime prior to the expiration of any permit issued hereunder, upon receipt of a request for renewal by the property owner and/or revision of such permit, and upon publication and notice as provided in § 307-41B and C of this chapter, the Planning Board will schedule a public hearing to be held to consider the renewal of any permits hereunder for an additional five-year period or the revision of any such permit. Upon a finding that the permit holder has substantially complied with the prior permit, the Planning Board may extend the permit for an additional five-year period. The same renewal process shall occur for any permit or renewal granted hereunder.*

v. **Section 307-65.5: Contractor's Yard: Remove Section 307-65.5(N)**

*Text to be removed: Permit duration and renewal. Permits shall be issued conditionally for a three-year period upon a showing of compliance with the terms and conditions of this chapter and the special permit during the preceding permit period.*

vi. **Section 307-65.6: Specialty Trade Contractors: Remove Section 307-65.6(J)**

*Text to be removed: Permit duration and renewal. Permits shall be issued conditionally for a three-year period upon a showing of compliance with the terms and conditions of this chapter and the special permit during the preceding permit period.*

**Section 20: Amendments to Section 307-81: Dimensionally nonconforming structures containing conforming use**

The language of Section 307-81 of the Town Code shall be updated to make clear that this section only applies to the principal residential use. The language shall be updated to read as follows:

**A dimensionally nonconforming structure containing a conforming use may be enlarged, extended, reconstructed or restored as of right subject to the property owner obtaining all necessary permits, provided that such action would not increase the degree of any existing dimensional nonconformity nor create any new nonconformity with respect to the requirements set forth in this chapter. This provision only applies to principal residential uses.**

**Section 21: Amendments to Section 307-96.1: Annsville Waterfront Enhancement District**

- A. **Section 307-96.1-(E)(17): “Exterior Lighting”** shall be deleted.
- B. The text of **Section 307-96.1-E(19) “Waterfront promenade”** contains the word “corroboratively”, which should be changed to “**collaboratively**”.

**Section 22: Severability**

If any provisions of this local law are held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the local law shall remain in effect.

**Section 23: Effective Date**

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

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

**Adopted July 21, 2026  
At a Regular Meeting  
Held at Town Hall**

DRAFT

SIGNS  
245 Attachment 2

DRAFT

**Table 2**  
**Signs Permitted in HC and CD Districts for Sites with Multiple Tenants Town of Cortlandt**  
**[Amended 8-13-1996; 6-12-2018 by L.L. No. 6-2018]**

	Site With Less Than 100,000 Square Feet	Site With at Least <sup>1</sup> 100,000 Square Feet but Not More Than 499,999 Square Feet	Site With 500,000 <sup>1,2</sup> Square Feet or Greater or Sites Located on Cortlandt Boulevard Greater Than 120,000 Square Feet*
Freestanding Plaza/Property Identification Signs			
Maximum number	1	2	3
Maximum height	16 feet	20 feet	24 feet
Minimum sign size	8 square feet		
Maximum sign size	24 square feet	2 signs, no 1 of which may exceed 50 square feet or; 1 sign which may not exceed 75 square feet	3 signs, no 1 of which may exceed 100 square feet or; 2 signs no 1 of which may exceed 120 square feet; or 1 sign which may not exceed 150 square feet
	If plaza identification sign includes space(s) for individual business sign(s), the plaza identification portion of the sign does not count against the maximum sign size of the freestanding sign, provided it is less than 15% of the total sign area reserved for the individual business signs.		
	*Address numbers are considered as part of the plaza identification sign		
Business wall signs <sup>3,4</sup>	1 square foot per 1 linear foot of building frontage up to a maximum of 80 square feet	1 square foot per 1 linear foot of building frontage up to a maximum of 80 square feet	Satellite store: (less than 25,000 sq. ft of floor space) 1 square foot per 1 linear foot of building frontage up to a maximum of 80 square feet Major store: (25,000 to 100,000 sq. ft. of floor space) Maximum of 120 sq. ft. and a maximum letter height of 3 feet Anchor store: (more than 100,000 sq. ft. of floor space) Maximum of 160 sq. ft. and a maximum letter height of 4 feet

	<b>Site With Less Than 100,000 Square Feet</b>	<b>Site With at Least<sup>1,2</sup> 100,000 Square Feet but Not More Than 499,999 Square Feet</b>	<b>Site With 500,000<sup>1,2,3</sup> Square Feet or Greater or Sites Located on Cortlandt Boulevard Greater Than 120,000 Square Feet*</b>
Awning signs	6-inch cut letters on awning valance, tenants name can be repeated up to 3 times	6-inch cut letters on awning valance, tenants name can be repeated up to 3 times	6-inch cut letters on awning valance, tenants name can be repeated up to 3 times
Projecting signs		In a situation where a covered walkway or canopy exists, one (1) nonilluminated projecting sign for each business establishment hung from the ceiling of such covered walkway or canopy not to exceed four (4) square feet in area and to have at least eight (8) feet of clearance from the sidewalk to the bottom of the sign shall be permitted.	

**NOTES:**

<sup>1</sup> At convenient locations to sidewalk and parking areas, nonilluminated or indirectly illuminated freestanding directional signs of stores and facilities not to exceed 24 square feet in area or eight feet in height shall be permitted at a rate of one for each 100,000 square feet of retail floor space. A maximum of six business signs, no one of which may exceed four square feet, may be included in the total square footage of the directional sign.

<sup>2</sup> If a Master Sign Plan, as defined herein, is submitted, the Planning Board may increase the otherwise maximum permitted size of a freestanding identification sign, freestanding directional sign or business wall sign by as much as 20%, provided that there is an equal, offsetting reduction in the size of other signs within the same category. Such adjustments in size shall be allowed by the Planning Board only after consultation with the Architectural Review Council and a Planning Board finding that such adjustments in size will not substantially increase impacts on surrounding properties, will not be in conflict with the design criteria contained in this local law and will assist the shopping public in finding their desired destination.

<sup>3</sup> If a building fronts on two or more rights-of-way, the sign area for each additional frontage shall be at 1/2 the rate or size otherwise allowed.

<sup>4</sup> The approval authority may increase the wall sign area per Table B and may increase letter size by 100% per § 245-10, Appeals and variances.

<b>Table B</b>	
<b>Wall Sign Area Adjustment Factor</b>	
<b>Distance of Sign from Building Setback to right-of-way</b>	<b>Additional sign area increase<sup>1</sup></b>
0 to 100 feet	1.0
100 to 200 feet	1.2
200 to 300 feet	1.4
More than 300 feet	1.6

<sup>1</sup>By approving authority



Table of Dimensional Regulations, Residential Districts <sup>(1)</sup>

§ 307-17, Zoning Town of Cortlandt

[Amended 2-14-1995; 8-12-2003; 4-11-2006; 5-15-2007 by L.L. No. 9-2007; 4-16-2024 by L.L. No. 4-2024; 7-15-2025 by L.L. No. 4-2025]

Zoning District	Lot/Use Specifics	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Height (feet) <sup>(8, 9)</sup>	Minimum Yard			Maximum Lot Coverage (percentage of Lot Area)
					Front (feet)	Side (feet)	Rear (feet)	
CROS		653,400 (15 acres)	500	35	50	50	30	5%
R-80		80,000	200	35	50	40	30	15%
R-40		40,000	150	35	50	30	30	20%
R-40A	Standard lot	40,000	150	35	50	30	30	20%
	Existing lot for 2-family dwelling	20,000	100			15		30%
R-20		20,000	100	35	35	15	30	30%
R-15		15,000	80	35	30	10	25	40%
R-10		10,000	75	35	25	6	20	45%
R-G	Single-family dwelling	7,500	60	40	25	6	20	50%
	2-family dwelling	10,000	70					45%
All residential districts See Notes (2) and (3)	Accessory building containing ADU			Not to exceed height of principal building on same lot	Not permitted in front yard	See Note (7)	See Note (7)	
	Shed, detached garage, or other accessory building not containing an ADU			See Note (4)		6	6	
	All other accessory structures (pool, deck, coop, sport court, patio, playground equipment, etc)			See Note (4)		See Note (5)	See Note (6)	

NOTES:

- (1) See supplementary dimensional regulations in §307-18.
- (2) Except as noted, accessory structures with less than 25 square feet of floor area are exempt from these requirements. This exemption does not apply to compressors, condensers, generators, above- or below-ground storage tanks, or battery energy storage systems (BESS).
- (3) The total footprint of all accessory structures shall not exceed the footprint of the principal building, and no single accessory structure shall have a footprint that exceeds 70% of the footprint of the principal building.
- (4) Maximum height of seventeen (17) feet to the highest point of the structure. See §307-18.F(2) for exemptions to height calculation.
- (5) Minimum side yard setbacks apply.
- (6) Minimum rear yard setbacks apply except as follows:
  - In the R-G and R-10 districts, the rear yard setback for an accessory structures is 6 feet.
  - In the R-15 and R-20 districts, the rear yard setback for an accessory structures is 10 feet.
- (7) Minimum yard setbacks apply to ADUs except where an existing accessory building encroaches into the minimum side and/or rear yard setbacks by no more than 10%, such encroachment can be waived by the Planning Board as a de minimis encroachment during the special permit review process to permit a detached ADU, and the applicant would not need to obtain a variance from the ZBA for the encroachment. To be eligible for this exception, the existing accessory building shall have a certificate of occupancy/compliance issuance date at least five (5) years prior to when application is made for the detached ADU.
- (8) Except in the R-G district, the maximum height of each story shall not exceed twelve (12) feet.
- (9) See §307-18(F) for additional regulations regarding building height.



TOWN OF CORTLANDT  
 DEPARTMENT OF RECREATION AND CONSERVATION



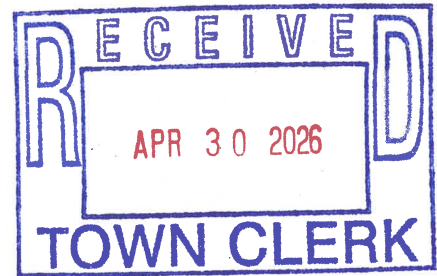
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 RICHARD H. BECKER, MD

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 MAIN PHONE: 914-734-1050  
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 www.townofcortlandt.com/rec  
 tocrec@townofcortlandt.com

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

April 28, 2026



TO: Supervisor Richard H. Becker

RE: ATTENDANCE REPORT – MARCH 2026 - RECREATION

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

1. Indicates the total monthly attendance in our programs beginning January 2017.
2. Provides a detailed attendance report for our YOUTH recreation programs conducted during the month of March 2026.
3. Provides a detailed attendance report for our ADULT recreation programs conducted during the month of March 2026.
4. The summary sheet analyzes the figures reported and explains the reasons why there was an increase or decrease in attendance.

Sincerely,

Kenneth Sherman  
 Director, Recreation & Conservation

attend/cover-jl

## MONTHLY ATTENDANCE REPORT

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
JANUARY	8,329	10,343	10,193	9,309	727	6,026	8,135	7,192	6,062	6,678
FEBRUARY	9,166	9,179	9,061	10,044	948	6,334	7,396	8,284	7,889	7,961
MARCH	6,787	6,087	7,046	3,500	1,092	4,420	6,163	6,034	7,354	6,739
APRIL	9,437	7,699	8,448	8,027	3,708	2,392	11,347	12,097	10,882	
MAY	15,092	12,887	11,480	110	8,696	8,755	10,951	10,717	11,092	
JUNE	18,196	15,840	12,541	54	13,769	10,754	12,700	13,932	13,186	
JULY	31,056	29,060	38,686	3,003	20,742	29,166	33,781	41,938	47,086	
AUGUST	14,485	14,944	17,904	5,196	10,445	14,751	14,322	22,543	22,314	
SEPTEMBER	9,449	9,208	8,968	5,391	8,000	10,001	10,731	13,751	12,690	
OCTOBER	12,515	13,401	12,183	7,237	10,056	10,899	18,401	20,238	20,526	
NOVEMBER	7,645	6,793	7,084	1,866	4,441	6,601	7,032	8,721	7,725	
DECEMBER	4,047	3,765	3,575	720	3,161	4,457	4,412	3,962	5,142	
TOTAL	146,204	139,206	147,169	54,457	85,785	114,556	145,371	169,409	171,948	21,378

**TOWN OF CORTLANDT RECREATION  
MONTHLY ATTENDANCE REPORT  
YOUTH ACTIVITY - 2026**

Activity	# of Sessions	Totals	# of Sessions	Totals	Difference	2026 Daily
	Mar. '26	Mar. '26	Mar. '25	Mar. '25	Mar. '26-Mar. '25	Average
Art Explorers	3	24			0	0
Art Quest	3	21			24	0
Babysitting Skills					21	0
Baseball Camp					0	0
Baseball - Travel Tryout					0	0
Baseball - Travel Practice					0	0
Baseball - Travel Ruth Games					0	0
Basketball - Travel Scrimmage					0	0
Basketball - Travel Team Games - Boys	2	70	2	70	0	35
Basketball - Travel Team Tryouts - Boys					0	0
Basketball - Travel Team Boys Prac.	10	100	4	40	60	10
Basketball - Girls Travel Team Game					0	0
Basketball - Girls Travel Team Tryouts					0	0
Basketball - Girls Travel Team Prac.	4	40	0	0	40	0
Basketball - League Meetings					0	0
Basketball - Midget Girls Games	2	300	2	300	0	150
Basketball - Midget Girls Practice	6	78	6	100	-22	16.666667
Basketball - Midget Girls Tryouts					0	0
Basketball - Pee Wee Games	2	600	2	450	150	225
Basketball - Pee Wee Practice	12	156	12	185	-29	15.416667
Basketball - Pee Wee Tryouts					0	0
Basketball - Cub Boys Games	3	300	2	450	-150	225
Basketball - Cub Boys Practice	8	96	12	185	-89	15.416667
Basketball - Cub Boys Tryouts					0	0
Basketball - Jr Boys Games					0	0
Basketball - Jr Boys Practice					0	0
Basketball - Jr Boys Tryouts					0	0
Basketball-9th/10th-Practice					0	0
Basketball-9th/10th-Games					0	0
Basketball-11th/12th-Practice					0	0
Basketball-11th/12th-Games					0	0
Basketball - Cub Girls Games	2	300	2	300	0	150
Basketball - Cub Girls Tryouts					0	0
Basketball - Cub Girls Practice	6	72	6	100	-28	16.666667
Basketball Camp - Sailors					0	0
Basketball - Jr. Girls Games					0	0
Basketball - Jr. Girls Practice					0	0
Basketball - Jr. Girls Tryouts					0	0
Basketball - Free Play FGL					0	0
Basketball - Free Play FWS					0	0
Basketball - Free Play 6-10 grade-Winter					0	0
Basketball - Free Play 3-5 grade-Winter					0	0
Basketball Clinic - Little Red Devil					0	0
Basketball Camp - Derek					0	0
Basketball Camp - Red Devil					0	0
Basketball - Awards	1	275	1	275	0	275
Bowling - After School					0	0
Bowling - Bumper Bowl					0	0
Cheerleading Camp					0	0
CPR/ for Prof. Rescuer					0	0
Game Café at the CUE					0	0
Parents Night (Camp)					0	0

**TOWN OF CORTLANDT RECREATION**

**MONTHLY ATTENDACE REPORT**

**YOUTH ACTIVITY - 2026**

Activity	# of Sessions	Totals	# of Sessions	Totals	Difference	2026 Daily
	Mar. '26	Mar. '26	Mar. '25	Mar. '25	Mar. '26-Mar. '25	Average
Camp Orientation					0	0
C.I.T. Seminar					0	0
Day Camp (1-4)					0	0
Day Camp (7,8)					0	0
Day Camp (5,6)					0	0
Day Camp - Day Play					0	0
Egg Hunt					0	0
Environ. Prog.-mommy, daddy & me					0	0
Environ. Prog.-Hidden Signs of Animals					0	0
Environ. Prog.-Pond Study					0	0
Environ. Prog.-Things, Creep crawl & fly					0	0
Environ. Prog.-Trailblazers					0	0
Explorers					0	0
First Aid					0	0
Football - Clinic - Flag					0	0
Football - Punt, Pass & Kick					0	0
Football Coaches Meeting					0	0
Football Tryouts - Juniors					0	0
Football Tryouts - Seniors					0	0
Football League - Games					0	0
Football League - Practice					0	0
Football League - Uniforms					0	0
Football - Cranberry Bowl-Coach Wolff					0	0
Footbal - Dinner					0	0
Flute Choir					0	0
Golf					0	0
Guitar Lessons					0	0
Halloween - Parade					0	0
Halloween - Party					0	0
Ice Skating - Skate rink	0	0	0	0	0	0
Inline Skating Lessons					0	0
Junior ballers-Baseball					0	0
Junior ballers-Basketball					0	0
Junior Explorers					0	0
Karate for Kidz	4	40	5	75	-35	15
Krafty Kids					0	0
Lacrosse Camp					0	0
Lacrosse Clinic					0	0
Lacrosse 5&6 Grade Team					0	0
Lacrosse League Practice					0	0
Lacrosse League Games					0	0
Lacrosse League - Summer League					0	0
Lacrosse League - Tryouts					0	0
Lacrosse Coaches Meeting					0	0
Learn to Skateboard					0	0
Lego-Oh!					0	0
Lifeguard Test					0	0
Lifeguard Training					0	0
Mad Science					0	0
Moms & Toddlin Tots					0	0
Movie Night					0	0
Mini-Multi Sports Camp					0	0
Multi Sports Camp					0	0
Music, Movement & Crafts					0	0
Nor-West	20	59	21	132	-73	6.2857143
National Youth Sports Coaches - Clinic					0	0

**TOWN OF CORTLANDT RECREATION**

**MONTHLY ATTENDANCE REPORT**

**YOUTH ACTIVITY - 2026**

Activity	# of Sessions	Totals	# of Sessions	Totals	Difference	2026 Daily
	Mar. '26	Mar. '26	Mar. '25	Mar. '25	Mar. '26-Mar. '25	Average
Painting/Drawing					0	0
Piano					0	0
Playgrounds - FG Lindsey					0	0
Playgrounds - West Brook					0	0
Playtime					0	0
Sailor Fitness					0	0
Sailor Softball Camp					0	0
Skyhawks - Volleyball	3	39	3	36	3	12
Skyhawks - Basketball	3	126	3	132	-6	44
Skyhawks - Soccer	3	90	3	135	-45	45
Soccer Camp					0	0
Soccer Clinic 1st Grade					0	0
Soccer Clinic					0	0
Soccer Draft/Coaches Meeting	6	60	6	60	0	10
Soccer League - Evaluations	2	50	4	140	-90	35
Soccer League - Midget Games - Boys					0	0
Soccer League - Midget Games - Girls					0	0
Soccer League - Pee Wee Games - Boys					0	0
Soccer League - Pee Wee Games - Girls					0	0
Soccer League - Midget Prac. - Boys					0	0
Soccer League - Midget Prac. - Girls					0	0
Soccer League - Pee Wee Prac. - Boys					0	0
Soccer League - Pee Wee Prac. - Girls					0	0
Soccer - Awards Night					0	0
Soccer - Parent & Me					0	0
Soccer Travel Tryouts					0	0
Soccer Travel Games - High School - Boys					0	0
Soccer Travel Games - U09 Boys					0	0
Soccer Travel Games - U10 Boys					0	0
Soccer Travel Games - U11 Boys					0	0
Soccer Travel Games - U12 Boys					0	0
Soccer Travel Games - U13 Boys					0	0
Soccer Travel Games - U14 Boys					0	0
Soccer Travel Games - U15 Boys					0	0
Soccer Travel Games - U11 Girls					0	0
Soccer Travel Games - U12 Girls					0	0
Soccer Travel Games - U13 Girls					0	0
Soccer Travel Games - U14 Girls					0	0
Soccer Travel Games - U18 Girls					0	0
Soccer Travel Meetings					0	0
Soccer Travel Practice - High School - Boys					0	0
Soccer Travel Practice - U09 Boys					0	0
Soccer Travel Practice - U10 Boys					0	0
Soccer Travel Practice - U11 Boys					0	0
Soccer Travel Practice - U12 Boys					0	0
Soccer Travel Practice - U13 Boys					0	0
Soccer Travel Practice - U14 Boys					0	0
Soccer Travel Practice - U15 Boys					0	0
Soccer Travel Practice - U11 Girls					0	0
Soccer Travel Practice - U12 Girls					0	0
Soccer Travel Practice - U13 Girls					0	0
Soccer Travel Practice - U14 Girls					0	0
Sports Squirts					0	0
Super Hero Camp					0	0
Swim - Competitive Swim Clinic					0	0
Swim Instruction - 1,2,3	1	54			54	0

**TOWN OF CORTLANDT RECREATION**

**MONTHLY ATTENDACE REPORT**

**YOUTH ACTIVITY - 2026**

Activity	# of Sessions	Totals	# of Sessions	Totals	Difference	2026 Daily
	Mar. '26	Mar. '26	Mar. '25	Mar. '25	Mar. '26-Mar. '25	Average
Swim - Cook Staff Orientation					0	0
Swim - PreSchool					0	0
Swim - Tiny Tot					0	0
Swim Team - Party					0	0
Swim Team - Swim Practice					0	0
Swim Team - Dive Practice					0	0
Swim Team - Dive Meet					0	0
Swim Team - Swim Meet					0	0
Swim & Dive Orientation					0	0
Swim & Dive Pictures					0	0
Swim Instr.-Registration-CJC					0	0
Swim Instr.-CJC Camp					0	0
Swim Instr.-Croton					0	0
Tennis Camp - 5-8 year olds					0	0
Tennis Camp - 9-14 year olds					0	0
Tennis Camp - Advanced					0	0
Tennis Camp - Junior Aces					0	0
Tennis Camp - Mini Mites					0	0
Tennis Instruction - Premier					0	0
Tennis Instruction - Youth Indoor					0	0
Tennis Instruction - Youth Outdoor					0	0
Town Hall Tours					0	0
Track Meet					0	0
Volleyball Camp - 3 camps					0	0
Volleyball Development					0	0
Yoga for Little Learners					0	0
Youth Employment- Hen Hud	31	471	31	408	63	13.16129
Youth Employment - Walter Panas	31	452	31	418	34	13.483871
Youth Center	26	376	26	657	-281	25.269231
YCS - Canteens	9	226	8	300	-74	37.5
YCS - Courses & trips					0	0
YCS - Healthy Snack Club					0	0
YCS - 5th Grade Fun Club After School	14	191	16	162	29	10.125
YCS - Rock Wall & Weight Training	26	145	26	148	-3	5.6923077
YCS - Life Skills; 5th grade	10	142	16	157	-15	9.8125
YCS - Life Skills; 5th grade (make-ups)	7	15	7	12	3	1.7142857
YCS - Life Skills; 6th & 7th grades	4	64	5	118	-54	23.6
YCS - Life Skills; 6th & 7th grades (make-ups)	20	70	19	150	-80	7.8947368
YCS - Life Skills; booster					0	0
YCS - Too Good for Violence Program					0	0
YCS - Special Event					0	0
YCS - Sports Activities					0	0
YCS - DJ Nights, Karaoke, Tik Tok	1	21	1	13	8	13
YCS - Open Gym	3	55	5	95	-40	19
YCS - Zoom Courses					0	0
YCS - Gaming for Senior Citizens					0	0
YCS - After Camp Program					0	0
YCS - Camp Rock Wall					0	0
YCS - Birthday Parties/Rental	1	18	5	63	-45	12.6
<b>Total</b>	<b>289</b>	<b>5196</b>	<b>292</b>	<b>5866</b>	<b>-670</b>	<b>20.089041</b>

**TOWN OF CORTLANDT RECREATION**  
**MONTHLY ATTENDANCE REPORT**  
**ADULT ACTIVITY - 2026**

Activity	# of Sessions	Totals	# of Sessions	Totals	Difference	2026 Daily
	Mar. '26	Mar. '26	Mar. '25	Mar. '25	Mar. '26-Mar. '25	Average
Awareness Through Movement					0	0
Badminton	4	60	4	64	-4	16
Basketball - 30 & Older	4	44	5	135	-91	27
Basketball - 18 & Older	4	84	4	112	-28	28
Boating & Seamanship					0	0
Body Sculpting					0	0
Choosing a College Major					0	0
CPR Review					0	0
CPR/AED for the Professional Rescuer					0	0
Defensive Driving	2	32	2	16	16	8
Environmental Programs					0	0
Exertone - Mon./Wed.					0	0
Flute Choir					0	0
Golf Outing					0	0
Golf Instruction					0	0
Guitar Lessons					0	0
Healthy Nutrition					0	0
Intro to Japanese					0	0
Intro to Swordsmanship	5	35	5	20	15	4
Advanced Swords	5	65	5	55	10	11
Karate	4	68	5	55	13	11
Karate-Advanced					0	0
Light Saber Training					0	0
Navigating College Admission Process					0	0
Navigating College Financial Aid Process					0	0
Nor-West	38	692	30	659	33	21.96666667
Oxygen Administration					0	0
Piano					0	0
Pickleball	5	16			16	0
Pilates					0	0
Piloxing					0	0
Run, Jog, Walk					0	0
Soccer-Referee Course					0	0
Softball League - Meeting					0	0
Softball League - Umpires Meeting					0	0
Softball - Men Fall Arc Ball					0	0
Softball - Men Games					0	0
Softball - Mens/Tournament					0	0
Softball - Women's Games					0	0
Special Events/Supervisor					0	0
Summer Staff - Directors Meeting					0	0
Swim - Adult Beginner					0	0
Swim Facilities - CJC					0	0
Tai Chi					0	0
Tai-Kwon-Do					0	0
Tennis Instruction-Premier					0	0
Tennis Team (Men's League)					0	0
Tennis Team (Women's League)					0	0
Track & Field Meets					0	0
Volleyball - Co-Ed					0	0
Volleyball - Adv.	4	76	2	42	34	21
Watercolor Painting					0	0
Woga I	5	70	5	65	5	13
Woga II	4	76	4	80	-4	20
Yoga Anyone					0	0
Yoga-Core & Stretch	4	80	4	84	-4	21
Yoga II	5	85	4	56	29	14
Yoga-Gentle					0	0
Yoga-Lite	5	60	5	45	15	9
Yoga 2.0					0	0
<b>TOTAL</b>	<b>98</b>	<b>1543</b>	<b>84</b>	<b>1488</b>	<b>55</b>	<b>17.71428571</b>

ATTENDANCE - FIGURE COMPARISONS

Mar-26

2026 6,739  
 2025 7,354  
 DIFFERENCE (615)

PRINCIPLE PROGRAMS AFFECTING DECREASE IN PROGRAM ATTENDANCE

basketball-cub boys games	decrease in program participation	-150
basketball-cub boys practices	decrease in program participation	-89
Nor-west (youth)	decrease in program participation	-73
soccer league evaluations	2 less sessions held	-90
youth center	decrease in program participation	-281
YCS-canteens	decrease in program participation	-74
YCS-lifeskills 6/7 grade	1 less session held	-54
YCS-lifeskills 6/7 grade make-ups	decrease in program participation	-80
basketball - 30 & over	decrease in program participation	-91

TOTAL

-982

PRINCIPLE PROGRAM AFFECTING INCREASE IN PROGRAM ATTENDANCE

basketball-travel team boys practice	6 additional sessions held	60
basketball-pee wee games	increase in program participation	150

TOTAL 210



**Town Supervisor**  
RICHARD H. BECKER, MD

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

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

Muriel H. Morabito Community Center  
29 Westbrook Drive  
Cortlandt Manor, NY 10567  
Main Phone: 914-528-1572  
Fax: 914-528-1585  
[www.townofcortlandtny.gov/seniors](http://www.townofcortlandtny.gov/seniors)  
[Seniors@townofcortlandtny.gov](mailto:Seniors@townofcortlandtny.gov)



**Office of Senior Services**  
**Director**  
DAWN J. MAHONEY

April 30, 2026

To: Town Clerk Laroue Rose Shatzkin

Re: Senior Citizen Monthly Attendance

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

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

Sincerely,

A handwritten signature in cursive script that reads "Dawn".

Dawn Mahoney  
Director of Senior Services



### **Senior Citizen Clubs:**

We had 3 large club meetings this month with an average of 106 in attendance. Attendance remains at one of its highest points in recent years. Verplanck Seniors continue to meet at the Schoolhouse each week.

### **Nutrition Program:**

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

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

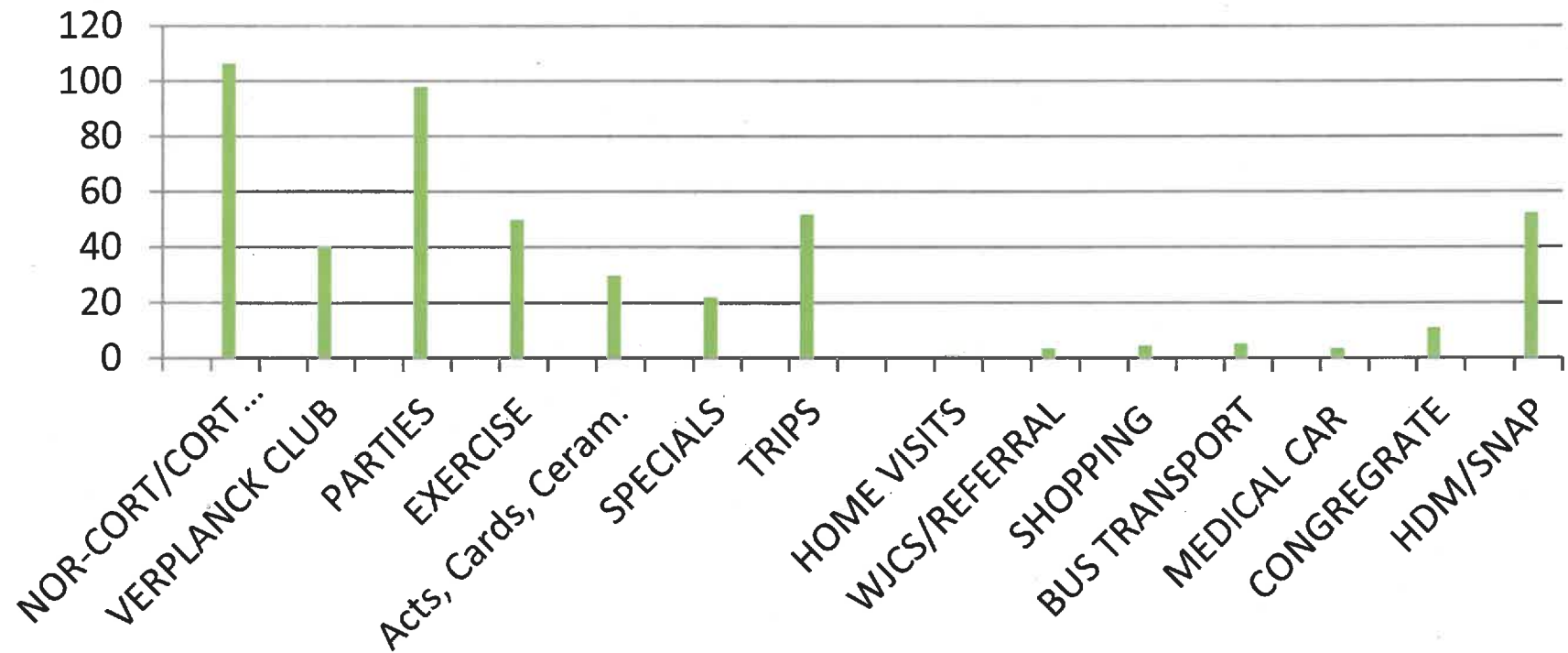
### **Other Services:**

I've attached our monthly April calendar so you can reference all the programs at the Center. In addition, to our regularly scheduled programs, we offered a few new offerings like educational speaker from Cortlandt Healthcare on various senior topics, our first Talent Show, an Easy No Bake Cooking Class with Emerald Peek, club party, trip to White Plains Performing Arts Center with lunch and trip openings/registrations via the new Community Pass. We have our regular scheduled programs that continue year around and are very successful.

## 2026 -APRIL




Activity	# of sessions	Totals	Avg/ session
NOR-CORT/CORT CLUB	3	320	106.6
VERPLANCK CLUB	5	201	40.2
PARTIES	1	98	98
EXERCISE	13	650	50
Acts, Cards, Ceram.	15	448	30
SPECIALS	12	263	22
TRIPS	1	52	52
HOME VISITS	1	2	1
WJCS/REFERRAL	21	76	3.62
SHOPPING	2	9	4.5
BUS TRANSPORT	4	21	5.25
MEDICAL CAR	14	51	3.64
CONGREGATE	21	230	10.95
HDM/SNAP	21	1100	52.38

## Senior Citizen Activities for April 2026



# TOWN OF CORTLANDT - THE GOLDEN CONNECTION

## April 2026

Monday	Tuesday	Wednesday	Thursday	Friday
<p><b>Muriel H. Morabito Community Center 29 Westbrook Drive Cortlandt Manor, NY 914-528-1572</b></p>		<p><b>1</b> Paint Class 9:00am-12:00pm  <b>Tammy Time 10:30-11:30am</b>                      (Understanding Insurance)                      Men's Discussion Group 12:30pm                      Coffee Hour 12:30pm                      Drop in Pickleball 1:00-3:00pm                      Deadline for Cape May trip registration</p>	<p><b>2</b> Trip out: Shen Yun bus leaves at 9:00am  <b>NO Chair Yoga</b>                      Wii Bowling 11:45am                      Mahjong/Chinese Mahjong, Cards                      Canasta and Board Games 12:00pm                      Bereavement Support Group 12:00pm                      Verplanck Mtg. 10:00am @ Schoolhouse</p>	<p><b>3</b> Center Closed</p> 
<p><b>6</b> Line Dancing 10:30-11:30am                      Makeup: Gentle Movement                      12:00-1:00pm                      Poker 1:00-3:00pm                      Drop in Pickleball 1:00-3:00pm</p>	<p><b>7</b> Bocci 9:30am                      Nor-Cort/Cortlandt Meeting 10:30am                      Lunch                      Bingo</p>	<p><b>8</b> Paint Class 9:00am-12:00pm                      Seniors Got Talent/Gong Show                      1:00-3:00pm  <b>NO Men's Discussion Group</b>  <b>NO Coffee Hour</b>  <b>NO Drop in Pickleball</b></p>	<p><b>9</b> <b>NO Chair Yoga</b>                      Wii Bowling 11:45am                      Mahjong/Chinese Mahjong, Cards                      Canasta and Board Games 12:00pm                      Verplanck Mtg. 10:00am @ Schoolhouse  <b>Hudson River Cruise opens on CP</b></p>	<p><b>10</b> Easy No-Bake Cooking                      Class 10:30-11:30am  <b>No Total Strength</b>                      Zumba 12:15-1:00pm                      Pizza &amp; Movie 1:15pm                      Get Low</p>
<p><b>13</b> Line Dancing 10:30-11:30am                      Cardio Drum @1:15                      *Paid class  <b>NO Poker</b>  <b>NO Drop in Pickleball</b></p>	<p><b>14</b> Bocci 9:30am                      Nor-Cort/Cortlandt Meeting 10:30am                      Lunch                      Bingo</p>	<p><b>15</b> Paint Class 9:00am-12:00pm  <b>Tammy Time 10:30-11:30am</b>                      (Medical/Financial documents)                      Men's Discussion Group 12:30pm                      Coffee Hour 12:30pm                      Drop in Pickleball 1:00-3:00pm</p>	<p><b>16</b> Chair Yoga 10:30-11:30am                      Wii Bowling 11:45am                      Mahjong/Chinese Mahjong, Cards                      Canasta and Board Games 12:00pm                      Bereavement Support Group 12:00pm                      Verplanck Mtg. 10:30am @ Schoolhouse  <b>Bill Lemak &amp; Orchestra</b></p>	<p><b>17</b> Total Strength 10:15-11:15am                      Zumba 12:15-1:00pm                      Senior Craft 1:15-3:00pm</p> 
<p><b>20</b> Line dancing 10:30-11:30am                      Poker 1:00-3:00pm                      Drop in Pickleball 1:00-3:00pm</p>	<p><b>21</b> <b>No Bocci</b>                      Nor-Cort/Cortlandt Party 11:30am                      Theme: Ugly T-Shirt</p>	<p><b>22</b> Paint Class 9:00am-12:00pm  <b>Tammy Time 10:30-11:30am</b>                      (Movement &amp; Exercise Discussion)                      Men's Discussion Group 12:30pm                      Coffee Hour 12:30pm                      Drop in Pickleball 1:00-3:00pm</p>	<p><b>23</b> Chair Yoga 10:30-11:30am                      Wii Bowling 11:45am                      Mahjong/Chinese Mahjong, Cards                      Canasta and Board Games 12:00pm                      Verplanck Mtg. 10:00am @ Schoolhouse  <b>Speaker: HSD Superintendent</b>  <b>Goodspeed Opera trip opens on CP</b></p>	<p><b>24</b> Last Total Strength                      10:15-11:15am                      Zumba 12:15-1:00pm</p>
<p><b>27</b> Line dancing 10:30-11:30am                      Poker 1:00-3:00pm                      Drop in Pickleball 1:00-3:00pm</p>	<p><b>28</b> Bocci 9:30am                      Nor-Cort/Cortlandt Meeting 10:30am                      Lunch                      Big Bingo 12:30pm</p>	<p><b>29</b> Paint Class 9:00am-12:00pm                      Men's Discussion Group 12:30pm                      Coffee Hour 12:30pm                      Drop in Pickleball 1:00-3:00pm</p>	<p><b>30</b> Trip out: White Plains bus leaves                      at 10:00am  <b>Chair Yoga 10:30-11:30am</b>                      Wii Bowling 11:45am                      Mahjong/Chinese Mahjong, Cards                      Canasta and Board Games 12:00pm                      Verplanck Mtg. 10:00am @ Schoolhouse</p>	<p>Program Information                      on Reverse Side!</p> 



# TOWN OF CORTLANDT

## “Golden Connection”



# Schedule of Events



\* CP = Community Pass sign up / NCP = Not in Community Pass / Hybrid = CP and In-person \*

### Trips opening in April

Registration for the following trips will be through Community Pass ONLY. If you have a community pass account, but do not have access to a computer, you can come in at 8:30am to use the Computer Lab at the Community Center. First come, first serve.

**Hudson River Cruise on Pride of the Hudson:** OPENS Thursday, April 9, at 8:30am. Enjoy a 2-hour scenic Hudson River cruise aboard the luxurious Pride of the Hudson departing from Newburgh, NY with lunch. Afterwards, stop at Midnight Ferry for a sweet treat. Trip date: Thursday, August 6, 2026 \$58.00 / Non-resident \$70.00 \*CP

**Goodspeed Opera House with Gelston House:** OPENS Thursday, April 23, at 8:30am. Lunch at 11:30 am. Followed by The Snow Goose—World Premiere! Trip date: Wednesday, September 9, 2026. \$104.00 / \$125.00 Non-resident \*CP

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

**Paint Class—From Photo to Final:** Wednesdays, April 1, 8, 15, 22, 29 (5 weeks), 9:00am-12:00pm. Instructor: Sharon Rubenstein. In five 3-hour sessions, this class will rely on photographic references to produce beautiful artistic interpretations in black and white media, then colorful pastels. **Pre-registration required no later than 1 week prior with payment of \$100.** \*CP

**Tammy Time:** Wednesdays; April 1, April 15, April 22, 10:30-11:30am. Tammy Hayes from Cortlandt Healthcare presents the following: April 1: *How well do you understand your insurance benefits?* April 15: *Get your ducks in a row (medical and financial documents)* April 22: *Get Moving! Keep Moving!* Snacks provided, as well as raffles. Pre-registration required no later than 1 week prior. Max: 10. Free \*HYBRID

**Bereavement Support Group:** Will meet twice a month (April 2 & April 16) For those who are grieving a death, it provides a safe and supportive environment where people can verbalize feelings associated with a loss, Susan Loomis, LMSW will be available for support. \*NCP

**Bocci:** Free drop-in Bocci. Tuesdays 9:30am, (weather permitting). Begins on April 7.

**Talent Show:** Wednesday, April 8, 1:00-3:00pm. Time to showcase your diverse talents. Seniors can express themselves; whether through singing, dancing, playing an instrument, comedy, showcasing a skill, or other unique talents. Pre-registration required with skill no later than March 25th. Minimum: 10 acts. \*NCP

**Simple Snacks:** Easy No-bake cooking class with Emerald Peak: Friday, April 10, 10:30-11:30am. Join us for a fun, no-bake cooking class in which expert chefs will guide you in making heart-healthy dark chocolate oatmeal bars & blueberry coconut energy balls to nibble on and take home. Simple ingredients like oats, dates, nuts & blueberries are used to create delicious snacks, then roll, press and finish with coconut or dark chocolate for a natural sweet and healthy treat. Taught at center by chefs from Emerald Peak Rehabilitation & Nursing Center. Free. Please register by 4/2/26 at front desk. \*NCP

**Pizza & Movie:** Friday, April 10, at 1:15pm. “Get Low”. When much-feared hermit Felix Bush (Robert Duvall) comes to town with a wad of cash and announces his intention to preside over his own funeral, fast-talking mortician Frank Quinn (Bill Murray) smells a big payday in the air. Frank sends his young apprentice, Buddy, to charm Felix and win Felix's business. As the day of the unusual event approaches, Buddy uncovers a long-held secret involving the hermit, a local widow (Sissy Spacek) and an Illinois preacher. Pre-registration required no later than 1 week prior with payment of \$6.00. \*NCP

**Cardio Drumming:** Monday, April 13, at 1:15 pm . Space is limited to 20. Mike Cohen is the Director of cardiac and pulmonary rehabilitation from Northern Westchester Restorative, specializing in the care of patients with heart and lung issues. This session called cardio drumming will include uplifting, upbeat , energetic movements that combines drumming with cardiovascular movements to music. \$5 fee paid in advance as a deposit with your registration. Money will be returned to you when you show up for the class. \*NCP

**Big Bingo:** Tuesday, April 28, at 12:30pm. Entrance fee is \$7 paid in advance includes card for each game. Additional cards, daubers and bonus games will be available for purchase. Pre-registration is required with payment to reserve your spot. Payment at the door will be \$10 instead of \$7. \*NCP

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

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

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

**Fridays from 10:15-11:15am:** Total Strength with Patricia. This light aerobics class will burn fat, improve heart health, build stronger bones and muscles and increase flexibility. All levels are welcome! (Every other week—see calendar) - Last class 4/24/26

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

### Looking Ahead:

Masterpieces & Mocktails—May 4  
 AARP Driver Safety Course—May 7 (registration starts April 6 in person)  
 Educational Forum: Alzheimer's & Dementia Series—May 6, May 13, May 27  
 Tarot Card – Monday, May 11  
 Line Dance Night—Friday, May 29



**RICHARD H. BECKER**  
Town Supervisor

# TOWN OF CORTLANDT

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

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

**Purchasing Director**  
Jennifer Glasheen

## *PURCHASING DEPARTMENT*

### *REPORT TO THE TOWN BOARD*

*MONTH OF APRIL 2026*

<b><i>PURCHASE ORDERS PROCESSED</i></b>	<b><i>130</i></b>
<b><i>APPROXIMATE PURCHASING VOLUME</i></b>	<b><i>\$241,190</i></b>
<b><i>AWARDED BIDS/RFP</i></b>	

### ***REQUEST FOR RESOLUTIONS:***

***RFB#2026-06 -Cabling - Ethernet or Fiber requirements.***

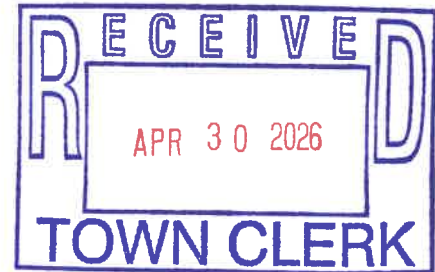
***RFB#2026-07 Asphalt Concrete – Road Repairs***

***RFB#2026-08 Heating and AC – Service Agreement***

***RFB#2026-10 Verkada CCTV Solution and Installation***

***Geese Prevention 2026***

### ***SCHEDULED BIDS/RFP'S***



*Respectfully yours,*

*Jennifer S. Glasheen*  
*Director of Purchasing*



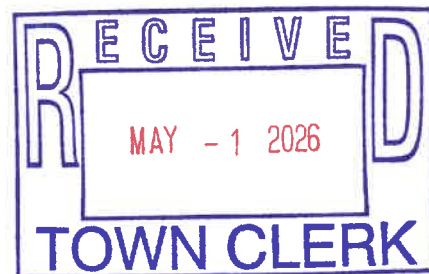
# TOWN OF CORTLANDT

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

**DEBRA A CARTER**  
RECEIVER OF TAXES

May 1, 2026

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



Dear Supervisor Becker:

Pursuant to Chapter 283, Section 281 of the Westchester County Administrative Code 1948, I herewith submit this statement of all monies collected by the Tax Office for the month of April 2026.

Sincerely,

Debra A Carter  
Receiver of Taxer

**TOWN OF CORTLANDT  
RECEIVER OF TAXES  
DEBRA A CARTER  
April 1, 2026 TO April 30, 2026**

Description	Tax Warrant	Balance to Collect	Percent of Warrant to be Collected	Amount Collected	Unapplied	Credit Card Fees	Other Fees	MISC	Over/Short	Uncollected Balance	Percent of Warrant to be Collected
<b>School Taxes 2025-2026</b>											
Croton Harmon *	43,158,938.00	227,339.99	0.53%	37,648.80						189,691.19	0.44%
Hendrick Hudson	49,078,103.00	445,806.72	0.91%	93,840.42						351,966.30	0.72%
Lakeland *	53,429,092.00	520,408.46	0.97%	96,919.77						423,488.69	0.79%
Putnam	3,916,704.00	30,215.03	0.77%	6,526.17						23,688.86	0.60%
Yorktown	1,696,700.00	65,318.87	3.85%	36,099.39						29,219.48	1.72%
<b>Total School Taxes *</b>	<b>151,279,537.00</b>	<b>1,289,089.07</b>	<b>0.85%</b>	<b>271,034.55</b>						<b>1,018,054.52</b>	<b>0.67%</b>
School Penalty 2025-2026				31,557.02							
Town & County 2025	60,179,068.56	226,270.87	0.38%	9,775.84						216,495.03	0.36%
Town & County 2025 Penalty				1,173.10							
Town & County 2026*	61,152,081.05	59,311,101.77		56,213,511.97						3,097,589.80	5.07%
Town & County 2026 Penalty											
<b>Total Current Warrants</b>	<b>272,610,686.61</b>			<b>56,527,052.48</b>						<b>1,234,549.55</b>	<b>0.45%</b>
Liens		1,534,778.37		38,665.24						1,496,113.13	
Lien Interest				14,585.46							
Installment Plan		2,240.17		2,240.17							
Installment Plan Interest				492.84							
Total Lien & Interest				53,250.70							
<b>Base &amp; Interest</b>				<b>56,583,036.19</b>	<b>56,888.55</b>	<b>21,070.98</b>	<b>475.00</b>	<b>113.13</b>	<b>(3.71)</b>	<b>56,661,580.14</b>	
*adjustment made due to water relevy on 12.16-2-1 removal shouldve been on hollowbrook mews. No SBL available. \$35188.64											
4/8 redeposited check 3209 in the amt of \$7,716.71 for sbl 12-16-2-4 due to piggybacking. 4/24 redeposit ck 722 amt of 2544.32 for sbl 79-52-19 due to piggy back											
4/15 WT to pay 2026 town taxes for various parcels, 4/21 WT to pay 2026 town tax sbl 13.13-2-22											
4/25 wt to pay 2020 ln \$33,610.57 & TO \$5178.77 Tea house one											

Account#	Account Description	Fee Description	Qty	Local Share
		Special Permit	2	200.00
	Marriage License	marriage license	11	192.50
	One Day Officiant License	One Day Officiant License	3	75.00
	TOWN CLERK FEES	Birth Certificates	172	1,720.00
		Death Certificates	452	4,520.00
		Dog Release Fee	1	25.00
		EZPass	7	175.00
		Fireworks License	1	1,500.00
		Genealogy	1	22.00
		Marriage Copy	13	130.00
		Marriage Officiant	2	50.00
		<b>Sub-Total:</b>		<b>\$8,609.50</b>
A2544	Dog Licensing	Exempt Dogs	2	0.00
		Female, Spayed	23	207.00
		Male, Neutered	16	144.00
		Male, Unneutered	7	105.00
		Replacement Tags	2	10.00
		<b>Sub-Total:</b>		<b>\$466.00</b>

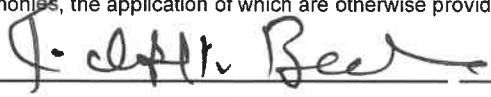
**Total Local Shares Remitted: \$9,075.50**

Amount paid to: NYS Ag. & Markets for spay/neuter program ..... 60.00  
 Amount paid to: Nystatedept. For Marriage Lic. .... 247.50

**Total State, County & Local Revenues: \$9,383.00**

**Total Non-Local Revenues: \$307.50**

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

  
 \_\_\_\_\_  
 Supervisor Date

  
 \_\_\_\_\_  
 Deputy Town Clerk Date

5/1/2026  
 Date



TOWN OF CORTLANDT  
DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.  
Director – D.O.T.S.

John Schembari  
Dir. Code Enforcement

Arthur D’Angelo, Jr., P.E.  
Dep. Dir., D.O.T.S. Eng.

Town Hall, 1 Heady Street  
Cortlandt Manor, NY 10567  
914-734-1060

Town Supervisor  
Richard H. Becker, M.D.

Town Board  
James F. Creighton  
Cristin Jacoby  
Robert E. Mayes  
Joyce White

**Memorandum**

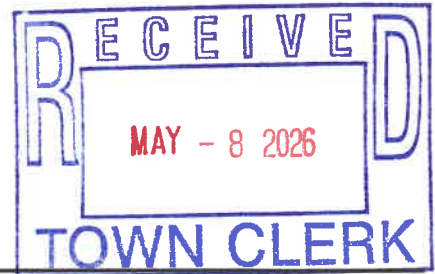
To: Dr. Richard H. Becker – Town Supervisor  
Town Board

From: Michael Preziosi, P.E. – Director, Department of Technical Services

CC: Claudia Vahey – Director of Operations  
Ann Scaglione, Town Comptroller  
Department of Environmental Services

Re: **2026 Town Wide Paving**

Date: May 8, 2026



In the fall of 2025 the Town Board authorized a contract with the Pavement Management Group (PMG) to prepare a town wide assessment of roads to create a pavement condition index (PCI). Each road was driven, video created and data consolidated for review and use through a geographic information platform.

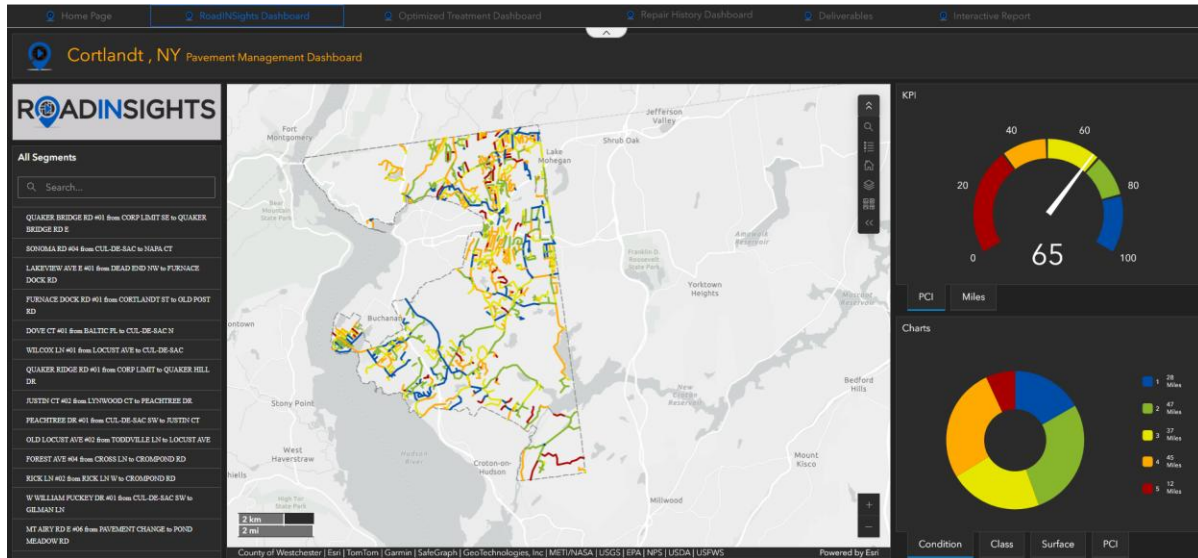
This index was cross referenced against the Town’s prior rating system<sup>1</sup> and various email requests from residents after the 2025/26 winter. After reviewing all, the Department of Technical Services is pleased to provide our recommendation of the roads to be paved in 2026, attached at the end of the memo.

As follows are some facts and information related to the annual paving evaluation.

1. There are approximately 169 centerline miles of Town roads with average pavement widths of 28-ft. This equates to approximately 349 lane miles. Most Town roads are two travel lanes with some paved areas for dedicated turning lanes.
2. Between 2022 and 2025, the average cost to pave a centerline mile was \$392,000 with the Town averaging just under 5 miles paved per year.
3. The Fall 2025 PCI was 65 which equates roughly to “3” on the Town’s rating scale, meaning most roads are traversable in good to average condition and are not quite in need of resurfacing.

<sup>1</sup> Previous efforts categorized and rated roadways based on a sliding scale of 1-5, with 1 being excellent and 5 being recommended for repair.

- The Fall 2025 analysis indicated there were approximately 12 lane miles or roads rated a “5” and in need of resurfacing. Projected cost was \$4.3 million adjusted to the current fiscal year.
- The Fall 2025 analysis indicated there were approximately 45 lane miles or roads rated a “4”, which are on the watch list and typically in need of significant pot hole repair. The total cost to resurface these roads is estimated to be \$18.8 million adjusted to the current fiscal year.



Screenshot of RoadInsights GIS Software

- The Town of Cortlandt is comparable to many adjacent communities PCI, as per PMG shown within the following table.

TOWN NAME	TOWN SIZE	TOWN CONDITION
TOWN OF CORTLANDT	169	65
TOWN OF EAST FISHKILL	201	60
TOWN OF GREECE	298	68
TOWN OF GREENBURGH	133	81
TOWN OF MONTGOMERY	69	65
TOWN OF SHAWANGUNK	99	59
TOWN OF WALKILL	168	61
TOWN OF WARWICK	150	59

- The Town’s paving contract includes a clause to address asphalt price adjustments (established by the NYSDOT) in the event there is a substantial increase or decrease (greater or less than \$15) in asphalt costs during the project.
- The Town’s paving contract includes a piggy back clause for the Village of Buchanan. There is no

piggybacking clause with Croton.

9. The proposed contract contains a clause to extend the contract upon mutual agreement between Town and Contractor for additional services, not to extend past fiscal year 2027. Any additional expenditure requires Town Board approval.

Budgeting:

1. Staff is proposing in 2026 to pave 5.44 miles of road with a rounded budget estimate in line with previous year's paving expenditures. If the budget allows an additional .59 miles of road will be paved as first alternates.
2. The 2026 adopted budget provided a paving range of \$1.2 - \$1.4 million dollars. Sources of funding include:
  - o Consolidated Local Streets and Highway Improvements (CHIPS)
  - o Pave our Potholes (POPS)
  - o Pave NY
  - o Extreme Winter Recovery (EWR)
  - o General / Highway Fund

NYS DOT provided correspondence to the Town of Cortlandt on Sept. 18, 2025 indicating the following available balances through Nov. 5, 2025, totaling \$744,562.68 of paving reimbursement for fiscal year 2025 with \$675,378.81 received so far to date (POPS outstanding).

Program	Cumulative Rollover Balance	25-26 Apportionment Balance	Total Balance
CHIPS	\$0.00	\$484,986.70	\$484,986.70
PAVE NY	\$0.00	\$103,775.81	\$103,775.81
EWR	\$0.00	\$86,616.30	\$86,616.30
POP	\$0.00	\$69,183.87	\$69,183.87

3. The Town in the past has "paid as you go" avoiding bonding and long-term debt.
4. An additional \$50,000 will be requested as an allowance for daily construction inspection services. This has averaged between \$25,000 - \$30,000 in years past. In 2025 DOTS was able to perform all construction inspection. However, this year DOTS will not be able to provide daily coverage.
5. Please note, that with the uncertainty in the oil and futures markets, we expect significant fluctuation in oil pricing and production, which may lead to an increase in asphalt and fuel pricing.

Once final roads are selected DOTS will reach out to all residents that have inquired about resurfacing this year.

Please do not hesitate to contact us with any questions or comments relative to the 2026 paving effort.

**PROPOSED 2026 PAVING LIST**

<b>Street Description</b>	<b>Last Paved</b>	<b>Type</b>	<b># Miles</b>	<b># Feet</b>
Quaker Ridge Rd From Quaker Hill Road to Town Line	2006	Minor	0.52	2740
Bramblebush Rd from Batten Rd to Dead End	1999	Minor	0.62	3287
Adams Rush Rd to Durrin Avenue	1989	Minor	0.25	1325
Cortlandt Avenue from Oregon Rd to Dead End	2000	Minor	0.17	884
Red Mill Rd from Traffic Circle to Trolley Road	2009	Major	0.49	2600
Buena Vista from Birchbrook to Kingston	2000	Minor	0.25	1341
Kingston Avenue from Gallows Hill to 14 Kingston Ave.	2003	Minor	0.13	706
Ernst Road (189 Road) from Fowler Ave to cul-de-sac.	2001	Dead End	0.21	1099
Jay Road from Oregon Rd to Amato Dr	2002	Minor	0.21	1128
Amato Drive West - Jay Rd to Dead End	1992	Dead End	0.04	215
Amato Dr East - Jay Rd to Dead End	1992	Dead End	0.11	607
Linda Place from Allan St to Dale Ave	2004	Minor	0.12	609
Field Place from Aqueduct Rd to Dead End	2000	Minor	0.06	341
Dale Avenue from Stuart to Frederick Split	1998	Minor	0.36	1900
Frederick Street from Dale Ave to Dead End	2000	Minor	0.10	535
Lincoln Place from Dale Avenue to Allan Street	2004	Minor	0.06	297
Horton Lane (189) from Croton Ave to DE	Prior to 1986	Minor	0.08	443
Lincoln Avenue from McGregor Lane to End	Prior to 1986	Minor	0.06	316
Newman Court from Lincoln Avenue to Dead End	2000	Minor	0.05	275
Baron DeHirsch from Route 202 to Maple Row	1992	Minor	0.17	918
Kings Ferry Rd from Riverview to Glenwood Dr	2004	Major	0.72	3800
Elena Drive from Watch Hill Rd to Elana Ct	2000	Minor	0.23	1237
Elana Ct from Elena Dr to Dead End	2000	Dead End	0.05	289
Cardinal Rd from Oriole to Dead End	1995	Dead End	.34	1793

# Lane Miles = 5.44 miles

**PROPOSED 2026 PAVING LIST – ADD ALTERNATES\*\*\***

<b>Street Description</b>	<b>Last Paved</b>	<b>Type</b>	<b># Miles</b>	<b># Feet</b>
Arthur St from South Hill to Dead End	1998	Dead End	.15	783
Watson St from South Hill to Dead End	Prior to 1986	Dead End	.14	733
Hillside Dr to Dead End	2002	Dead End	.09	475
Lakeview Ave. East from Furnace Dock to Dead End	1995	Dead End	.21	1101

# Lane Miles = 0.59 miles

\*\*\* Add alternates will be included in the bid. If the total base bid comes below the anticipated budget, the Town may elect to add any or all the alternate roads.



**VACANT (Alternate)**

TERM EXPIRES 12/31/2021

**Appointed Above:**

**MICHAEL FLEMING**  
24 Knollwood Rd.  
Cortlandt Manor, NY 10567

**(Chair 12/31/2026)**

TERM EXPIRES 12/31/2030

**MICHELLE PICCOLO-HILL**  
125 16<sup>th</sup> Street  
Verplanck, N.Y. 10596

TERM EXPIRES 12/31/2032

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

**Adopted on May 12, 2026  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NO.**

**(AUTHORIZE AN AGREEMENT FOR SUSTAINABILITY CONSULTING SERVICES  
AT NO CHARGE TO THE TOWN)**

**WHEREAS**, the Center for Economic and Environmental Partnership (“CEEP”) provides free sustainability consulting services; and

**WHEREAS**, the Town devotes much effort and attention to sustainability initiatives including its Climate Smart Communities certification; and

**WHEREAS**, the Town welcomes a fresh perspective on new sustainability programs and opportunities;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Supervisor is authorized to execute an agreement with CEEP for sustainability consulting services at no charge.

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

**Adopted May 12, 2026  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**(AUTHORIZING THE SETTLEMENT OF A  
TAX CERTIORARI WITH CURRY PROPERTIES, LLC)**

**WHEREAS**, Curry Properties, LLC filed a tax certiorari for the years 2020, 2021, 2022, 2023, 2024 and 2025; and

**WHEREAS**, after discussions and review with the Town Assessor it was deemed that a reduction in the roll would be appropriate; and

**WHEREAS**, it is necessary to review and approve this reduction;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Attorney be and hereby is authorized to execute a Consent Judgment and Stipulation of Settlement with respect to the above referenced tax certiorari proceedings as follows:

**Tax Map No.: 89/24.9, Block 3, Lot 42**  
**3026 East Main Street**

<b><u>Assess.</u></b> <b><u>Year</u></b>	<b><u>Assessed Valuation</u></b>		<b><u>Amount of</u></b> <b><u>Reduction</u></b>
	<b><u>Reduced From</u></b>	<b><u>Reduced To</u></b>	
2020	DISCONTINUED		
2021	DISCONTINUED		
2022	\$330,000	\$308,200	\$21,800
2023	\$330,000	\$280,600	\$49,400
2024	\$330,000	\$271,400	\$58,600
2025	\$330,000	\$278,300	\$51,700

**BE IT FURTHER RESOLVED**, that upon approval of the Justice of the Supreme Court, all appropriate steps will be taken by the appropriate Town Officials to effectuate the changes herein.

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

**Adopted May 12, 2026  
At a Regular Meeting  
Held at Town Hall**

At a Special Term, Part IV of the  
Supreme Court of the State of New York,  
held in and for the County of  
Westchester, White Plains, New York.

**P R E S E N T :**

**DIANE M. CLERKIN, J.S.C.**

**Justice**

~~~~~X  
In the Matter of the Application of

CURRY PROPERTIES, LLC  
by Bleakley Platt & Schmidt, LLP, Agent,  
(Tax Map Designation 89/24.9-3-42)

**CONSENT JUDGMENT**

*Petitioner,*

Index Nos.: 61439/2020  
64380/2021  
64380/2022  
68965/2023  
72847/2024  
73532/2025

- against -

THE TOWN OF CORTLANDT, its ASSESSOR,  
and BOARD OF ASSESSMENT REVIEW,

*Respondents,*

LAKELAND CENTRAL SCHOOL DISTRICT,

*Intervenor-Respondent.*

For a Review Under Article 7 of the RPTL.  
~~~~~X

The above Petitioner having heretofore served and filed the petitions and notices to review the tax assessments fixed by the Town of Cortlandt for the assessment years 2020-2025 upon certain real property designated as Parcel 89/24.9-3-42 on the Official Assessment Map of the Town of Cortlandt, and

The issues of these proceedings have duly come on for trial at a Special Tax Certiorari Term of this Court, and the Petitioner having appeared by WILLIAM P. HARRINGTON, ESQ. of BLEAKLEY PLATT & SCHMIDT, LLP, and the Respondent having appeared by THOMAS F. WOOD, Town Attorney for the Town of Cortlandt, and the Intervenor-Respondent having appeared by IRA S. LEVY, ESQ. of SHAW PERELSON, LLP, attorneys for the Lakeland Central School

District, it is hereby

**ORDERED**, that the assessments made against Petitioner's above-referenced properties be and the same hereby are reduced, corrected, and fixed for the assessment years as follows:

**ASSESSED VALUATION**

| <b>Assessment Year</b> | <b>Reduced From</b> | <b>Reduced To</b> | <b>Amount of Reduction</b> |
|------------------------|---------------------|-------------------|----------------------------|
| 2020                   | DISCONTINUED        |                   |                            |
| 2021                   | DISCONTINUED        |                   |                            |
| 2022                   | \$330,000           | \$308,200         | \$21,800                   |
| 2023                   | \$330,000           | \$280,600         | \$49,400                   |
| 2024                   | \$330,000           | \$271,400         | \$58,600                   |
| 2025                   | \$330,000           | \$278,300         | \$51,700                   |

and so reduced and confirmed; and it is further

**ORDERED, ADJUDGED and DECREED**, that pursuant to Real Property Tax Law § 727, the assessed value for the above referenced property shall be fixed at \$278,300 for assessment years 2026, 2027 and 2028; and it is further

**ORDERED, ADJUDGED and DECREED**, that the officer or officers having custody of said assessment roll and any tax roll upon which the above-mentioned assessments and any taxes levied have been entered, shall correct the said entries in conformity with this Judgment and shall note upon the margin of said rolls opposite said entries, that the same have been corrected by the authorization of this Judgment; and it is further

**ORDERED, ADJUDGED and DECREED**, that there shall be audited, allowed and paid to the Petitioner by the Town of Cortlandt, New York, the amounts, if any, paid by the said Petitioner as Town taxes, fire district taxes, Town light, sewer or water district taxes, library taxes, Town refuse

taxes, and any other applicable Town special district taxes against the original assessments in excess of what the said taxes would have been if said assessments had been made as determined by this Judgment (the “tax refunds”), together with any interest or penalties paid by Petitioner in excess of the amount which would have been paid if the original assessments had been made as determined by this Judgment. Payment shall be made payable to Petitioner’s attorneys, Bleakley Platt & Schmidt, LLP, “as attorneys”. Payment shall be without interest, except that if payment is not made within 60 days of service of this Judgment with notice of entry thereof, then payment shall be made with interest in accordance with statute; and it is further

**ORDERED, ADJUDGED and DECREED**, that there shall be audited, allowed and paid to the Petitioner by the Lakeland School District, the amount, if any, paid by the Petitioner as School District Taxes against the original assessments in excess of what the said taxes would have been if said assessments had been made as determined by this Judgment (the “tax refunds”), together with any interest or penalties paid by Petitioner in excess of the amount which would have been paid if the original assessments had been made as determined by this Judgment. Payment shall be made payable to Petitioner’s attorneys, Bleakley Platt & Schmidt, LLP “as attorneys”. Payment shall be without interest, except if that payment is not made within 60 days of service of this Judgment with notice of entry thereof, or within 60 days of written notice of payment of the taxes if such taxes are paid subsequent to the date of service of this Judgment, then payment shall be made with interest in accordance with statute; and it is further

**ORDERED, ADJUDGED and DECREED**, that there shall be audited, allowed and paid to Petitioner by the County Board of Legislators of the County of Westchester the amounts, if any, paid by Petitioner as state, county, sewer district, refuse district, and any other applicable County special district taxes against the original assessments in excess of what the said taxes would have been if said

assessments had been made as determined by this Judgment (the “tax refunds”). Payment of the tax refunds shall be made payable to Petitioner’s attorneys, Bleakley Platt & Schmidt, LLP, “as attorneys”. Payments of the tax refunds shall be without interest, except that if payment of the tax refunds is not made within 60 days of service of this Judgment with notice of entry thereof on the Commissioner of Finance, together with proof of payment of taxes, then payment of the tax refunds shall be made with interest in accordance with statute; and it is further

**ORDERED, ADJUDGED and DECREED**, that the Commissioner of Finance of Westchester County be served with a copy of this judgment with notice of entry, together with proof of payment of State, County, Judiciary, Sewer and any other Westchester County special district taxes; and it is further

**ORDERED, ADJUDGED and DECREED**, that all tax refunds hereinabove directed to be made are to be made by check or draft payable to the order of Bleakley Platt & Schmidt, LLP, One North Lexington Avenue, White Plains, New York 10601, as attorneys for Petitioner, who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney’s lien, pursuant to Judiciary Law Section 475; and it is further

**ORDERED**, that this Judgment hereby constitutes and represents full settlement of each of the tax review proceedings herein, and there are no costs or allowances awarded to, by or against any of the parties, and that upon compliance with the terms of this Judgment, the above-entitled proceedings be and the same are settled and discontinued.

Dated:

**E N T E R,**

\_\_\_\_\_  
DIANE M. CLERKIN, J.S.C.

**SIGNING AND ENTRY OF THE WITHIN  
ORDER IS HEREBY CONSENTED TO:**

TOWN OF CORTLANDT

BLEAKLEY PLATT & SCHMIDT, LLP

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By: Thomas Wood, Esq.  
*Town Attorney*  
1 Heady Street  
Cortlandt Manor, NY 10567  
(914) 736-0930

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By: William P. Harrington, Esq.  
*Attorneys for Petitioner*  
One North Lexington Avenue  
White Plains, NY 10601  
(914) 287-6104

LAKELAND CENTRAL SCHOOL DISTRICT

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By: Ira S. Levy, Esq.  
SHAW PERELSON, LLP  
*Attorneys for Intervenor-Respondent*  
115 Stevens Avenue  
Valhalla, NY 10595  
(914) 741-9870

**RESOLUTION**

**DRAFT**

NUMBER **X-26**

**(RE: AUTHORIZE A LOAD ONLY FIREWORKS PERMIT TO GARDEN STATE FIREWORKS ON BEHALF OF THE CITY OF PEEKSKILL/PEEKSKILL FIRE DEPARTMENT)**

**WHEREAS**, pursuant to Chapter 35 of the Town Code, and pursuant to Section 405.00 of the Penal Law of the State of New York, Garden State Fireworks and the City of Peekskill/Peekskill Fire Department submitted to the Department of Technical Services - Code Enforcement Division an application for a permit to **load** fireworks onto a barge at the following location on July 4, 2026:

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

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

- 1. The barge will be loaded on July 4, 2026.**
- 2. There will be NO fireworks stored on land, all fireworks must be off-site or loaded onto the barge.**
- 3. Garden State Fireworks must provide security.**

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

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

**NOW, THEREFORE, BE IT RESOLVED**, that on the condition that Garden State Fireworks operates only on property for which they have written permission, that the Town Board of the Town of Cortlandt does hereby **GRANT** a Non-Transferable Permit to **Load** Fireworks at Madeline Marine, Inc., on July 4, 2026; and

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

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

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

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

**Adopted on June 12, 2026  
At a Regular Meeting  
Held at the Town Hall**

**DRAFT**

**RESOLUTION**

NUMBER **X-26**

**(AUTHORIZE A PORTION OF MONTROSE STATION ROAD TO BE CLOSED ON  
MAY 30<sup>TH</sup> FROM 6:00 PM TO 10:00 PM)**

**WHEREAS**, the Town has received a request from the Cortlandt Engine Company to close a small portion of Montrose Station Road for the final day of the Annual Bazaar; and

**WHEREAS**, this closure would be on Montrose Station Road from James Street to Albany Post Road, using James Street and Victoria Avenue as alternative routes; and

**WHEREAS**, as part of any road closure permit application, neighbors are notified of potential road closures, the residents subject to the road closure are asked whether they support the temporary road closure, and the Director of the Department of Environmental Services must approve a road closure and safety plan;

**NOW, THEREFORE, BE IT RESOLVED** that the Town Board approves the issuance of the road closure permit for the Cortlandt Engine Company, subject to notification of and support by the impacted residents of the road, and compliance with the road closure and safety plan approved by the Director of DES.

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

**Adopted May 12, 2026  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**(AUTHORIZE THE OUR LADY OF MT. CARMEL SOCIETY TO USE TOWN OF  
CORTLANDT STAGE FOR FEAST IN VERPLANCK)**

**WHEREAS**, the Mt. Carmel Society runs the annual Feast each Summer; and

**WHEREAS**, the Feast is enjoyed by many Town of Cortlandt residents; and

**WHEREAS**, the Mount Carmel Society asked the Town to use its stage during the 104<sup>th</sup> Feast of Mt. Carmel taking place between July 15 and July 29, 2026;

**NOW, THEREFORE, BE IT RESOLVED** that the Our Lady of Mount Carmel Society is authorized to rent the Town's stage for a fee of \$10, plus required deposit.

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

**Adopted May 12, 2026  
At a Regular Meeting  
Held at Town Hall**

**RESOLUTION**

**DRAFT**

**(RE: AUTHORIZE CLOSING OF CERTAIN STREETS IN VERPLANCK FOR OUR LADY OF MT. CARMEL FESTIVAL TO BE HELD JULY 15, 2026 THROUGH JULY 19, 2026 - rain date July 20, 2026)**

**WHEREAS**, Our Lady of Mt. Carmel Society of Verplanck, by letter dated **April 12, 2025** has requested permission of the Town Board to close off certain streets in Verplanck during the annual Festival to be held July 15, 2026 through July 19, 2026; and

**WHEREAS, should there be inclement weather during this time period, the alternate date will be July 20, 2026 and are subject to receipt by the Town Clerk and approved by the Town Attorney prior to July 20, 2026 of a Certificate of Insurance covering said alternate time period;** and

**WHEREAS**, the street closings have been reviewed in past years and recommended by the various Town Departments and fire agencies and found to be acceptable, and it is therefore the desire of the Town Board that these streets be again closed by Our Lady of Mt. Carmel Society during the hours and dates specified below; **said closings to be enforced by said Society;** and

**WHEREAS**, Our Lady of Mt. Carmel Society has also provided the Town with a Hold Harmless Agreement, and has agreed that all other laws or regulations of the Town, County and State will be fully complied with by said Society.

**NOW, THEREFORE, BE IT RESOLVED**, that Our Lady of Mt. Carmel Society of Verplanck be, and they hereby are, directed and permitted to close and restrict parking upon the following conditions:

- 1. Applicant provides and maintains all traffic control in designated area. (The Department of Environmental Services - Highway Division is hereby authorized to allow Our Lady of Mt. Carmel Society to use highway control items from the Highway Department in order to facilitate said street closings and parking restrictions. The placement, maintenance, and return of the traffic control items is entirely the responsibility of Our Lady of Mt. Carmel Society.)**
- 2. Applicant is responsible for the cleanup of the roads during, and after the event.**
- 3. Vendors are not to dump cooking oils, dough, foodstuffs of any nature in or on the roads or drainage systems.**
- 4. Mt. Carmel is responsible to keep a clear path within said closed roadways as to allow for emergency vehicles access if needed.**
- 5. Appropriate Certificate of Insurance must be on file.**

**Our Lady of Mt. Carmel Society  
Closing of Streets Resolution  
Page Two**

**AND, BE IT FURTHER RESOLVED**, that Our Lady of Mt. Carmel Society of Verplanck be, and hereby is, directed and permitted to close and restrict parking on the following streets and during the following listed hours and dates:

**July 15, 16, 17, 18, 2026 from 5:00 p.m. to 2:00 a.m.:** 6th Street, 7th Street, 8th Street, 9th Street, 10th Street and 11th Street from Broadway to Highland Avenue; and from 6th Street to 11th Street.

**July 19, 2026 from 3:00 p.m. to 2:00 am (same as above) plus:** 9th Street from Broadway to the river.

**Rain date, July 20, 2026:** Same as above

We also request that parking be prohibited as follows:

**July 15, 16, 17, 18, 2026 from 5:00 p.m. to 2:00 a.m.**

**July 19, 2026 3:00 p.m. to 2:00 a.m.**

- 1) South side of 6th Street from Highland Ave. to the VFD driveway and 320 feet east of driveway.
- 2) North side of 6th Street from Madalyn Ave. to a point 180 feet east of former school driveway.

**Rain date, July 20, 2026:** Same as above

**AND,**

**BE IT FURTHER RESOLVED**, Our Lady of Mt. Carmel is authorized the use of Highway control items from the Highway Department.

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

**Adopted on May 12, 2026  
At a Regular Meeting  
Held at the Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**(RE: AUTHORIZE FIREWORKS PERMIT TO OUR LADY OF MT. CARMEL)**

**WHEREAS**, pursuant to Chapter 35 of the Town Code, and pursuant to Section 405.00 of the Penal Law of the State of New York, Our Lady of Mt. Carmel Society, Inc. of Verplanck, New York submitted to the Department of Technical Services - Code Enforcement Division an application for a permit to display fireworks at the following locations and on the specified dates:

At property located at the end of Eighth Street at the Hudson River, Verplanck, New York; and property owned by the Town of Cortlandt located at the end of Ninth Street, Verplanck, New York, from 9:00 pm to 9:30 pm on July 15, intermittently on the 16, 17, and 18; from 10:45 p.m. to 12:00 Midnight on July 19, 2026; with the alternate date being July 20, 2026 for the same hours; and

**WHEREAS**, the above locations and times of said display is hereby authorized pursuant to the application of Our Lady of Mt. Carmel Society, Inc. and approved by the various agencies outlined below; and

**WHEREAS**, said application has been reviewed and endorsed by the Town Supervisor, Deputy Director of Code Enforcement, Chief of the Verplanck Fire Department, and the Chairman of the Fire Advisory Board; and

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

**WHEREAS**, said Society has submitted to the Town Clerk of the Town of Cortlandt a Hold Harmless Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Cortlandt does hereby **GRANT** a Non-Transferable Permit to Display Fireworks on the with a small show on the 15 of July, intermittently on the 16, 17, and 18, and with the full show on the 19 day of July, 2026 (**alternate date of July 20, 2026 to be used ONLY if on July 19 the weather does not permit said display**) and at the times specified above to: Our Lady of Mt. Carmel Society, Inc.; Garden State Fireworks, P. O. Box 403, Carlton Road, Millington, New Jersey (07946); and the following persons designated as those discharging the fireworks; Anthony Capicotti, Jr., Michael Letteri, John Mahoney, Brian

**OUR LADY OF MT. CARMEL  
FIREWORKS PERMIT 2026  
Page Two**

Snyder, Joseph Letteri, Jason Letteri and Michael Ritornato, and/or those outlined in the approved Town Application; and

**BE IT FURTHER RESOLVED**, that said permit shall require a member of the Town of Cortlandt Code Enforcement Department to be present when the fireworks are delivered; and

**BE IT FURTHER RESOLVED**, that the Supervisor be, and hereby is, authorized to execute said permit on behalf of the Town Board provided that all necessary documents have been obtained and all Town staff reviews and sign-offs have been secured at the time of said display; and

**BE IT FURTHER RESOLVED** that Our Lady of Mt. Carmel Society of Verplanck shall follow all health and safety guidance provided by regulatory agencies, and if the Town of Cortlandt has health and or safety concerns, then it can modify any granted approvals.

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

**Adopted on May 12, 2026  
At a Regular Meeting  
Held at the Town Hall**

**DRAFT****RESOLUTION**

NUMBER \_\_\_\_\_

**RE: (AUTHORIZE THE DIRECTOR OF TECHNICAL SERVICES TO BID TE CONTRACT 2026.04 TOWN WIDE PAVING 2026)**

**RESOLVED**, that the Department of Technical Services is hereby authorized to advertise for bids to repave the following roads in 2026 as cited in the 2026 as recommended by the Departments of Environmental and Technical Services (DES/DOTS).

**PROPOSED 2026 PAVING LIST**

| <b>Street Description</b>                          | <b>Last Paved</b> | <b>Type</b> | <b># Miles</b> | <b># Feet</b> |
|--|-------------------|-------------|----------------|---------------|
| Quaker Ridge Rd From Quaker Hill Rd to Town Line   | 2006              | Minor       | 0.52           | 2740          |
| Bramblebush Rd from Batten Rd to Dead End          | 1999              | Minor       | 0.62           | 3287          |
| Adams Rush Rd to Durrin Avenue                     | 1989              | Minor       | 0.25           | 1325          |
| Cortlandt Avenue from Oregon Rd to Dead End        | 2000              | Minor       | 0.17           | 884           |
| Red Mill Rd from Traffic Circle to Trolley Road    | 2009              | Major       | 0.49           | 2600          |
| Buena Vista from Birchbrook to Kingston            | 2000              | Minor       | 0.25           | 1341          |
| Kingston Ave from Gallows Hill to 14 Kingston Ave. | 2003              | Minor       | 0.13           | 706           |
| Ernst Road from Fowler Ave to cul-de-sac.          | 2001              | Dead End    | 0.21           | 1099          |
| Jay Road from Oregon Rd to Amato Dr                | 2002              | Minor       | 0.21           | 1128          |
| Amato Drive West - Jay Rd to Dead End              | 1992              | Dead End    | 0.04           | 215           |
| Amato Dr East - Jay Rd to Dead End                 | 1992              | Dead End    | 0.11           | 607           |
| Linda Place from Allan St to Dale Ave              | 2004              | Minor       | 0.12           | 609           |
| Field Place from Aqueduct Rd to Dead End           | 2000              | Minor       | 0.06           | 341           |
| Dale Avenue from Stuart to Frederick Split         | 1998              | Minor       | 0.36           | 1900          |
| Frederick Street from Dale Ave to Dead End         | 2000              | Minor       | 0.10           | 535           |
| Lincoln Place from Dale Avenue to Allan Street     | 2004              | Minor       | 0.06           | 297           |
| Horton Lane (189) from Croton Ave to DE            | Prior to 1986     | Minor       | 0.08           | 443           |
| Lincoln Avenue from McGregor Lane to End           | Prior to 1986     | Minor       | 0.06           | 316           |
| Newman Court from Lincoln Avenue to Dead End       | 2000              | Minor       | 0.05           | 275           |
| Baron DeHirsch from Route 202 to Maple Row         | 1992              | Minor       | 0.17           | 918           |
| Kings Ferry Rd from Riverview to Glenwood Dr       | 2004              | Major       | 0.72           | 3800          |
| Elena Drive from Watch Hill Rd to Elana Ct         | 2000              | Minor       | 0.23           | 1237          |
| Elana Ct from Elena Dr to Dead End                 | 2000              | Dead End    | 0.05           | 289           |
| Cardinal Rd from Oriole to Dead End                | 1995              | Dead End    | .34            | 1793          |

# Lane Miles = 5.44 miles

**BE IT FURTHER RESOLVED**, that alternate roads shall be included in the bid and authorized for pavement if the budget allows.

**PROPOSED 2026 PAVING LIST – ADD ALTERNATES**

| <b>Street Description</b>                     | <b>Last Paved</b> | <b>Type</b> | <b># Miles</b> | <b># Feet</b> |
|---|-------------------|-------------|----------------|---------------|
| Arthur St from South Hill to Dead End         | 1998              | Dead End    | .15            | 783           |
| Watson St from South Hill to Dead End         | Prior to 1986     | Dead End    | .14            | 733           |
| Hillside Dr to Dead End                       | 2002              | Dead End    | .09            | 475           |
| Lakeview Ave. East (Furnace Dock to Dead End) | 1995              | Dead End    | .21            | 1101          |

# Lane Miles = 0.59 miles

**BE IT FURTHER RESOLVED**, that the Department of Technical Services is hereby authorized to extend enter into a consultant service contract with Tectonic Engineering for a part time construction inspector to monitor paving progress in an amount not to exceed \$50,000.

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

**Adopted on May 12, 2026  
at a Town Board Meeting  
Held at the Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**RE: (AUTHORIZE CONSULTANT SERVICE CONTRACT FOR DESIGN OF MURIEL H. MORABITO COMMUNITY CENTER)**

**WHEREAS**, the Town Board of the Town of Cortlandt had commissioned a facility assessment report of the Muriel H. Morabito Community Center which identified a variety of improvements necessary to restore the facility; and

**WHEREAS**, the Town Board in discussion with the Department of Technical Services and Recreation and Conservation has selected a variety of improvements to the building entrance, facade, bathrooms, gymnasium, HVAC and lower parking lot in which to pursue; and

**WHEREAS**, the initial study was completed by Lothrop Associates Architects D.P.C. and

**WHEREAS**, a supplemental proposal from Lothrop has been provided to design and prepare bid documents for architectural services in an initial upset price of One Hundred and Twenty-Five Thousand Dollars (\$125,000.00); and

**WHEREAS**, the Department of Technical Services will complete the plans and specifications for all civil site work, and

**NOW THEREFORE BE IT RESOLVED**, the Town Supervisor is hereby authorized to the Consultant Service Proposal with Lothrop Associates Architects D.P.C. with offices located at 333 Westchester Avenue, White Plains, NY 10604 in the amount of One Hundred and Twenty-Five Thousand Dollars (\$125,000.00) pending final review by the Town's Legal Department.

**BE IT FURTHER RESOLVED**, that the Director of the Department of Technical Services recommends authorizing an initial contingency of Thirty-Five Thousand Dollars (\$35,000) to allow for changes to scope and supplemental design if required.

**BE IT FURTHER RESOLVED**, that the Town Comptroller is authorized to amend the budget for the same.

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

**Adopted on May 12, 2026  
at a Town Board Meeting  
Held at the Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**RE: (AUTHORIZE DOTS TO OBTAIN PROPOSALS FOR MS4 COMPLIANCE)**

**WHEREAS**, The Town of Cortlandt is a designated Municipal Separate Storm Sewers (MS4) in accordance with the New York State Department of Environmental Conservation SPDES General Permit; and

**WHEREAS**, the SPDES General Permit for Stormwater Discharges from MS4's requires outfall monitoring and inspection; and

**WHEREAS**, there are a significant number of outfalls that are not accessible due to overgrowth which will require maintenance and landscaping services; and

**WHEREAS**, the Department of Technical Services (DOTS) is also requesting a summer intern to assist with general MS4 compliance efforts.

**NOW THEREFORE BE IT RESOLVED**, that DOTS is hereby authorized to obtain hourly rates from various local landscaping contractors to perform clean-up to create access to outfalls as required.

**BE IT FURTHER RESOLVED**, that the total cost of landscaping activities shall not exceed Fifteen Thousand Dollars (\$15,000.00).

**BE IT FURTHER RESOLVED**, that the Director of Operations is hereby authorized to advertise for a summer intern for the Department of Technical Services.

**BE IT FURTHER RESOLVED**, that the Town Comptroller is hereby authorized to amend the budget accordingly.

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

**CLERK**

**Adopted on May 12, 2026  
at a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**DRAFT**

**NUMBER X-26**

**RE: (AUTHORIZE LIGHTING REPAIRS AT TRAVIS AVENUE PARK)**

**WHEREAS**, the Travis Avenue Park was constructed at 2134 Albany Post Road, tax lot 54.8-3-18, completed in the summer of 2025; and

**WHEREAS**, this past winter, a vehicular accident damaged landscaping and site lighting, requiring repair; and

**WHEREAS**, the Department of Technical services has estimated the cost of the electrical repair consisting of a new decorative street light, miscellaneous electrical services and minor restoration to be Ten Thousand Dollars (\$10,000.00).

**NOW THEREFORE BE IT RESOLVED**, that the Department of Technical Services is hereby authorized to procure a replacement decorative street light and make all necessary restoration at a cost not to exceed Ten Thousand Dollars (\$10,000.00).

**BE IT FURTHER RESOLVED**, that the Town Comptroller is hereby authorized to amend the budget accordingly.

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

**Adopted on May 12, 2026  
at a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**DRAFT**

**NUMBER X-26**

**RE: (AUTHORIZE ELECTRICAL UPGRADES AT TRAVIS AVENUE PARK)**

**WHEREAS**, the Travis Avenue Park was constructed at 2134 Albany Post Road, tax lot 54.8-3-18, completed in the summer of 2025; and

**WHEREAS**, the site hosts a variety of food trucks some of which use standby generators and have requested electric service; and

**WHEREAS**, the Department of Technical Services have evaluated alternatives with Con Edison and have identified the required scope for electrical service.

**NOW THEREFORE BE IT RESOLVED**, that the Department of Technical Services (DOTS) is hereby authorized to file a case with Con Edison to bring electrical service to the park.

**BE IT FURTHER RESOLVED**, that DOTS may obtain proposal from the Morabito Electric under the terms of their current service contract with the Town to furnish and install all required electrical upgrades.

**BE IT FURTHER RESOLVED**, that the total cost of this project shall not exceed Fifteen Thousand Dollars (\$15,000.00).

**BE IT FURTHER RESOLVED**, that the Town Comptroller is hereby authorized to amend the budget accordingly.

**BY ORDER OF THE TOWN  
BOARD**

**OF THE TOWN OF CORTLANDT  
LAROU SHATZKIN, TOWN**

**CLERK**

**Adopted on May 12, 2026  
at a Regular Meeting  
Held at the Town Hall**

**RESOLUTION**

**DRAFT**

**NUMBER X-26**

**RE: (APPOINT JENNIFER MONTERO PROBATIONALLY TO THE TITLE OF ASSESSMENT CLERK IN THE OFFICE OF THE ASSESSOR)**

**WHEREAS**, Jennifer Montero was provisionally appointed in February to the title of Assessment Clerk in the Office of the Assessor; and

**WHEREAS**, the Civil Service List for the title of Assessment Clerk has been established and Jennifer Montero is reachable;

**NOW, THEREFORE, BE IT RESOLVED**, that Ms. Jennifer Montero be and hereby is Probationally appointed to the title of Assessment Clerk and this appointment is a Contingent Permanent appointment. Ms. Montero will be paid an Annual Salary of \$64,856. AFSCME WC6 – Step 2; and

**BE IT FURTHER RESOLVED**, this appointment is effective May 13, 2026.

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

**Adopted on May 12, 2026  
At a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**(RE: APPOINT 2026 SUMMER SEASONALS)**

**RESOLVED**, pursuant to Town Board Policy adopted on February 11, 1997, that the following be and hereby are appointed as seasonal employees in the Town of Cortlandt Government to work in various departments and divisions. The hourly rate of pay varies with the position. Pool appointments become effective on May 26, 2026 – September 8, 2026, and camp appointments become effective June 27, 2026 – August 7, 2026:

|                      | <b>NAME</b>                | <b>TITLE</b>             | <b>2026 ROP</b> |
|----------------------|----------------------------|--------------------------|-----------------|
| <b>Day Camp</b>      | Travis, Ryan               | Assistant Director       | \$21.50         |
|                      | Anderson, Benjamin         | Sports Specialist        | \$19.50         |
|                      | Lent, Ashley               | Arts & Crafts Specialist | \$19.00         |
|                      | Rawlins, Naiya             | Senior Counselor         | \$16.50         |
|                      | Conticello, Angelina       | Senior Counselor         | \$16.00         |
|                      | Jankowski, Emily           | Senior Counselor         | \$16.00         |
|                      | Lehra, Lavanya             | Senior Counselor         | \$16.00         |
|                      | Rodrigues, Maria<br>Andrea | Senior Counselor         | \$16.00         |
|                      | Shalhoub, Nicholas         | Senior Counselor         | \$16.00         |
|                      | Birotte, Olivier           | Senior Counselor         | \$15.50         |
|                      | Corcoran, Harleigh         | Senior Counselor         | \$15.50         |
|                      | Corcoran, Lexi             | Senior Counselor         | \$15.50         |
|                      | Kellarakos, George         | Senior Counselor         | \$15.50         |
|                      | Lopez, Ramy                | Senior Counselor         | \$15.50         |
|                      | Scozza Fava, Salvatore     | Senior Counselor         | \$15.50         |
|                      | Johannsen, Emma            | Asst Art Specialist      | \$15.00         |
|                      | Carbone, Angelina          | Intermediate Counselor   | \$11.00         |
|                      | Ridder, Henry              | Intermediate Counselor   | \$11.00         |
|                      | Sajous, Abigail            | Intermediate Counselor   | \$11.00         |
|                      | Bar, Maytal                | Junior Counselor         | \$7.00          |
| Cody, Avery          | Junior Counselor           | \$7.00                   |                 |
| Fata, Steven         | Junior Counselor           | \$7.00                   |                 |
| Lengfellner, Jackson | Junior Counselor           | \$7.00                   |                 |
| Parkes, Madison      | Junior Counselor           | \$7.00                   |                 |
| Stanco, Cameron      | Junior Counselor           | \$7.00                   |                 |
| Tisinger, Abigail    | Junior Counselor           | \$7.00                   |                 |
| <b>Playgrounds</b>   | <b>NAME</b>                | <b>TITLE</b>             | <b>2026 ROP</b> |
|                      | Harkin, Cassidy            | Intermediate Counselor   | \$11.00         |
|                      | McKay, Hope                | Junior Counselor         | \$7.00          |

|                   | <b>NAME</b>        | <b>TITLE</b>                      | <b>2026 ROP</b> |
|-------------------|--------------------|-----------------------------------|-----------------|
| <b>5/6 Camp</b>   | Collorafi, Anthony | Senior Counselor                  | \$16.50         |
|                   | Collorafi, Theresa | Senior Counselor                  | \$16.50         |
|                   | Garcia, Victor     | Senior Counselor                  | \$16.00         |
|                   | Woolard, Tommy     | Senior Counselor                  | \$15.50         |
| <b>7/8 Camp</b>   | <b>NAME</b>        | <b>TITLE</b>                      | <b>2026 ROP</b> |
|                   | Pearson, Hailey    | Senior Counselor                  | \$17.00         |
|                   | Martinez, Gabriela | Senior Counselor                  | \$16.00         |
|                   | Smith, Talie       | Senior Counselor                  | \$15.50         |
| <b>Pool Staff</b> | <b>NAME</b>        | <b>TITLE</b>                      | <b>2026 ROP</b> |
|                   | Segnit, Nicole     | Director Swim Inst/WSI            | \$36.20         |
|                   | Lepore, Paul       | Co-Director                       | \$33.40         |
|                   | Esposito, Sarah    | Asst Director of Swim Instruction | \$25.50         |
|                   | Madden, Michael A. | Asst Dir of Swim Instruction      | \$24.80         |
|                   | Bornstein, Ellie   | Maintenance                       | \$17.30         |
|                   | Madden, Hayley     | Head Guard                        | \$17.20         |
|                   | Volpe, Alexandra   | Head Guard                        | \$17.20         |
|                   | Gomez, Isabella    | Head Guard                        | \$16.20         |
|                   | Porcelli, Giavanna | Swim Instructor                   | \$16.00         |
|                   | Diaz, Emily        | Swim Instructor                   | \$15.50         |
|                   | Finn, Victoria     | Lifeguard                         | \$14.50         |
|                   | Garcia, Matthew    | Lifeguard                         | \$14.50         |
|                   | Gomez, Gidalys     | Lifeguard                         | \$14.50         |
|                   | Gomez, Lily        | Lifeguard                         | \$14.50         |
|                   | Grunberg, Luna     | Lifeguard                         | \$14.50         |
|                   | Lawless, Aiden     | Swim Instructor                   | \$14.50         |
|                   | Mazzoni, Abigail   | Lifeguard                         | \$14.50         |
|                   | Ryzy, Martin       | Lifeguard                         | \$14.50         |
|                   | Chicaiza, Jayden   | Lifeguard                         | \$14.00         |
|                   | Manzares, Sadie    | Cashier                           | \$11.15         |
| Chambers, Julian  | Maintenance        | \$8.55                            |                 |
| Colon, Alejandro  | Cashier            | \$8.55                            |                 |

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

**Adopted on May 12, 2026  
at a Regular Meeting  
Held at Town Hall**

**DRAFT**

**RESOLUTION**

**NUMBER X-26**

**(RE: AUTHORIZE THE APPOINTMENT OF THE FOLLOWING SEASONAL EMPLOYEES  
IN THE DEPARTMENT OF ENVIRONMENTAL SERVICES FOR THE YEAR 2026)**

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

|                   | <b>NAME</b>       | <b>START DATE</b> |
|-------------------|-------------------|-------------------|
| <b>HIGHWAY</b>    | Connor Tobeschat  | 05/15/2026        |
|                   | Carter Alcock     | 05/15/2026        |
|                   | <b>NAME</b>       | <b>START DATE</b> |
| <b>SANITATION</b> | Justin Cabrera    | 05/26/2026        |
|                   | Carson Male       | 05/26/2026        |
|                   | Joseph Cavigliano | 06/01/2026        |

**BE IT FURTHER RESOLVED**, all temporary employees in the Department of Environmental Services shall be compensated at an hourly rate of pay of \$20.00.

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

**Adopted on May 12, 2026  
at a Regular Meeting  
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