

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

December 2, 2025
6:35 p.m. - 7:42 p.m.

December 2, 2025

MEMBERS PRESENT:

Steven Kessler, Chairperson

Thomas A. Bianchi, Vice-Chairperson

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

Karen Timko, Member

Kellan Cantrell, Alternate

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

Chris Lapine, P.E., Engineer

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2 (The board meeting commenced at 6:35 p.m.)

3 MR. STEVEN KESSLER: We're, we're about
4 to start the meeting, but before we do, I just
5 wanted to make note of the passing of one of our
6 board members, David Douglas, who passed away on
7 November the 16th, after a fairly long illness
8 that he's had for a number of years. By
9 profession, he was a lawyer. And we know him as a
10 member of this planning board for the last year
11 and a half. But I think when it comes to David,
12 he certainly was the epitome of public service
13 for this town. He was the chair of the Open Space
14 Committee. He was on the Conservation Advisory
15 Council. He was on the Master Plan Committee.
16 And, and, and I think most importantly he served
17 for 20 years as a member of the Zoning Board of
18 Appeals and for 13 of those years as the chairman
19 of that zoning board. So it is with great sadness
20 that we have to mark his passing. And he's been,
21 as I said, he was on this board after his tenure
22 on the zoning board, he was here for the last
23 almost two years here as a member of the Planning
24 Board. So, I will ask after we do the Pledge of

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2 Allegiance, if we could just remain standing,
3 please for a moment of silence in his memory. And
4 with that, please rise for the pledge.

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

10 MR. KESSLER: Thank you. Chris, roll
11 please.

12 MR. CHRIS KEHOE: Mr. Kobasa?

13 MR. KEVIN KOBASA: Here.

14 MR. KEHOE: Ms. Hildinger?

15 MS. NORA HILDINGER: Here.

16 MR. KEHOE: Mr. Rothfeder?

17 MR. JEFFREY ROTHFEDER: Here.

18 MR. KEHOE: Mr. Kessler?

19 MR. KESSLER: Here.

20 MR. KEHOE: Mr. Bianchi?

21 MR. THOMAS BIANCHI: Here.

22 MR. KEHOE: Ms. Timko?

23 MS. KAREN TIMKO: Here.

24 MR. KEHOE: Mr. McKinley?

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2 MR. PETER MCKINLEY: Here.

3 MR. KEHOE: And I guess I'll just, Mr.
4 Cantrell is here as an alternate.

5 MR. KESSLER: Thank you. And so along
6 those lines, it's now, we now have a new member.
7 Karen Timko has now joined the board as a full-
8 time member and as Chris noted, Kellan is our, is
9 an alternate to fill in whenever a member of this
10 board is absent from one of the meetings. So,
11 welcome to the --

12 MR. KEHOE: Well, well, Karen still
13 needs to be officially appointed by the Town
14 Board.

15 MR. KESSLER: Okay. Well, welcome to the
16 orchestra section up here. We have no changes to
17 the agenda tonight. Can I please have a motion to
18 adopt the minutes from our November 6th meeting?

19 MR. BIANCHI: So moved.

20 MR. KESSLER: Thank you. Second?

21 MR. MCKINLEY: Second.

22 MR. KESSLER: And on the question? All
23 in favor?

24 MULTIPLE: Aye.

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2 MR. KESSLER: Opposed? All right, first
3 item under correspondence is to receive and file
4 memos from AKRF, dated October 24, 2025 and
5 November 24, 2025, and a memo from Colliers
6 Engineering dated November 8, 2025, regarding the
7 required Traffic Monitoring Program as required
8 by condition number seven of Planning Board
9 Resolution 6-20 for the Gasland Project, located
10 at 2051 East Main Street.

11 So, as part of that approval, we asked
12 that they come back after I think it was six
13 months after fully being operational, they come
14 back with a traffic report to show what the
15 actual traffic was versus what was expected, or
16 what it was expected to be when they proposed
17 building the gas station. And the results turned
18 out to be quite good. In fact, that the traffic
19 seemed to be about 40 percent less than what was
20 proposed when they first appeared before us. So I
21 think that was a good thing to do. And so with
22 that, Nora?

23 MS. KNICKERBOCKER: I'd like to make a
24 motion to receive and file.

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2 MR. KESSLER: Second please.

3 MR. BELL: Second.

4 MR. MCKINLEY: Second.

5 MR. KESSLER: And on the question? All
6 in favor?

7 MULTIPLE: Aye.

8 MR. KESSLER: Opposed? Can I please have
9 a motion to adopt our 2026 meeting schedule?

10 MR. MCKINLEY: So moved.

11 MR. KESSLER: Second please.

12 MR. BIANCHI: Second.

13 MR. KESSLER: And on the question? All
14 in favor?

15 MULTIPLE: Aye.

16 MR. KESSLER: Opposed? Okay. First item
17 tonight is a public hearing, It's for -- the next
18 item tonight is a public hearing. It's the public
19 hearing for the application of Teatown Lake
20 Reservation for renewal and modification of a
21 special permit for a private nature preserve to
22 conduct summer camp programs and weekday public
23 programs, and for a tree removal permit, excuse
24 me, to implement a meadow management plan at

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2 Cliffdale Farm, for property located on the north
3 side of Teatown Road, approximately 3,000 feet
4 east of Quaker Ridge Road. Yeah. For the record,
5 Ms. Timko is recusing herself from this
6 application because of a conflict. So with that,
7 Kellan is going to be joining us on the board
8 here. And we'll begin the public hearing. Good
9 evening.

10 MR. ALLEN SORKIN: Good evening, Mr.
11 Chairman. My name is Alan Sorkin. I'm the
12 managing director of Teatown Lake Reservation.
13 And hello to the rest of the board and to the
14 staff. Since we were last here, in advance of
15 this public hearing we submitted our revegetation
16 plan, as per the board's request. And we're here
17 and we can answer any questions that you may have
18 about that or about any of the other items on the
19 special use permit.

20 With me is Tom Almendinger. He's our
21 director of stewardship at Teatown. And we also
22 prepared in advance of the hearing a brief
23 presentation, you know, less than ten minutes, if
24 that's appropriate.

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2 MR. KESSLER: Sure, please.

3 MR. SORKIN: Okay, so Teatown has been
4 around since 1963. You know, our mission is to
5 inspire our community to lifelong environmental
6 stewardship. We do that in a variety of ways
7 through education, through science and research,
8 and through stewardship of the 1,000 acres that
9 we caretake in Westchester County and at
10 Cliffdale Farm here in the town of Cortlandt.
11 Next slide please.

12 MR. KESSLER: Excuse me, just how much
13 of the 1,000 acres is in the town of Cortlandt?

14 MR. SORKIN: Cliffdale is about, what,
15 83 acres, 83 acres. So we're applying to renew
16 our special use permit. The last one was in 2020,
17 it expires December 1st. It's renewed every five
18 years, as you know, and this year we're asking
19 for a renewal of the standard permit, but also
20 special conditions, given we're going through a
21 major renovation at the Nature Center, in the
22 town of Yorktown. And so we're looking to
23 reprogram and move some of that program
24 temporarily. We're looking to continue the meadow

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2 restorations that we've been ongoing for the last
3 five years. We're looking to rehouse temporarily
4 some of the rehabilitated wildlife that sits at
5 the Nature Center. And we're looking to maintain
6 our current levels of public programming.

7 And as you'll see, we'll see a bump in
8 this current fiscal year for us in terms of the
9 number of buses and cars, and we can go through
10 that in detail. And then it will drop down in the
11 ensuing years after the project finishes at the
12 Nature Center. But we are looking for a permanent
13 ability to utilize the shelter during the winter
14 months, which heretofore we've not been able to
15 do so.

16 Next slide, please. We wanted to go a
17 little bit through our educational programs
18 because everything we do is about education at
19 Cliffdale. Obviously, we do caretake for the
20 acreage and steward it, but during -- daily
21 almost we have all the local schools including
22 Lakeland and Hendrick Hudson School.

23 Kids come and spend time at Cliffdale
24 with us, learning about the environment. And our

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2 goal is then to instill a love of the
3 environment, you know, create positive attitudes
4 in our children towards conservation,
5 environmental protection and stewardship, and
6 lifelong, and we pride ourselves on that.

7 We run a summer camp we run school
8 programs, we run consortiums and partnerships
9 with all local environmental organizations. And
10 we've seen now, since 1963, we have, you know,
11 grandparents who came to Teatown now sending
12 their grandkids to Teatown camp.

13 Next slide, please. So we have K to 12
14 field trips that come to Cliffdale. These are
15 children that walk the trail system, they have
16 our environmental science teachers take them
17 through all the habitat and just we have a
18 variety of curriculum that augments the science
19 classes that they're taking at their local
20 schools.

21 Next slide, please. Nature Girls is an
22 afterschool enrichment program. It's typically at
23 the Nature Center but we'll be temporarily doing
24 some of the activities at Cliffdale. These are a

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2 little bit older kids, but, you know, the same
3 thing. It's really instilling, STEM and, and
4 scientific educational opportunities, you know,
5 focusing, you know, on the young women, you know,
6 in the local school systems. Here, this picture,
7 it's actually at Teatown Lake. You can see the
8 dam in the background.

9 Next slide, please. Grow Wild Outside is
10 a free program for kindergarten students. It's
11 subsidized, you know, by, the local school
12 systems and they have a wonderful time, you know,
13 walking through the habitats and learning about
14 all of the abundant fauna and flora. We're
15 looking to temporarily relocate this program and
16 it'll revert back to Teatown Lake area once the
17 project is done.

18 Next slide, please. We do run a science
19 camp. It's been going on for many, many, many
20 years. Cliffdale's always been a part of the
21 summer camp activities. Obviously it will grow a
22 little bit, you know, during this summer, but we
23 still have the full use of Teatown Lake. So we'll
24 see a few extra buses that we're asking for to go

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2 into the shelter during the summer months but
3 it'll be less than, on average, less than a bus a
4 day.

5 Next slide, please. Our public
6 programming, you know, is for young and adults
7 alike. We run a variety of educational lectures.
8 And here you see Charlie Roberto, one of our
9 board members who is a known expert both in local
10 birding as well as his butterfly activities. And
11 so we almost weekly will have programs
12 throughout, you know, Teatown's, you know,
13 facilities and Cliffdale's always been a part of
14 that. And we're not looking to increase, but just
15 maintain what we've always been doing.

16 Next slide, please. So now we're going
17 to go specifically into the meadow management
18 plan that we've proposed. Tom will, will step up
19 and, and take you through that, and I'll return
20 and then go through the actual stats and
21 statistics and any questions that might come up
22 around the buses and cars that we're proposing to
23 utilize at the shelter as part of the permit.

24 MR. ALMENDINGER: Good evening. Thanks

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2 for having me again. So I want to talk about
3 specifically the meadow --

4 MR. KESSLER: Excuse me, can you state
5 your name for the record?

6 MR. ALMENDINGER: What's that?

7 MR. KESSLER: Your name, please.

8 MR. ALMENDINGER: What's that? Oh. Tom
9 Amendinger, I'm the Director of Stewardship at
10 Teatown Lake Reservation. I'm here today to talk
11 mostly, well exclusively about the meadow
12 management project that's been going on for at
13 least five years and was under the previous
14 permit approval. And we actually have had closed
15 out that revegetation plan from that just
16 recently as well.

17 But I did want to highlight that it is a
18 continuation. This is not new work. This is
19 something we've been doing for a while. We have
20 received funding from various sources, the Land
21 Trust Alliance Newark, State Conservation
22 Partnership Program, Con Edison and USDA, to do
23 this work. So they see it as viable, so it makes
24 us feel proud and, and obviously with the work

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2 that we're doing is necessary.

3 What makes the meadow unique for this,
4 for Westchester County, in particular is there's
5 not much meadow left. So this habitat is becoming
6 rarer in this county. I come from New Jersey
7 originally, in the central part of the state
8 where there's still thousands of acres of this
9 stuff. But as I drive around West Chester, Pound
10 Ridge is pretty much the only place that has
11 viable habitat.

12 But I'll explain to you how we can
13 create that habitat and how and why it's viable.
14 So the work will include controlling invasive --
15 next slide, please. The work will include
16 controlling invasives in the meadow and as well
17 as the hedgerow understory. Removing another
18 piece of the hedgerow, which was done under the,
19 under the last permit, to expand that work and to
20 plant the meadow and enhance the biodiversity in
21 that meadow.

22 Next slide, please. So the strategy is
23 integrated. We will be doing select mowing,
24 targeted herbicide applications, like the IPM

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2 methodology. Less is better, but we need to use
3 some to promote the native meadow species in that
4 area and control invasives.

5 We, like I said, I'll show you a map
6 later. It shows you the targeted removals of
7 hedgerows and why we are doing that. It will
8 increase the habitat usability for that area. A
9 piece of that is that we've already had the town
10 come out with their arborist and take a look at
11 the site and the trees and give his
12 recommendations as well.

13 Further, we're trying to enhance the
14 native plant communities there, because that's
15 what bolsters -- what originally we did this
16 meadow for is to bolster pollinator species;
17 birds, butterflies, moths which are vital in our
18 crop productions and our, and our biodiversity as
19 a whole. They're the base of the, of the food web
20 and we need to create that habitat for them. I
21 won't get into all the details of the Cliffdale,
22 the strategies, but next page, please.

23 So, our target conservation species on
24 the left you see a, a male bobolink and on the

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2 right is an eastern meadowlark. These are what
3 are known as grassland obligate species. They
4 need open spaces to have to complete their
5 natural life cycle. Their stronghold obviously is
6 in the prairies out in the Midwest, and because
7 of the habitat conservation and change over in,
8 in -- the lack of conservation in the Midwest,
9 they are the most rapidly declining group of
10 species of birds in the United States.

11 More than 40 percent of their
12 populations have disappeared since 1966. These
13 two particular species will nest in smaller
14 patches. This is why it's our conservation
15 target. Some need 50 plus acres. These only need
16 15 acres. So these are -- this is a viable
17 candidate for us.

18 Next slide, please. And this is why we
19 get into hedgerow -- why we need the hedgerow
20 removal. This is just a slide, I'm not going to
21 go into the details. But these are, the first
22 three bullets are three different organizations
23 in the state of New York that have used hedgerow
24 removals as a management tool. The first one is a

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2 state agency, the DEC. The second one is a
3 conservation NGO up towards north of Albany. And
4 the third one is a land trust on Long Island. And
5 the fourth bullet is a paper that myself and
6 several researchers did using LiDAR to prove that
7 any kind of hedgerow, a power line, wood line
8 edge, causes those birds to move 50 meters away
9 from that. So when you have hedgerows or edges,
10 you take, take a buffer around 50 meters around
11 the whole thing, and that gives you how far away
12 these species won't nest in. So with Cliffdale
13 I'll show you on, on the, uh, preceding images
14 that, um, what has happened over the years.

15 Next slide, please. Okay, so on, on the
16 left is 1926 aerial of Cliffdale and I did the
17 calculations. There's over 50 acres there of
18 habitat usability there. As you move forward to
19 1995, you see the hedgerows are, are starting to
20 create where those stone walls were,
21 compartmentalizing all these spaces into what's
22 basically the biggest field there now is five
23 acres. And when you put the buffer around 50
24 meters around each one of those hedgerows, so the

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2 core habitat gets pretty much shrunk to nothing.

3 Next slide, please. So you can see in
4 2007 it's pretty much the same as the last one,
5 but in post the 2020 hedgerow removal, you can
6 see the southeast corner of the upper lot was
7 removed, which helped create a bigger space. But
8 you'll see that the other side we want to do next
9 will create that habitat size that we need, not
10 only to create maybe habitat to draw these birds
11 in, but the hedgerow removals will also help us
12 maintain the meadows at a higher level.

13 Those are repositories for invasive
14 plants. That's why the trees showed up there. The
15 birds fly into those hedgerows after eating all
16 these beautiful seeds and fruits everywhere pass
17 a little parcel out of their rear end, and, you
18 know, you have a fertilized packet of invasive
19 plants. So by removing this, not only will you
20 create a better habitat, but you're actually
21 making less, you're creating a better habitat
22 and, and setting the stage for a longer
23 management time.

24 Next slide, please. So you can see the

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2 proposal is to like, is to basically just mirror
3 what was done and remove that L piece, which will
4 again open up more space there for that, those
5 species. Next slide, please. And that's just the
6 core meadow management that we'll be focusing on.
7 And once that meadow, the is hedgerow is removed,
8 we can move left even further. So, again, it
9 creates a patch of about 20 acres then, which
10 will -- it's four times what's there now. So,
11 that's why we think it's very vital to do this
12 work.

13 Next slide, please. I do want to say
14 there's no, the revegetation plan that we sent in
15 was unfortunately not on this, but we did send it
16 to the town. To give you an overview, if you want
17 to go back one slide I can, or a couple slides, I
18 can tell you basically what's going on there. So,
19 there are, where the hedgerow is being removed,
20 we will control the invasives and we will put
21 meadow seed on that and, you know, set that whole
22 area up. In the areas of larger meadow, we have
23 two big patches that we want to -- that have been
24 invaded by Japanese honeysuckle. We want to

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2 reseed and use what's called tubelings, plants,
3 the native plants there.

4 And then south of the meadow area, in
5 the wooded area, there's some little gaps, so
6 we're going to plant 50 trees and 50 shrubs in
7 those gaps to close those gaps up as part of our
8 revegetation plan. That's all I have, and I'll
9 turn it back over to Alan.

10 MR. SORKIN: So Alan Sorkin again. Next
11 slide please. So, at this point, we'd like to
12 just discuss the specifics of both the current
13 special use permit and what we're asking that's
14 different. So here, this is the actual permit as
15 received from the town back in 2020. It limits
16 the number of buses to a maximum of 80 per year.
17 You'll see that we actually only used 72 during
18 this last year and limits the number of vehicles
19 to staff, four staff vehicles and two chaperone
20 vehicles per program session.

21 Animals were, you know, I guess five or
22 so years ago, there were still chickens and, and
23 some you know, chicks, you know, fowl. But
24 they're long gone. And, you know, as part of this

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2 permit, we are asking for the, just a temporary
3 rehousing, you know, of the, of the raptor loop
4 animals.

5 Next slide, please. So specifically,
6 during the campus renovation, we're looking to
7 let the Grow Wild Outside after school
8 programming happen and the maple sugaring
9 activities, which really consists of just
10 educational activities. And we'll be setting up
11 the maple tapping on some of the available trees
12 that are there to actually tap the sap. Post
13 construction, it will return back to the Nature
14 Center.

15 To accommodate both the afterschool
16 programming, and this is before the request for
17 expanding into the winter months, we're asking to
18 increase from the 80 to 120 buses per year during
19 construction. You'll see in a second that we're
20 also asking for an additional 20 for the winter
21 months, so the total will be 140. And included
22 with that, we're looking for a max of three buses
23 per day, four cars, and two chaperone vehicles
24 per session, and a max of two sessions per day,

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2 plus the afterschool program.

3 Next slide, please. So during the
4 winter, when we were historically closed, we'd
5 like to continue the swing space programming that
6 was happening at the Nature Center, but also
7 continue, because there's significant demand from
8 the local school districts to have this type of
9 curriculum, you know, for their students.

10 So again, this specific program will be
11 a maximum of two buses per day, adding 20 buses
12 total, you know, during these three winter
13 months. And just as an FYI, and we've always had
14 a very conservative inclement weather policy, we
15 were closed today. If any of our school districts
16 that we serve close, even just one, you know, we
17 will typically close, you know, Teatown. And so,
18 none of the activities at Cliffdale will occur
19 in, in that instance.

20 Next slide, please. So here you see a
21 comparison chart that we hope is useful to you.
22 It shows in '24-'25 the actual buses and programs
23 that took place. So that being 72 and 90 across
24 each of, in total of the months. Keep in mind,

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2 we're in a fiscal year, you know, from June to
3 May, mirroring the school year. In '25-'26, which
4 we're in right now, so, you know, half of this
5 has already occurred. We're looking to increase
6 to 90, um, and then the afterschool programs
7 would be 34, so the total would be 140 buses,
8 which is the blip that we've been discussing. And
9 then --

10 MR. KESSLER: I'm sorry, I thought on
11 the previous slide you said 120?

12 MR. SORKIN: It's 120 for the standard,
13 but then in the winter months, which we've never
14 had the shelter open --

15 MR. KESSLER: I see.

16 MR. SORKIN: -- it's an additional 20.

17 MR. KESSLER: Got it.

18 MR. SORKIN: So that would be a total of
19 140. And then we're looking, we're looking, you
20 know, post the project starting in the '26-'27
21 fiscal year through the end of this permit
22 period, through 2030, we would revert back to 95,
23 which is in excess of the 15 -- excuse me, the 80
24 that was in this last permit. So an additional 15

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2 buses we would be looking to hopefully get
3 permission to do.

4 Next slide, please. So then in public
5 programming, these are what they have been. We're
6 not looking to increase any of these public
7 programs. So it would be 11 events with 1 to 20,
8 three events with 1 to 30 attendees, and two
9 events with 1 to 50 attendees and one staff
10 vehicle per 10 attendees for each part.

11 I will say that I've been with Teatown
12 now over five years and lived close by for the
13 previous years before that. To my knowledge, and
14 Chris you can confirm, we've never had a
15 complaint, you know, from the public about our
16 activities at Cliffdale. And we, and we certainly
17 don't anticipate, you know, that we will with
18 this request that we're putting forth. And if we
19 did, I think we have a demonstrated history of
20 being incredibly responsive, you know, and good
21 neighbors to the neighbor, to the neighborhood.
22 You know, because we've been here for a long
23 time, and, you know, we hope to be here for a
24 long time into the future.

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2 And then last slide please. So you know,
3 we're looking to have 10 temporary mews. You
4 know, these are just temporary boxes that are
5 bolted together. They're USDA approved. Um, and
6 this is where we would relocate, you know, the
7 mammals, corvids, raptors, songbirds, you know,
8 that are typically uh, at the raptor loop that
9 sits right in the rear of the Nature Center. And
10 again, this would be very innocuous. With that,
11 we'll stop and ask if there are any questions or
12 any other information.

13 MR. KESSLER: Just one question. You
14 said you want to relocate the programs during
15 construction. How long do you anticipate
16 construction to last?

17 MR. SORKIN: Fourteen months is the
18 timeframe that the general contractors have given
19 us. And we already started the interior work at
20 the Nature Center.

21 MR. KESSLER: So after 14 months, the
22 programs go back?

23 MR. SORKIN: Correct.

24 MR. KESSLER: And what remains?

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2 MR. SORKIN: And the Nature Center is
3 slated, let me say, also to be completed, you
4 know, within, you know, 11 to 12 months that
5 we'll be able to start to reutilize some of it.
6 The site work all around it, though, is still to
7 be determined when that would be completed. So
8 the full project, you know, just to be on the
9 safe side, is slated to be 14 months.

10 MR. KESSLER: So what, so after the 14
11 months, what remains?

12 MR. SORKIN: After 14 months, we should,
13 you know, as far as Cliffdale is concerned, we
14 should be reverting back, you know, to that 95 --

15 MR. KESSLER: Okay.

16 MR. SORKIN: -- load that we
17 demonstrated in that chart.

18 MR. KESSLER: Got it. The 95 increased
19 from 80?

20 MR. SORKIN: Increase from 80.

21 MR. KESSLER: Got it.

22 MR. BIANCHI: I don't understand. The
23 140 is due to the work that you're -- the work
24 that you're doing now? That's why it's increasing

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2 to 140?

3 MR. SORKIN: Yes. Currently, the Nature
4 Center is closed. There's fencing around the
5 building and the site is cordoned off. And so,
6 that's where a lot of the activities that we
7 addressed, like Grow Wild Outside and the Nature
8 Girls, that typically are at the Nature Center,
9 we're looking to move that to Cliffdale
10 temporarily. Once the Nature Center's completed,
11 we would revert back.

12 MR. BIANCHI: Why is that causing an
13 increase in trips? I'm not -- I'm missing
14 something. I don't know.

15 MR. SORKIN: These programs, the school
16 systems bus their kids to the Nature Center, so
17 instead of busing the kids to the Nature Center,
18 they'll be busing them to Cliffdale.

19 MR. BIANCHI: Oh, okay. So it's just the
20 location is different.

21 MR. SORKIN: Yeah. That's creating the
22 increased activity. And then the increase from 80
23 to 95, again there's significant demand, you
24 know, that we could fill, both at the Nature

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2 Center and at Cliffdale, if we're allowed to use
3 this uh, in the winter months.

4 MR. BIANCHI: And what schools typically
5 are using? Are coming to --

6 MR. SOKIN: Well, it's Ossining, Croton,
7 Chappaqua, but the Lakeland Schools and Hendrick
8 Hudson Schools have, have always participated as
9 well. So and just recently Peekskill joined the
10 fold, and, you know, they're part of the Grow
11 Wild Outside contingent. So, and just to be
12 aware, we, you know, we also, we service up and
13 down Westchester County, you know, as far as
14 Yonkers and North to North Salem. But those are
15 schools I previously just mentioned are the ones
16 that use Cliffdale.

17 MR. KESSLER: All right, thank you. Any
18 more?

19 MR. BIANCHI: Just one more while we're
20 on it. On the, back on the bus trips.

21 MR. SORKIN: Yep.

22 MR. BIANCHI: I guess it was what, four
23 years ago when you were granted a renewal? Was
24 it? Yeah. There was a lot of discussion around

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2 the traffic issue, if you remember, and a lot of
3 people came up to say the roads can't handle that
4 kind of traffic, et cetera, et cetera, because of
5 the width and the condition, the type of roads
6 they are. There was concern with school buses and
7 children and, safety in general. So how do you
8 address that now with -- I, I'm trying to
9 envision the 140, I'm worried about the 140,
10 frankly. And how is that going to impact the
11 traffic in the area?

12 MR. SORKIN: Frankly, we think it's-
13 it'll be a de minimis impact. You're talking
14 about an extra bus a day. We currently reroute
15 the traffic and work with the bus companies.
16 Rather than come up Teatown Road from Spring
17 Valley Road, which is those hairpin turns, they
18 come and they route, you know, down Blinn if
19 they're coming from that direction, to Quaker
20 Ridge and then turn onto Teatown Road to get to
21 Cliffdale, you know, from that end, where it's
22 much wider and much closer, you know, to the main
23 roads.

24 MR. BIANCHI: And, and the timing of

1 December 2, 2025

2 these bus trips, is it after normal school hours
3 during the week, or is it on weekends?

4 MR. SORKIN: It's not on weekends. This
5 is during school, normal school hours.

6 MR. BIANCHI: During school hours?

7 MR. SORKIN: Mostly in the mornings,
8 but the afterschool programming that we mentioned
9 --

10 MR. BIANCHI: Yeah, that's what I'm
11 looking at.

12 MR. SORKIN: That will be -- that's what
13 it is. It's an afterschool, so that typically,
14 those buses arrive at 3:00, and would be leaving
15 by, by 4:00, 4:30.

16 MR. BIANCHI: Okay. I think I understand
17 a little bit better what, where the numbers are
18 coming from. Okay, thank you.

19 MR. KESSLER: Okay. This is a public
20 hearing. Is there anybody that wishes to comment
21 on this application? Okay. Any, any additional
22 comments from the board?

23 MR. ROTHFEDER: Just that in your
24 replanting plan, so the trees, you, you said the

1 December 2, 2025

2 sizes vary from bare root seedlings to one
3 gallon, and that'll depend on what?

4 MR. ALMENDINGER: Availability.

5 MR. ROTHFEDER: Oh, okay.

6 MR. ALMENDINGER: And it, whatever's
7 recommended by the board. I mean, we'll follow --

8 MR. ROTHFEDER: Well, we'd like, we'd
9 like four-inch caliper to get started with.

10 MR. ALMENDINGER: Okay. That's, yeah,
11 whatever's recommended by the board, we'll
12 follow.

13 MR. ROTHFEDER: Okay.

14 MR. KEHOE: What, what caliber?

15 MR. ROTHFEDER: Four inch.

16 MR. KOBASA: For the restoration areas?

17 MR. ROTHFEDER: For the tree, the new
18 tree planting.

19 MR. KOBASA: These new tree plantings,
20 they're going in the woods though, right?

21 MR. ALMENDINGER: Yes.

22 MR. KOBASA: That's not a typical size
23 that you would put in the woods.

24 MR. ROTHFEDER: Hmm?

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2 MR. KOBASA: That's not a typical size
3 that you would plant in the woods.

4 MR. ROTHFEDER: Well, I thought that was
5 -- oh, that, that's going into the woods? I
6 thought --

7 MR. ALMENDINGER: Yeah, so --

8 MR. KOBASA: These are [unintelligible]
9 [00:32:20].

10 MR. ALMENDINGER: So, and we're, we're
11 removing the trees from the meadow area, and
12 across the street from, on Teatown, on the north
13 side of it, is a wooded area.

14 MR. ROTHFEDER: Okay.

15 MR. ALMENDINGER: Where there's, like, I
16 would say smaller openings, and we're trying to
17 close up to make it [unintelligible] [00:32:33].

18 MR. ROTHFEDER: Oh, I see.

19 MR. ALMENDINGER: So, we're not --

20 MR. ROTHFEDER: But what type -- what do
21 you have there now? What, what kind of --

22 MR. ALMENDINGER: We've, we've done some
23 plantings, we did some plantings last year with
24 Regeneron, and we're just going to build upon

1 December 2, 2025

2 that and close up those gaps.

3 MR. KESSLER: And what, what caliper did
4 you use in those plantings?

5 MR. ALMENDINGER: They were three
6 gallon. So it's not really a caliper, it's the
7 size of the bucket. It's three gallon.

8 MR. ROTHFEDER: Yeah.

9 MR. ALMENDINGER: You know.

10 MR. ROTHFEDER: Well, three gallon's not
11 bad. Yeah.

12 MR. KOBASA: Maybe mix in some 10
13 gallons.

14 MR. ROTHFEDER: Yeah.

15 MR. ALMENDINGER: It would, I mean,
16 whatever you guys recommend, we'll, we'll, we'll
17 --

18 MR. KOBASA: Yeah. Just a variety of
19 sizes other than the saplings, but 10 gallons
20 down.

21 MR. ROTHFEDER: Yeah, that makes sense.

22 MR. KESSLER: Thank you. Any other
23 comments from anyone?

24 MR. BIANCHI: I'm assuming that the

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2 renewal will still require the applicant to count
3 the bus trips, et cetera, right, the same
4 conditions will apply?

5 MR. KESSLER: Yeah. Make that a
6 condition, absolutely. Any other, last call, any
7 other comments? If not, Kevin?

8 MR. KOBASA: I'd like to make a motion -
9 -

10 MR. KESSLER: Wait, last call, No more -
11 - again, nobody from the public? Okay, Kevin.

12 MR. KOBASA: Yeah. I'd like to make a
13 motion to close the public hearing and to have
14 staff prepare a resolution for the 1/6 meeting.

15 MR. KESSLER: Thank you. Second, please?

16 MS. HILDINGER: Second.

17 MR. KESSLER: And on the question? All
18 in favor?

19 MULTIPLE: Aye.

20 MR. KESSLER: Opposed? Okay, thank you.

21 MR. SORKIN: Thank you.

22 MR. KESSLER: Good luck. All right
23 somebody better get Karen back. All right. Next
24 item is under old business. It's the application

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2 of Richard Williams on behalf of JAM Storage for
3 a property of Francisco Portillo for site plan
4 approval and for wetland, steep slope and tree
5 removal permits for the construction of an
6 approximately 60,000 square foot self-storage
7 facility and related site improvements for
8 property located at 2059 Albany Post Road.
9 Drawings latest revised October 23, 2025. Good
10 evening.

11 MR. BRAD SCHWARTZ: Good evening, Mr.
12 Chairman, members of the board and staff. It's
13 good to be back at this podium. It's been a while
14 since I've been here. Brad Schwartz from Zarin
15 and Steinmetz representing the applicant. David
16 Steinmetz could not be here tonight. He's out of
17 town with a, dealing with a family medical
18 emergency, so I'm covering both this application
19 and some others, but everything will be, will be
20 fine. Mr. Kessler, I also wanted to echo your
21 sentiments about David. I've obviously appeared
22 before him many, many times over the years. I
23 knew him professionally, genuinely a really good
24 guy, and he will missed, and my condolences to

1 December 2, 2025

2 everyone here tonight.

3 MR. KESSLER: Thank you.

4 MR. SCHWARTZ: So this application is a
5 self-storage facility about 60,000 square feet. W
6 e observed -- I should mention I'm here with Greg
7 O'Brien, Tim Fisher, as well as Rich Williams. We
8 observed the work session. We know you have a
9 negative declaration before you. We appreciate
10 that staff gave us a draft in advance. We've
11 reviewed it, no comments, and so we certainly ask
12 your board to adopt that this evening. I know our
13 wetland consultant is on the Zoom. I believe
14 yours is as well, so if there are any lingering
15 questions about the wetlands, hopefully we can
16 resolve them and, and move on to the neg dec.

17 MR. KESSLER: Okay any, any questions
18 for the board concerning the application or the
19 wetlands in specific, in particular? Nope?

20 MR. KOBASA: No.

21 MR. KESSLER: All right, so I think
22 yeah, then Peter?

23 MR. MCKINLEY: Mr. Chairman, I'd like to
24 adopt a negative declaration, and direct staff to

1 December 2, 2025

2 prepare a resolution, resolution for the 1/6/26
3 meeting for PB 2024-6 of JAM Storage, LLC.

4 MR. KESSLER: Thank you. Second, please.

5 MR. ROTHFEDER: Second.

6 MR. KESSLER: And on the question? All
7 in favor?

8 MULTIPLE: Aye.

9 MR. KESSLER: Opposed?

10 MR. SCHWARTZ: Thank you.

11 MR. KESSLER: That was easy. Next item
12 under old business, it's the application of 77
13 Montrose Station, LLC for preliminary plat
14 approval and for tree removal and steep slope
15 permits for a proposed three-lot major
16 subdivision of an approximately 9.7 acre parcel
17 of property located at 97 Montrose Station Road,
18 drawings latest revised August 20, 2025. Good
19 evening.

20 MR. SCHWARTZ: So again, just for the
21 record, Brad Schwartz from Zarin and Steinmetz.
22 with Jim Annicchiarico from Cronin Engineering.
23 I'm going to turn this one right over to Jim to
24 talk about some of the technical aspects of the

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2 application.

3 MR. KESSLER: Sure.

4 MR. JIM ANNICCHIARICO: Hi, good
5 evening, everyone. Jim Annicchiarico with Cronin
6 Engineering. For this submission, we provided
7 your board and staff with revised plans that
8 addressed your, your engineering consultant's
9 memo. I believe today -- I received a new memo
10 from him today. It has only a few minor comments.

11 MR. KEHOE: Just on that point, I got
12 that late from Chris. I haven't shared it with
13 the board yet. But it, it as Jim says, it's minor
14 technical details.

15 MR. ANNICCHIARICO: Right. We also
16 provided responses to what was the theme of all
17 the, you know, neighbor concerns, emails and
18 letters that were written. Them specifically
19 being one about the survey, the discrepancy that
20 was, you know, pointed out by some of the
21 neighbors, the tree removals, and the proposed
22 driveway location. I'll go through each one of
23 those, what we submitted.

24 So for the survey issue, we had our

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2 surveyor, Dan Merritts of TC Merritts provide a
3 response basically saying that the discrepancy is
4 between, it's the boundary line more toward the
5 back, for the back of the property. The
6 discrepancy is really between the mathematical
7 numbers or, or, you know, distances of, of the
8 property lines versus what was on the deed, some
9 of the deeds. He did, you know, provide a
10 response to that and confirm that he looked at
11 the adjacent deeds, and his numbers concur with
12 those. So, the discrepancy was more on the deed
13 that was, you know, for the existing property.

14 Chris Lapine's office, these, his head
15 surveyor, I believe, in his office also provided
16 you with a response that he concurred with Dan's,
17 finding. So it doesn't -- you know, the property
18 is no smaller than we're saying it is. It's
19 simply just minor discrepancies between the deed
20 and the actual distances.

21 MR. KEHOE: And, and I don't know if you
22 mentioned it, Jim, but that the technical experts
23 from Merritt and from Chris Lapine's office, the
24 two surveyors met on a Zoom call, which I sat in

1 December 2, 2025

2 on. And Chris's office agreed with Merritt's
3 response.

4 MR. ANNICCHIARICO: The, so next would
5 be the tree removals. There was, you know, a lot
6 of, a lot written about the tree removals that
7 were performed for the, on the, during the site
8 plan work for the existing house. That was
9 separate from our subdivision application. There
10 is a tree permit that was issued. It's tree
11 permit number A-24-739. I provided the board with
12 a copy of that. There's a map that goes along
13 with that. It's really just a map -- it's really
14 the survey, an older survey of the property, with
15 the trees marked on it. I, I was not a part of
16 that tree removal permit, so I don't know who
17 exactly provided it, but I, I assume Mr. Giordano
18 provided that. And along with a bunch of pictures
19 of the trees that would be removed. The tree
20 permit was issued based on that information as,
21 as, as far as I can tell, and there have been no
22 violations issued for that permit.

23 MR. KEHOE: And, and how many trees we
24 said at the work session, 40?

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2 MS. HEATHER LAVARNWAY: It was, it was
3 about 45 trees that were proposed to be removed
4 as part of that permit application.

5 MR. ANNICCHIARICO: I guess, the second
6 half of that tree, of tree removal for this, for,
7 for the project really is about the subdivision
8 tree removals. So our initial application or our
9 initial plan proposed to remove 247 trees. Our
10 subsequent submission, we reduced it to 230
11 trees. And our most recent submission, we're,
12 we're down to 217 trees. We've got 150 trees
13 proposed to be removed on lot two and 67 trees
14 that would be removed on lot three. You know, I
15 don't -- if there's, you know, any questions
16 about that, I'm happy to answer those.

17 But, I would point out that in the
18 SavATree report, they, they suggested that 30
19 additional trees that were outside our limits of,
20 of disturbance be removed. We're, we're not
21 planning on removing those. You know, they, they
22 are outside of our disturbance. Basically, the
23 reasoning behind that was because they were
24 saying that they were dead. But, you know, the-

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2 they're not, they're not part of our number to be
3 removed, if you will.

4 The third major point was the proposed
5 driveway curb cut location. I went out there with
6 my staff, and we relooked at the location of that
7 curb cut. We re-measured the site distance and we
8 found that we actually have more site distance
9 than we thought. Looking to the left we're at
10 about 350 feet of sight distance in that
11 direction. And looking to the right we have about
12 260 feet of sight distance.

13 What we also did was we looked at the
14 sight distance at the existing driveway, which
15 many of the neighbor letters have proposed that
16 we utilize that driveway and come off of that
17 driveway with the driveways for the two new lots.
18 But we find that would, you know, would propose
19 an even more -- a less safe, you know, issue from
20 that driveway than it would from the proposed
21 location.

22 Now, obviously the proposed location
23 does require a significant amount of grading, you
24 know, which will take place once permits are

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2 issued for either one of the houses and any you
3 know, any sight distance grading or, you know,
4 bush or shrub removal would take place at that
5 time. But I can confirm that that would be, in
6 our professional opinion, the safer of the two.
7 We don't think adding two houses to that existing
8 driveway is the best, is the best choice.

9 MR. BIANCHI: We discussed this a little
10 bit at the work session and Chris Lapine had some
11 good comments regarding the fact that if we had
12 one driveway, it would have to be widened and
13 improved substantially and maybe result in more
14 cutting and if you want to repeat that for the
15 record.

16 MR. CHRIS LAPINE: Yeah. You're correct.
17 The town code would require if you added two
18 additional driveways to the existing lot, that
19 the driveway would have to be increased to a
20 minimum of 20 feet in width. That would almost be
21 the equivalent just of that driveway
22 reconstruction would be the equivalent of the
23 impervious area being proposed as part of this
24 project. So once you account for the additional

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2 dwellings and the driveway from the existing
3 driveway, it'd be substantially more than what's
4 being contemplated right now. And that's without
5 consideration of the additional cuts and fills
6 that would be required.

7 MR. ANNICCHIARICO: So that's really all
8 I have. I'm happy to answer any questions.

9 MR. KESSLER: Any questions from the
10 board? Nope.

11 MR. ROTHFEDER: Chris, you brought up in
12 the work session about the additional trees that
13 you thought could be planted on the on the
14 driveway, right?

15 MR. LAPINE: I think the landscaping
16 plan that's been provided to the board, and
17 forgive me for using the term, is a bit sparse.
18 And I think there's ample area to increase some
19 landscaping along the driveways. I think you can
20 probably get about 12 or 15 more trees there. So
21 I think that's something for the board to
22 consider as part of this project.

23 MR. ROTHFEDER: I'd like him to look
24 into that.

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2 MR. ANNICCHIARICO: Absolutely. Not a
3 problem.

4 MR. KESSLER: Any other comments,
5 questions?

6 MR. LAPINE: We also asked, Mr.
7 Chairman, that they increase the diameter of the
8 trees to be in conformance with the town code
9 Chapter 283. They're proposing two inches on
10 their plan, but the town code requires a minimum
11 of three inches at four and a half feet above
12 grade.

13 MR. KESSLER: Okay.

14 MR. LAPINE: So we think that should be
15 reflected and updated.

16 MR. ROTHFEDER: We could do even three
17 and a half.

18 MR. KEHOE: Yeah. Yeah. Mr. Rothfeder
19 has required three and a half in the past.

20 MR. ANNICCHIARICO: Three and a half,
21 okay.

22 MR. KESSLER: We can make that part of a
23 condition.

24 MR. KEHOE: Yeah.

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2 MR. KESSLER: Anything else? Last call.
3 If not, Tom?

4 MR. BIANCHI: Mr. Chairman, I would like
5 move that we, ask staff to prepare a resolution
6 for our January meeting on this application.

7 MR. KESSLER: Second please.

8 MR. ROTHFEDER: Second.

9 MR. KESSLER: On the motion, all in
10 favor?

11 MULTIPLE: Aye.

12 MR. KESSLER: Opposed?

13 MR. ANNICCHIARICO: Thank you very much.

14 MR. KESSLER: Thank you. Next item under
15 old business is the application of VS
16 Construction Corporation for the site plan
17 approval and for tree, wetland and steep slope
18 permits for a proposed 97,700 square foot
19 assisted living facility located in the medical-
20 oriented district at 2003 Crompond Road, drawings
21 latest revised November 20, 2025. All right.

22 MR. SCHWARTZ: Yep. Good evening again.
23 Brad Schwartz here with Val and Mandy Santucci
24 and Matt Steinberg from DTS Provident. So we're

1 December 2, 2025

2 here tonight to ask the board to open the public
3 hearing. We observed the work session again and
4 for all the reasons mentioned, right, we like to
5 try to get the public comment as soon as possible
6 so that if there are changes to make that we have
7 time to incorporate. We understand that your
8 board will keep the hearing open while the
9 utility matters work out with the town board.

10 MR. KESSLER: So you promise not to come
11 back and ask us to close the public hearing at
12 the next meeting?

13 MR. SCHWARTZ: I guess it depends if I'm
14 here or David's here, right.

15 MR. KESSLER: David's going to do that.
16 You won't do that. I know that.

17 MR. SCHWARTZ: So yeah. Let's just, in
18 terms of notification of the public hearing,
19 Chris, can we just go through what will be
20 involved in that?

21 MR. KEHOE: Well you, you can direct me
22 to do more, but the code requires me to only
23 notify immediately adjacent or across the street
24 property owners. Now, there, there'll be some

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2 substantial parcels along the long edge of it off
3 of Tamarack and the side roads. Then there'll be
4 -- well, and then it's still one big parcel of
5 property. It hasn't been subdivided yet. So the
6 entire piece all the way around will be notified.
7 There'll be substantial notifications.

8 MR. KESSLER: Would we go down what is
9 it, Lafayette?

10 MR. KEHOE: I'll go down Lafayette as
11 long as those parcels are adjacent or touching
12 the parcel, unless you tell me to go farther.

13 MR. KESSLER: I seem to think we should
14 go a little farther. Does anybody have any strong
15 feelings about this?

16 MR. KEHOE: We, we had lengthy lists of
17 people that we notified back during the town
18 board public hearings during the environmental
19 impact statement stage. I can go back to that
20 list.

21 MR. KESSLER: Okay.

22 MR. KEHOE: I mean, that was a huge
23 list. I can't commit to doing that entire list,
24 but I can see how far we went down Lafayette.

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2 I'll get some information to our attorney's
3 office and, you know, maybe back to the board
4 beforehand. But we will do more notification than
5 the code requires.

6 MR. KESSLER: Okay. I, I think that's
7 appropriate. Okay, before I make a motion,
8 anything else people are concerned about? No?
9 Okay. Jeff?

10 MR. ROTHFEDER: Mr. Chairman, I move
11 that we refer this back to staff and set a public
12 hearing for the next meeting on January 6th.

13 MR. KESSLER: All right, thank you.
14 Second?

15 MR. BIANCHI: Second.

16 MR. KESSLER: And on the question, all
17 in favor?

18 MULTIPLE: Aye.

19 MR. KESSLER: Opposed? Okay.

20 MR. SCHWARTZ: Happy holidays, guys.
21 Thank you. Thank you.

22 MR. KESSLER: Happy holidays and see you
23 next year. Okay, on to new business. First item
24 is the application of 2051 Cortlandt Holding,

1 December 2, 2025

2 LLC, for amended site plan approval for the
3 addition of five parking spaces at the existing
4 gas station located at 2051 East Main Street,
5 drawings dated November 18, 2025. The gas station
6 now known as Parkland, next to, it's on Route 6
7 next to the Bear Mountain Parkway. Good evening.

8 MR. ANNICCHIARICO: Hi, good evening.

9 Jim Annicchiarico again, with Cronin Engineering.
10 So we submitted a site plan for, that shows five
11 additional parking spaces. Four of them are
12 located to the right of the entrance and exit at
13 the main entrance and exit, right at the center
14 of the lot, with one additional to make up the
15 fifth one closer to the building, to the right of
16 the building, if you're looking at it from the
17 gas pumps.

18 I think it was mentioned in the work
19 session you know, that the traffic study -- well,
20 you did, you accepted the traffic study we looked
21 at. You would wonder why we would need more
22 parking spaces maybe be, you know, since it's 40
23 percent less. But, as somebody mentioned, these
24 are mainly for the for the staff, for the

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2 employees of the, of the business. They have
3 been, you know, there were, there were some
4 complaints by neighbors that they were parking up
5 on Parkway Drive, and it was just, you know, the
6 owner thought it best if he could provide some
7 additional parking for the employees on the site,
8 so they weren't just parking willy-nilly.

9 MR. KESSLER: How many staff are
10 typically there?

11 MR. ANNICCHIARICO: I believe about four
12 to five and that's what it is. That's, that's
13 what we're asking for.

14 MR. KESSLER: Will you designate these
15 as employee parking?

16 MR. ANNICCHIARICO: That could probably
17 certainly be done or, but, I mean, I don't know
18 if that would, you know, be necessary or, really,
19 you know, warranted, because they could be used
20 by --

21 MR. KESSLER: Four of them are pretty
22 far from the convenience store aren't they?

23 MR. ANNICCHIARICO: Right. That is true.
24 So, I mean, most people are parking directly in

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2 front of --

3 MR. KESSLER: Right.

4 MR. ANNICCHIARICO: -- of the building
5 itself.

6 MR. KESSLER: Or they park at the gas
7 pumps and go into the store.

8 MR. ANNICCHIARICO: Right. Exactly,
9 exactly. So, you know, if that was going to be a
10 condition of an approval, that, we'd certainly
11 entertain it. But have to talk to the --

12 MR. KEHOE: Also associated with this,
13 it's, it's hard to see but near those four
14 parking places, there's some parallel spots --

15 MR. ANNICCHIARICO: Yes.

16 MR. KEHOE: -- which are highlighted
17 with the, you know, red color on both sides. When
18 we were out on our site inspection, those
19 appeared to be maybe employee parking. It wasn't
20 really well organized. So in addition to the new
21 parking places, that's supposed to be better
22 organized. That may also be a better place for
23 employee parking too. But we can take a look at
24 that, whether it should be signed for employee

1 December 2, 2025

2 parking. And then, I think you can see on your
3 plan, we are suggesting that there be a retaining
4 wall, so the lights don't shine directly into
5 Route 6, if you're going to be parking there.

6 MR. KESSLER: So we, we will be
7 referring this back, of course --

8 MR. ANNICCHIARICO: Right.

9 MR. KESSLER: -- for the staff's review.
10 But before we do that, any questions?

11 MS. HILDINGER: What is there now?

12 MR. ANNICCHIARICO: Right now, it's just
13 a grass area.

14 MS. HILDINGER: It's just grassy?

15 MR. ANNICCHIARICO: Right.

16 MS. HILDINGER: Okay. So you're looking
17 to put macadam down or --

18 MR. ANNICCHIARICO: Right. We are
19 looking though to, to put pervious asphalt, yeah.

20 MR. KESSLER: Any other questions? Uh,
21 if not, Nora?

22 MS. HILDINGER: I'd like to make a
23 motion to refer this back to staff.

24 MR. KESSLER: Second please.

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2 MR. ROTHFEDER: Second.

3 MR. KESSLER: Thank you. All, on the
4 question? All in favor?

5 MULTIPLE: Aye.

6 MR. KESSLER: Opposed?

7 MR. ANNICCHIARICO: Thank you very much.

8 MR. KESSLER: Thank you. Okay.

9 MR. CUNNINGHAM: And just for the record
10 on that one, Chris Lapine recused himself.

11 MR. KESSLER: Oh, thank you for that.

12 MR. ANNICCHIARICO: Happy holidays,
13 everybody. Thank you as well.

14 MR. KESSLER: Thank you. Our final item
15 tonight, final item on the agenda and under new
16 business, is the application of 70 Roa Hook
17 Realty, LLC, for site development plan approval
18 to redevelop the site of the partially
19 constructed Crystal Clean Car Wash facility to a
20 proposed vehicle showroom and service facility
21 located at 70 Roa Hook Road, drawings dated
22 September 29, 2025. Anybody here on behalf of the
23 applicant?

24 MR. MAURICIO LEAL: Yes, sir.

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2 MR. KESSLER: Ah, good evening.

3 MR. LEAL: Good evening. I'm sorry for
4 that delay.

5 MR. KESSLER: That's okay. Come on up.

6 MR. LEAL: Chairman and members of the
7 board, my name is Mauricio Leal, and with me is
8 Mr. Joe Antonakis. I am the CEO of Leal
9 Peterbilt. It's a full-service truck dealership.
10 We have five locations located in New York. And,
11 um, and we had retained Mr. --

12 MR. SCHWARTZ: Schwartz.

13 MR. LEAL: -- Mr. Schwartz, you know,
14 for -- well, David Steinmetz, right. But we know
15 that -- but we know now that David is with a
16 family issue.

17 MR. KEHOE: Well, but, but also, for the
18 record, Brian Sinsabaugh did --

19 MR. LEAL: Right.

20 MR. KEHOE: Brian Sinsabaugh, who, who's
21 also out, did contact me and say that he had been
22 contacted by you, so --

23 MR. LEAL: Right

24 MR. KEHOE: -- they didn't just grab

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2 Brad right here.

3 MR. LEAL: No, no.

4 MR. KEHOE: They --

5 MR. KESSLER: That works as well though.

6 I mean, that's --

7 MR. LEAL: And I promise you I pay my
8 retainer, like, right on time.

9 MR. KESSLER: He just hangs out at
10 [unintelligible] [00:56:21] so he can get hired,
11 I think.

12 MR. LEAL: You would have thought that,
13 you would have thought that when you heard the
14 name Peterbilt, you know, they will jump on, you
15 know, I, I want that account. But, no, it's
16 they're being good. They, they have their issues
17 to take care of. So, Joe and I just flew in from
18 Texas this morning at we landed at 9:30, 10:00 in
19 the morning. And because we wanted to be at this,
20 at this meeting with you guys. We, you know, we
21 feel that it was important for me to be here, and
22 show some face to the name.

23 Within our expansion, we chose the town
24 of Cortlandt with the property we found. I think

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2 everybody knows this property. Mr. Kehoe has been
3 very, very instrumental, helping us out. This is
4 the car wash, I believe. I think everybody's seen
5 it. It's been there for years. And we acquired, I
6 acquired this property back in September, August
7 or September of this year.

8 It is my intention to establish a full
9 service truck dealership, which, which entails
10 the retail of parts, the retail of trucks, and
11 the service of trucks. I know it's a small
12 location, but it fits our needs. And we already
13 do a lot of business in this area through our
14 store in Yonkers. We push a lot of parts through
15 here. It's about 30 miles away. And over the
16 years, a lot of customers have come to me to say,
17 Mauricio, we need a service location closer to
18 us.

19 With this location, we will generate,
20 you know, a good amount of employments. And
21 we'll, you know, support the, the training of,
22 you know, high schoolers if there's anybody
23 interested in the, on eventually on becoming a
24 tech, right, which is very needed in our

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2 industry. Anyways, long story short.

3 What I, what I'm looking to do with, um,
4 within the, within the short term is operate this
5 location as a parts store first. In this
6 location, we'll need a small little modifications
7 down the road to make it and become a service
8 facility. But my intention is not to do that, but
9 probably six to eight months later. However, the
10 place is solid. You've seen it. It's, it's safe
11 to operate. And I'm humbly requesting that the
12 board considers my request to open the parts
13 retail and the trucks retail side of my business
14 within the next two months.

15 And, you know, we will, you know, um, do
16 anything that is necessary to get that done so we
17 can operate our business here in Cortlandt. So
18 with that, you know, we have provided a package
19 with architectural drawings, engineering. I'm
20 sure you'll review that. And, you know, we're
21 open for -- I'm open, Joe as well, open for any
22 questions that you might have.

23 MR. KESSLER: Just, when you say service
24 trucks, you're talking about the cabs of trucks?

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2 Is that, is that --

3 MR. LEAL: Excuse me, sir?

4 MR. KESSLER: Are you servicing the cabs
5 of the trucks or --

6 MR. LEAL: Only the, only the cabs.

7 MR. KESSLER: Only the cabs.

8 MR. LEAL: Only the cabs, not trailers.
9 We do not do any work --

10 MR. KESSLER: So you don't expect any
11 trailers on the property?

12 MR. LEAL: No, sir. None of my other
13 five locations takes any trailers, no, just the
14 cabs.

15 MR. JOE ANTONAKIS: Do you want to fill
16 in?

17 MR. LEAL: Absolutely, Joe, please.

18 MR. ANTONAKIS: Board members, my name
19 is Joe Antonakis. I'm the CFO with the company.
20 So tonight, we're looking to -- the current use
21 is a car wash. And simply tonight, we're asking
22 the board to, help us entertain changing that use
23 to the parts sales and truck sales. There will be
24 no trucks parked on, on this lot. We will have a

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2 storage of parts. It's not a big storage. And
3 then there's an office area that we would use,
4 plus the existing site as it is. And then, we
5 would come back and get all the, you know, the,
6 the, the final inspections for electric,
7 plumbing, to finish out the building because some
8 of those items were not complete at this point.
9 And that's what we're asking the board to
10 consider today. As Mauricio explained, we will be
11 back with a full plan to get the service bays
12 done, architectural, and then a change of site
13 plan as well. And Brad and his firm will be there
14 to, to run that approval process with this board.

15 MR. KESSLER: Yeah. Well, you know
16 typically what, what we do is, you know, we, we
17 deal with the whole site -- holistically, we deal
18 with the site, you know, not, not in a piecemeal
19 fashion. So I think your ask is, you know, a
20 little bit beyond what we typically do here. You
21 know

22 MR. ANTONAKIS: Okay.

23 MR. KESSLER: We like to address
24 everything, and Brad knows that as well, you

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2 know, that, you know, it, it's, you're looking
3 for a complete site plan approval for two,
4 basically two uses.

5 MR. SCHWARTZ: Yeah. Mr. Chairman,
6 that's right, that, that is certainly the typical
7 approach. You know, just, again, just kind of
8 getting caught up on this. You know, one way to
9 handle the request is to deal with it through
10 permissive segmentation under SEQOR, where the
11 board acknowledges up front that, okay, we
12 understand there's two components to the project,
13 and it wouldn't be, you know, shortchanging the
14 environmental review, by dealing with just sales
15 parts first, which is really, there's really no
16 impact associated with the sales parts, knowing
17 that we'll deal with the service center piece you
18 know, in due course, six to eight months later.
19 So, that would be a pathway for dealing with this
20 separately, sort of bifurcating the project.
21 You'd be doing a permissive segmentation finding.

22 MR. KEHOE: That, that's a lawyer way of
23 saying -- because I was thinking similarly that
24 you could try to figure out a way, which I think

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2 we would require as staff, to approve a site plan
3 for phase one. It could be a quicker approval,
4 and then you would get into the permissible
5 segmentation. The lawyers would have to comment
6 on that, and then come back for a lengthier
7 review for the rest of the stuff. But even to get
8 them in there for their sales and service, I
9 think that would require an approval of a site
10 plan.

11 MR. KESSLER: Right.

12 MR. KEHOE: As a phase one.

13 MR. KESSLER: So, I think what I'm
14 hearing is, you know, we, we certainly refer this
15 back to the staff for their review, and so why
16 don't we do that and let them make --

17 MR. SCHWARTZ: Do that, we can help work
18 out a process.

19 MR. KESSLER: Or let them come back with
20 a recommendation once they do the review and see
21 whether we can do this in pieces or in its
22 totality.

23 MR. SCHWARTZ: Terrific.

24 MR. KESSLER: Fair?

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2 MR. MICHAEL CUNNINGHAM: I was going to
3 bring up the segmentation issue too, that's why I
4 let Brad speak first because I figured he was
5 going right there.

6 MR. KESSLER: Okay.

7 MR. CUNNINGHAM: So I'll let Brad and,
8 and his team sort of --

9 MR. KESSLER: Okay. Any, any other
10 comments on this?

11 MR. ROTHFEDER: I, I just want to, just
12 to clarify, so you guys want to sell parts for
13 truck repair first?

14 MR. LEAL: Well, we, yes, sir. We, we do
15 already sell them around here.

16 MR. ROTHFEDER: Yeah.

17 MR. LEAL: We have a couple of delivery
18 trucks come into the area every day. We're just
19 going to run them from, from this location.

20 MR. ROTHFEDER: Who, who then comes and
21 buys those parts?

22 MR. LEAL: Excuse me?

23 MR. ROTHFEDER: Who, who buys those
24 parts?

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2 MR. LEAL: Truck companies, owner
3 operators.

4 MR. ROTHFEDER: Okay, so they would come

5 MR. LEAL: Even you guys have purchased,
6 yeah, so.

7 MR. ROTHFEDER: So they would come drive
8 there?

9 MR. LEAL: Well, no. We typically --
10 there's no walk-ins in this business anymore. We
11 typically deliver, so we have one vehicle
12 delivery in the morning.

13 MR. ROTHFEDER: Oh. Okay, so it's not a
14 lot of --

15 MR. LEAL: Traffic coming in?

16 MR. ROTHFEDER: Yeah.

17 MR. LEAL: No. I wish. No, that, that's,
18 that's over with. AI and computers and, and
19 orders, yeah.

20 MR. KESSLER: So people online or
21 whatever --

22 MR. LEAL: It's phone calls, basically.

23 MR. KESSLER: Phone calls, if you have
24 the parts and then you deliver it.

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2 MR. LEAL: Do you have this part, what's
3 the price, yeah.

4 MR. KESSLER: And you deliver them.

5 MR. LEAL: Oh, yeah.

6 MR. ROTHFEDER: Got it.

7 MR. LEAL: Typically, that's what it is.

8 MR. SCHWARTZ: How is the space for the
9 storage for parts?

10 MR. LEAL: The, the back of it, you
11 know, if you guys, um, can picture the current --

12 MR. ROTHFEDER: You mean outdoor
13 storage?

14 MR. LEAL: -- location has a big cupola
15 on the, on the top. That eventually will be
16 removed when you, when the board approves that
17 site plan, you know, later on, you know, next
18 year. But the back of it on the left side, the
19 back of it is, it's where we're going to be
20 operating,

21 MR. KEHOE: So, the, the area that's not
22 orange, those are bays for trucks? All of the
23 other --

24 MR. LEAL: Yes, sir.

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2 MR. KEHOE: -- that's the office and
3 storage of parts place?

4 MR. LEAL: Correct. And you can, you
5 cannot possibly bring a truck inside right now
6 because the height is 12 feet and, and the roof
7 will, the roof will -- or the, the stacks will
8 hit with the ceiling, so it has to be removed.

9 MR. KESSLER: So what are you proposing
10 for the bays? I know we're getting ahead of
11 ourselves here. So those bays stay in place?
12 Those, the seven bays will remain?

13 MR. LEAL: Will, will stay like that
14 until we get approval from the board to do all
15 the, the remodeling. I call it remodeling but
16 what it takes is to take the ceiling out of, you
17 know, just increase the height.

18 MR. KESSLER: So that you can service
19 inside?

20 MR. LEAL: You can bring them inside.

21 MR. KESSLER: Got it.

22 MR. LEAL: Yeah.

23 MR. KESSLER: So you're using the same
24 footprint?

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2 MR. LEAL: Almost all of it. We are
3 increasing on the left side of the orange, you
4 see one, you're going to see three and one,
5 that's going to be increased eventually.

6 MR. MCKINLEY: Not for sales, just for
7 the service?

8 MR. LEAL: No, for the service, yes. So
9 not yet, no service.

10 MR. KESSLER: This is not now, this is -
11 -

12 MR. LEAL: Oh, not now.

13 MR. KESSLER: Yeah. And, and you're
14 going to be modifying the outside, the roof and -
15 -

16 MR. LEAL: Yes.

17 MR. KESSLER: -- top of the building?

18 MR. LEAL: Yes. Unless you want me to
19 leave it like that.

20 MR. KESSLER: No. I just want to make
21 sure I understand.

22 MR. SCHWARTZ: No, the building is going
23 to be a very, it's going to be a beautiful
24 building and, and Peterbilt's also excited

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2 because they want to be here and have a nice
3 structure that customers see.

4 MR. KOBASA: Would you be building a
5 brand new building or you'd be using the
6 footprint and just expanding?

7 MR. LEAL: We're going to use the
8 footprint, we're just going to add to it --

9 MR. KOBASA: Okay.

10 MR. LEAL: -- continue with the concrete
11 structure, yeah.

12 MR. KESSLER: Okay. Anything else? No?
13 If not, Karen?

14 MS. TIMKO: Okay. I'd like to make a
15 motion with respect to 70 Roa Hook Realty, LLC,
16 to refer this back to the staff for review,
17 including the proposed phasing concept.

18 MR. KESSLER: Thank you. Second, please.

19 MR. ROTHFEDER: Second.

20 MR. KESSLER: And on the question, all
21 in favor?

22 MULTIPLE: Aye.

23 MR. KESSLER: Opposed? Thank you.

24 MR. LEAL: Thank you.

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MR. KESSLER: All right, see you soon.

MR. LEAL: Thank you, Chairman, thank you members of the board, thank you.

MR. SCHWARTZ: Happy holidays.

MR. MCKINLEY: You too.

MS. TIMKO: I'd like to make a motion to adjourn this meeting at 7:42 p.m.

MR. KESSLER: Thank you.

(The public board meeting concluded at 7:42 p.m.)

CERTIFICATE OF ACCURACY

I, Juliana Pelaez, certify that the foregoing transcript of the Board meeting of the Town of Cortlandt on [Board Meeting date] was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Juliana Peláez O.

Date: December 17, 2025

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