

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

October 7, 2025
6:30 p.m. - 7:30 p.m.

October 7, 2025

MEMBERS PRESENT:

Steven Kessler, Chairperson

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

Kellan Cantrell, Alternate Member

Karen Timko, Alternative Member

MEMBERS ABSENT:

Thomas A. Bianchi, Vice-Chairperson

David Douglas, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

Chris Lapine, P.E., Engineer

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

3 MR. STEVEN KESSLER: Please rise for the
4 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: Just a few prefacing
11 comments before we get started. As most of you
12 know, the planning board is made up of seven
13 members. These members are appointed by the town
14 board, and we each serve staggered seven year
15 terms. The town board is also authorized to
16 appoint alternate members of the planning board.
17 And the town board has chosen to appoint two new
18 alternate members, and they're sitting up here
19 tonight. And that is Kellan Cantrell and Karen
20 Timko, to my left here. And as alternate members,
21 they will be attending all the meetings and when
22 there are absences on this planning board, they
23 will sit up here as they are tonight and have
24 full authority to vote on all the issues that

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2 come before this board. And we welcome them here
3 tonight and we look forward to your, well thank
4 you for your interest in being on the planning
5 board and we look forward to your participation
6 and your contributions to this board. So, welcome
7 and trial by fire here tonight as your first
8 night as official alternates to be able to make
9 it up to the big seats here. So with that, can we
10 please have the roll call, please?

11 MR. CHRIS KEHOE: Yeah, right. Mr.
12 Kobasa?

13 MR. KEVIN KOBASA: Here.

14 MR. KEHOE: Ms. Hildinger?

15 MS. NORA HILDINGER: Here.

16 MR. KEHOE: Mr. Rothfeder?

17 MR. JEFF ROTHFEDER: Here.

18 MR. KEHOE: Mr. Kessler?

19 MR. KESSLER: Here.

20 MR. KEHOE: Ms. Timko?

21 MS. KAREN TIMKO: Here.

22 MR. KEHOE: Mr. Cantrell?

23 MR. KELLAN CANTRELL: Here.

24 MR. KEHOE: Mr. McKinley?

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2 MR. PETER MCKINLEY: Here.

3 MR. DAVID DOUGLAS: Here.

4 MR. KEHOE: Mr. McKinley?

5 MR. PETER MCKINLEY: Here.

6 MR. KESSLER: We have one change to the
7 agenda this evening. We're going to be adding
8 tonight planning board number 6-20, the Palisades
9 Enterprise application, who are looking for a
10 third one-year extension on their approval and
11 we'll be adding that under Resolutions, letter B
12 this evening. Can I please have a motion to adopt
13 the minutes of our September 4th meeting?

14 MR. MCKINLEY: So moved.

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 Our first item tonight under correspondence, it's
22 a letter dated September 29, 2025 from David
23 Steinmetz, requesting the seventh 90-day time
24 extension of final plat approval for the

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2 Evergreen Subdivision, located at 2003 Crompond
3 Road. Peter?

4 MR. MCKINLEY: Mr. Chairman, may I make
5 a motion to extend a 90-day extension for PB
6 2023-5 for the Evergreen Subdivision at 2003
7 Crompond Road.

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

9 MS. HILDINGER: Second.

10 MR. KESSLER: And on the question? All
11 in favor?

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed? Okay. The next
14 item under correspondence, a letter dated
15 September 29, 2025 from David Steinmetz
16 requesting the fourth one-year time extension of
17 site development plan approval for the Overlook
18 Terrace, located at 119 Oregon Road. Nora?

19 MS. HILDINGER: I'd like to make a
20 motion to adopt Resolution 20-25 which would
21 grant the fourth one-year time extension for the
22 Overlook Terrace located at 119 Oregon Road.

23 MR. KESSLER: Thank you, second please?

24 MR. KOBASA: Second.

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2 MR. KESSLER: And on the question? All
3 in favor?

4 MULTIPLE: Aye.

5 MR. KESSLER: Opposed? Okay. The next
6 item, a resolution, it's the application of PSW
7 Realty, for site plan approval and a special
8 permit for a specialty trade electrical
9 contractor for property located at 2015 Albany
10 Post Road, the latest drawings revised August 21,
11 2025, Jeff?

12 MR. ROTHFEDER: I move that we adopt
13 Resolution 21-25 approving the application.

14 MR. KESSLER: Second, please.

15 MR. KOBASA: Second.

16 MS. HILDINGER: Second.

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

19 MULTIPLE: Aye.

20 MR. KESSLER: Opposed?

21 UNIDENTIFIED MALE: Thank you very much.

22 MR. KESSLER: Okay, the next item under
23 resolution is the addition to the agenda, and
24 that is Planning Board number 6-20, regarding

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2 Palisades Enterprises. Peter.

3 MR. KOBASA: Oh, that's me.

4 MR. KESSLER: Oh, it's Kevin, I'm sorry.

5 MR. KOBASA: I'd like to make a motion
6 to grant the one-year extension to attain the
7 building permit, Resolution 23-25.

8 MR. CANTRELL: Second.

9 MR. KESSLER: Thank you. And on the
10 question?

11 MR. KEHOE: Just, just, do you just want
12 to [unintelligible] [00:04:50] to --

13 MS. KATIE KRAHULIK: Yeah, I'm just here
14 on behalf of the applicant. Katie Krahulik,
15 Bleakley Platt & Schmidt.

16 MR. KESSLER: We're on the question. All
17 in favor?

18 MULTIPLE: Aye.

19 MR. KESSLER: Opposed? Okay.

20 MR. KEHOE: You're all set. You'll get
21 the resolution in the mail.

22 MS. KRAHULIK: Thank you.

23 MR. KESSLER: Hold on a second. Okay.
24 The next item, moving on, is a public hearing.

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2 And it's the application of MCAS Roofing and
3 Contracting for the renewal of a special permit
4 for a specialty trade contractor located at 2006
5 Albany Post Road, as show on a drawing entitle
6 amended site plan for MCAS Roofing and
7 Contracting prepared by Joseph Riina, dated
8 October 7, 2020.

9 MR. KEHOE: We're moving pretty fast
10 here. So the applicant is not in attendance yet.
11 I don't know if you want to give him a couple
12 more minutes or --

13 MR. KESSLER: Yeah, sure.

14 MR. KEHOE: Okay.

15 MR. KESSLER: So we'll move on to old
16 business and come back to that. The first item
17 under old business, it's the application of 77
18 Montrose Station, LLC for preliminary plat
19 approval and for tree removal and steep slope
20 permits for a proposed three lot major
21 subdivision of approximately 9.7 acre parcel of
22 property located at 77 Montrose Station Road,
23 latest drawings dated August 20, 2025. Good
24 evening.

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2 MR. BRIAN SINSABAUGH: Good evening,
3 chairman, members of the board. My name is Brian
4 Sinsabaugh. I'm an attorney with Zarin &
5 Steinmetz. First off, welcome Karen and Kellan to
6 the board. I look forward to working with you
7 moving forward. I'm here on behalf of 77 Montrose
8 Station, LLC. With me this evening, I have Jim
9 Annicchiarico, the engineer on the matter, as
10 well as Mark Giordano, representative of the
11 owner.

12 This is application for preliminary
13 plat. It's an as of right three-lot subdivision
14 located in the R-80 district zone. It's a
15 subdivision of an approximately 10-acre parcel in
16 a two-acre district zone, creating three lots
17 that are consistent with the neighborhood.
18 Surrounding parcels are somewhere between two and
19 three acres primarily.

20 The one item I do want to address before
21 we dive into this. I understand that there was
22 drone footage that was submitted by neighbors on
23 this application. I do want to note that this was
24 without consent of the owner. So the owner did

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2 not consent to having any drone footage
3 submitted. We do ask that that be disregarded on
4 the basis that this is an unlawful trespass, no
5 reason to fly drones over the property. There's
6 plenty of footage out there in terms of
7 Westchester County GIS that we can get aerials on
8 the property but it's unlawful, a violation of
9 privacy and as a matter of fact, by submitting
10 it, it's making this a matter of public record,
11 so we do ask that that be disregarded.

12 The subdivision has been revised. So we,
13 as submitted, it's designed to limit curb cuts,
14 disturbance and tree removal. I understand that
15 you have had a site visit recently. Given that,
16 we believe that it's proper that you would be
17 able to now schedule a public hearing on the
18 matter. I do have, again, I have Jim here, so if
19 you do want to walk through any of the details on
20 the site plan, we're more than happy to go
21 through that now.

22 MR. KESSLER: Well, I think, you know,
23 it's going to be more important to do that during
24 the, before the public hearing. But we did have

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2 the site visit, as you mentioned. And are there
3 any comments that staff or the board wishes to
4 make about what they observed on that site visit?
5 Nobody? Okay.

6 MR. CHRIS LAPINE: I can comment and I
7 commented earlier at the work session. We
8 conducted a site visit with the department of
9 technical services in early September in regards
10 to comments about work taking place on the
11 property where the subdivision is being proposed
12 and additional work beyond in terms of tree
13 removal on the existing lot where they're
14 renovating the home. DOTS nor LaBella witnessed
15 the additional work that was taking place beyond
16 what was already approved on the existing lot and
17 the only sort of disturbance that occurred on the
18 lots under consideration are for test pits to
19 support the subsurface sewage disposal systems.

20 MR. KESSLER: You're saying all the work
21 done was within the permits that were issued?

22 MR. LAPINE: Permits issued, yes. And
23 all the erosion control measures were up to snuff
24 as well.

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2 MR. KESSLER: Okay. Hopefully that
3 dispels -- I know that was a concern of some of
4 the neighbors. Any other comments? If not, as you
5 mentioned and our opinion as well, is that we're
6 ready to set this up as a public hearing, so
7 Nora?

8 MS. HILDINGER: I'd like to make a
9 motion to set a public hearing for PB 2025-3 on
10 November 6, 2025.

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

12 MR. ROTHFEDER: Second.

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

15 MULTIPLE: Aye.

16 MR. KESSLER: Opposed? Okay. See you
17 next month.

18 MR. SINSABAUGH: Thank you.

19 MR. KESSLER: Next item under old
20 business is the application of BEB Capital, LLC
21 for property of Skyview/Westview, LLC and
22 Eastview/Southview, LLC for site plan approval, a
23 residential reuse special permit and for tree
24 removal and steep slope permits for a proposed

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2 70-unit residential development located on East
3 Main Street, Regina Avenue and Lexington Avenue,
4 drawing latest reviews May 22, 2025. Good evening
5 again.

6 MR. SINSABAUGH: Hi, good evening,
7 chairman and members of the board. Brian
8 Sinsabaugh, Zarin & Steinmetz on behalf of the
9 applicant BEB Capital, LLC. With me this evening
10 via Zoom, I do have Ray Beeler of Gallin Beeler
11 Design Studios, Dan Penaro of BEB Capital and
12 Donna Maiello of DTS Provident.

13 We revised our site plan based on the
14 comments of town staff. We also met with town
15 staff to walk through our plan and address any
16 concerns that they may have had. This evening, we
17 have plans to present to you, combined of both of
18 site plan as well as renderings. So with that,
19 Donna will walk you through first the revised
20 site plan. And then secondly, Ray will then walk
21 you through the renderings and the architectural
22 elevations.

23 MR. KEHOE: So we're over here doing the
24 technology to get them, they're both -- so who's

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2 going to start?

3 MR. SINSABAUGH: Donna, please. Thank
4 you.

5 MR. KEHOE: Donna, can you hear us?

6 MS. DONNA MAIELLO: I can hear you, yes.
7 And I see a share button. Can I click on that?

8 MR. KEHOE: Yes.

9 MS. MAIELLO: Okay. Okay Can you see my
10 screen?

11 MR. KESSLER: Not yet.

12 MR. KEHOE: It's coming.

13 MR. KESSLER: Yes.

14 MR. KEHOE: Yeah.

15 MS. MAIELLO: We're good?

16 MR. KESSLER: We're good.

17 MS. MAIELLO: Okay. Good evening,
18 members of the board. My name is Donna Maiello.
19 I'm a senior associate and landscape architect at
20 DTS Provident. The following pages will show a
21 comparison between what was submitted to the
22 planning board in May and what has been submitted
23 to the board for this meeting.

24 Our goal is to get the board's feedback

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2 on this latest plan so that we can move forward
3 with site engineering which will include grading,
4 storm water management and utilities. This is the
5 original site plan that was submitted in May. We
6 have color coded this plan to show two bedroom
7 units in pink and three bedroom units in cyan.

8 Looking at the north development area,
9 so as a reminder of what we had originally, the
10 driveway to East Main Street is located near the
11 east property line. The driveway to Regina Avenue
12 is located south of Skyview Avenue. Retaining
13 walls do extend slightly into the east side yard
14 setback and there is a parking area located
15 behind the two bedroom units near the west
16 property line.

17 Looking at the south development area,
18 the driveway is located opposite Lawrence Road.
19 The retaining walls do extend into the north side
20 yard setback. And there's a centrally located
21 parking area near the south property line. This
22 is a proposed plan which as Brian mentioned,
23 we've revised in response to comments from the
24 board, from town staff and town consultants with

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2 regard to parking and driveway configuration,
3 retaining wall locations and steep slope
4 disturbance. We're proposing alternate layouts
5 and unit sizes for the north and south
6 development areas.

7 And we've added two unit types, a two
8 bedroom unit with a driveway, that's shown in
9 purple. And a three bedroom unit that is wider
10 and less deep than the original three bedroom
11 units. The new unit type of three bedroom is
12 shown in green.

13 So zooming into the north development
14 area, site form changes included shifting the
15 East Main Street driveway to the west, shifting
16 the Regina Avenue driveway to the north and
17 shifting the entire development to the west. This
18 allowed us to move the retaining walls out of the
19 side yard setback and reduce our overall length.
20 It eliminated the rear access drive and parking
21 that went near the adjacent properties and
22 allowed us to consolidate the parking areas near
23 the entrances to the two bedroom units. It also
24 allowed us to reduce the disturbance in the steep

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2 slope areas.

3 South area development changes included
4 incorporating the new three bedroom unit type on
5 the north side of the road and adding a driveway
6 parking space to each two bedroom unit. The
7 squatter three bedroom unit enabled us to pull
8 the retaining walls out of the north side yard
9 setback. We broke up the parking so that they're
10 more distributed throughout the site and we
11 reduced the length of the south parking area and
12 moved it further away from the south property
13 line. We also terminated the road in a cul-de-
14 sac.

15 These plans are blowups of the plans I
16 just showed you. So this is the original north
17 development area with Main Street here and Regina
18 Avenue connection here. And the difference
19 between this plan and the plan I just showed you
20 is that this has the topography turned on. And
21 you'll be able to see the impact on the steep
22 slope when we get to the steep slope plans.

23 This is the proposed north development
24 area. I apologize. We rotated the view so now

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2 north is to your right, but you can see again the
3 original East Main Street location. Now here's
4 the new connection where Regina connection used
5 to be, and where it is now.

6 And this is the south development area.
7 The original plan and the new plan. And as I
8 mentioned, this is the overlay of the plans on
9 the steep slope map. Slopes are 30 percent are
10 shown in brown, the dark brown color. And slopes
11 less than 10 percent are shown in gray. So with
12 this plan, you can see how with the original
13 location of the East Main Street driveway, it
14 pushed the development to the east and to the
15 steeper slope areas, again, indicated in brown.

16 With the new driveway connection further
17 west, it pulled the majority of the development
18 out of the steepest brown slopes and focused the
19 east side development in the flatter gray areas.

20 I'm now going to pass the speaking part
21 of the presentation over to Ray Beeler. He'll
22 present renderings that illustrate the site plan
23 changes with three dimensional perspectives.

24 MR. RAY BEELER: Great, thank you,

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2 Donna. Good evening everybody. So we've developed
3 a 3-D computer model of the entire property,
4 showing the townhouse cluster's general massing,
5 it shows roadways, site grading, trees, and most
6 importantly, on the proposed retaining walls.
7 Since you were asking specifically about that in
8 previous meetings, we've developed this to help
9 you better understand how these retaining walls
10 are going to appear from different vantage
11 points.

12 Now in this first image, this is an
13 aerial view from the intersection of East Main
14 and Regina. No one is ever going to see this
15 view, because it's 80 or 100 feet in the air, but
16 it shows the retaining walls in question. There's
17 three locations from this view where you can see
18 retaining walls and Donna is pointing to the
19 first one behind the uphill units, at the end of
20 the entry drive and along the Regina access road.

21 So let's go to the next image. So now
22 this is the same, from the same intersection, but
23 this moves down to eye level. So this
24 demonstrates that no retaining walls from the

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2 intersection of East Main and Regina are visible
3 except for one little four-foot high wall at the
4 back of the townhouse units overlooking East
5 Main.

6 And let's go to the next one. Now, this
7 is moving east on East Main. Again, these are the
8 townhouse units facing East Main. This is
9 actually the backs of the units with terraces. So
10 there will be a very low wall that goes from zero
11 to about four feet in this location.

12 And the next one. Now, this is where we
13 arrived at the main entry drive into the lower
14 development. This is turning off of East Main
15 onto the main entry drive. You can see here that
16 no, as you enter this part of the site, no
17 retaining walls at all are visible. And now the
18 next one shows the view as we move, as we move
19 halfway up the main drive. There is a retaining
20 wall now halfway up the drive that's visible at
21 the end of the drive. This is the highest
22 retaining wall of any in the proposal now, with a
23 maximum height of 29 feet. But you can see with a
24 few strategically placed trees in front of the

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2 retaining wall, we feel that this is not
3 overpowering at all.

4 And we can go on to the next one. Now
5 this is moving, this is going back out to East
6 Main and going further east on East Main and
7 looking down the backyards of the uphill units.
8 Here, you will see the retaining walls behind the
9 uphill units. Here the walls, the height is
10 broken down by placing them into two tiers,
11 separated by a horizontal landscaped area. The
12 total height is typically 10 to 20 feet. The
13 maximum height in just one location in just one
14 location is 30 feet. But again, that's broken
15 down into two tiers. And with a few trees placed
16 strategically along the East Main location here,
17 this won't even be visible from East Main at all.

18 Now, going on to the next one, this is
19 the access road looking up, going from Regina,
20 going up into the development from that
21 direction. Here, because of the change in
22 elevation, we have retaining walls on both sides
23 of this road. They start out at about 10 to 12
24 feet close to Regina, and then they taper to,

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2 taper down to nothing.

3 And then moving on to the south
4 development, again, this is an aerial view
5 showing the primary location of the retaining
6 walls, which is behind the uphill units, which
7 Donna is pointing to. These are also broken up
8 into two tiers and the maximum height of both
9 walls together is about 15 feet. But now, going
10 down to eye level, which is the next one as we
11 enter the south development, they're not really
12 visible at all. You see just a little bit of one
13 wall behind the first unit, which is maybe five
14 feet or so, and with a few trees, that won't be
15 visible at all.

16 So that's it. Hopefully this gives you a
17 better idea of what the retaining walls will feel
18 and appear like as you're walking around
19 different parts of the project.

20 MR. KESSLER: You mentioned one, one
21 retaining wall is going to be 30 foot high?

22 MR. BEELER: Yes, that's -- the one
23 retaining, the tallest retaining wall is at the
24 end of the entry drive on the East Main

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2 Development, yes.

3 MR. KESSLER: That's the one where you
4 said the trees were in front of, right?

5 MR. BEELER: Yeah. And that's the one,
6 we have area in front of that where trees can go.
7 That's the highest retaining wall in the entire
8 project.

9 MR. KOBASA: What sized trees are you
10 going to put in to start?

11 MR. BEELER: Donna, do you want to take
12 that as landscape architect?

13 MS. MAIELLO: Sure, sure. We have not
14 gotten into the landscape design, but I think
15 like we showed, there will be some evergreens.
16 But we really haven't delved into the landscape
17 design yet. So we'll have to see. And right now,
18 we are showing a 30 foot high wall. It's possible
19 once we get into the design that that might get
20 broken up into two 15 foot walls with the level
21 area in between like we've shown in other
22 locations. And that's the level of design we want
23 to get into when we've got some idea that you
24 like this plan in general.

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2 MR. KOBASA: I had a similar question to
3 that one. Is it, one the landscaping plan, but
4 two, there's a home on the, off of Lexington,
5 that is about 50 feet from one of these
6 developments and it's about ten feet lower, so
7 landscaping plan would be great to see.

8 MS. MAIELLO: Definitely.

9 MR. MCKINLEY: The previous driveway
10 location, when we were on the site visit, there
11 was a fair amount of erosion in the road. And now
12 that there's parking above this, have you
13 considered the mitigations of water and, you
14 know, heavy rains that would occur now that you
15 have a parking lot at the top?

16 MS. MAIELLO: I think you're talking
17 about this area, like this, I think this is where
18 you're saying the erosion was and --

19 MR. MCKINLEY: Correct.

20 MS. MAIELLO: -- this is -- okay. So
21 that's also, we haven't gotten into the grading
22 and the drainage, but obviously we are going to
23 be held to the standards of storm water
24 management and having to contain the water on

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2 site, let it out slowly, store it, manage it,
3 treat it, all of that.

4 I can tell you that we did have a call
5 with the fire inspector and the road, in terms of
6 grading in general, will meet the requirements
7 that he's requested. And so knowing how steep
8 this driveway was, this driveway will be less
9 steep than this was.

10 MR. MCKINLEY: Okay.

11 MS. MAIELLO: Or is.

12 MR. KESSLER: So you seemed to have
13 reduced the number of three bedrooms materially.
14 Can you tell me the thinking on that?

15 MS. MAIELLO: So honestly, we fitted in,
16 in a way that makes sense right now. but as we
17 develop this, it's possible that the mix will
18 change. It's definitely possible the mix will
19 change. So don't get caught up in what we're
20 showing as a two bedroom versus a three bedroom
21 so much right now, but just in terms of the
22 layout, because there's always going to be
23 opportunities for us, if for example, we're
24 showing something as a two bedroom but we want

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2 more three bedrooms to push and pull things
3 within the parameters of what we are showing
4 right now, if that makes sense.

5 MR. KESSLER: Yeah, but at some point,
6 you've got to stop the merry-go-round here and we
7 need something to look at and potentially
8 approve.

9 MS. MAIELLO: Yes, definitely. And so
10 this, we're just trying to get a sense right now,
11 do you agree with how we've reallocated the
12 roadway system, pulled the walls out of the
13 setbacks, so it's more just a general this makes
14 sense, this is a plan developed in response for
15 comments and we think you're in the right
16 direction here.

17 MR. KESSLER: Well, I don't know if
18 staff has had time, the engineering staff has had
19 time to look at this yet, so I think we rely on
20 their expertise to give us some direction on
21 that.

22 MR. KEHOE: We did have a meeting, if
23 you want to say anything.

24 MR. LAPINE: We met with the applicant a

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2 couple of weeks ago on this particular plan

3 before. And as they alluded to, they haven't

4 provided detailed grading, but the plan that's

5 before you is moving in the right direction. It

6 responds to the comments our office raised,

7 especially on the northern portion of the site.

8 By shifting some of the development to the west,

9 they've reduced the steep slope disturbance that

10 was contemplated originally there. Along with

11 that, we'll also see a reduction in wall height.

12 Similarly speaking, along the southern tier of

13 the project area, they responded with the plan

14 that's before you by eliminating some of the vast

15 parking that they had and our concerns about

16 headlight distribution onto the neighboring

17 properties. They've also pulled some of the

18 buildings a little further to the south to reduce

19 the overall height of walls in the back of those

20 townhouses as well. So I think the project

21 itself, without the benefit of a detailed grading

22 plan, but giving us some spot grades, it's

23 showing that they listened to the concerns that

24 we were raising and is bringing this new plan

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2 before you.

3 With regards to, and Peter, with regards
4 to your concerns about the erosions, we will take
5 a closer look on that. Our initial reaction has
6 been to minimize new disturbances on this site
7 before reacting to how we can stabilize the
8 current at this scale that we're looking at.

9 MR. KESSLER: And, and the grades of the
10 road, because I'm looking at that picture of
11 Regina Avenue access road and the grading of the
12 roads is within code?

13 MR. LAPINE: Yeah, one of the things we
14 liked about this current layout compared to the
15 other is I don't know if you recall, but the
16 extensive retaining walls that were required in
17 the old layout in terms of the height of those as
18 it compares to this layout. The, the depths and
19 heights are much lower and they don't continue to
20 the east like the old plan did. Some of it, the
21 walls ran up into the townhouses. So now we've
22 created some landscape areas between a dwelling
23 and the retaining walls that were originally
24 proposed. And the, once again, the slopes that

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2 were shared with us, and it wasn't detailed
3 grading, were being shared that it's going to be
4 less than the 10 percent that's required for fire
5 access.

6 MR. KESSLER: Okay.

7 MR. LAPINE: But I think they are moving
8 in a direction also, not only from a disturbance
9 perspective, they look to reduce the impervious
10 area by eliminating, they had that one access
11 road loop along the northern portion of the site.
12 They eliminated that entire along the left side.

13 MR. MCKINLEY: One additional question,
14 it has to do with the view of the side of the
15 townhouse, could you maybe talk about the logic
16 or reasoning to that? It's a rather different
17 view. It's a slab side with no definition, and
18 I'm referring to Regina Avenue.

19 MR. BEELER: Yeah, I'm happy to address
20 that. The design of the units themselves, this is
21 very preliminary placeholder. We have not
22 developed the architectural design of the units
23 themselves. So that slab is not intended to be
24 what it's going to look like. This is just

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2 showing the general massing of the clusters and
3 if this general site plan is the way we're going,
4 then the next step is we're going to start to
5 develop the architecture of the clusters
6 themselves.

7 MR. MCKINLEY: Okay. Thank you. And I
8 was kind of referring to if you could maybe page
9 down maybe one or two more, what was sort of
10 jarring or at least popped out to me was not --
11 when there was no landscaping involved, it's
12 labeled Entrance A4, maybe further down. Entrance
13 A4.

14 MR. KEHOE: That one.

15 MR. MCKINLEY: Yeah, that one.

16 MR. BEELER: We will not have any blank
17 end walls.

18 MR. MCKINLEY: Okay.

19 MR. BEELER: That's not the
20 architectural intention. This is a placeholder.

21 MR. MCKINLEY: Thank you.

22 MR. BEELER: And we'll be getting into
23 the design of the specific townhouses in the near
24 future.

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2 MR. KESSLER: Chris, at what point will
3 the architectural review committee get involved
4 here?

5 MR. KEHOE: Not yet, but, you know,
6 similar to the engineering, the architecture
7 hasn't really been fleshed out that yet. When it
8 gets a little more fleshed out, we'll send it to
9 them.

10 MR. KESSLER: Okay. I'm just wondering
11 if --

12 MR. KEHOE: I think similar to --

13 MR. KESSLER: -- we should have
14 discussions with them contemporaneously about the
15 architecture or do we just wait for them to do it
16 and --

17 MR. KEHOE: Well no --

18 MR. KESSLER: -- then we comment?

19 MR. KEHOE: -- yeah, that's not a bad
20 idea. On the big projects, sometimes the ARC like
21 to be involved earlier actually. They come in and
22 meet with people occasionally. So this is the
23 first time that we've really seen this so
24 sometime in the next couple months or whatever,

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2 we'll get it to the ARC so they can give opinions
3 before it's completely fleshed out.

4 MR. KESSLER: Perfect.

5 MR. KEHOE: But similar to Peter's
6 comments, if you go back to A1, you know, yeah,
7 so we raised it at the staff level issue, I mean
8 obviously this has not been designed. But that's
9 the main corner between Regina and Route 6. And
10 then also, those units along Route 6 just sort of
11 have exposed back decks or patios right along 6.
12 A lot of work needs to be done in that area to,
13 you know, enhance. But the applicant is aware of
14 that.

15 MR. BEELER: Yeah, we're aware of that.
16 And we did make a change. We did have second
17 level decks that looked like the back of the
18 units. We removed those and we have at grade
19 terraces now, which we think would be an
20 improvement over having second level decks. But
21 this is the back of the units. But we're going to
22 be working on the design of these, so it doesn't
23 look like a back of the unit.

24 MR. KESSLER: Any more comments from the

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2 board or staff?

3 MR. MCKINLEY: I had one more.

4 MR. KESSLER: Sure.

5 MR. LAPINE: The sight line distance
6 onto Lexington. That's kind of a steep street. I
7 think that would be something I'd like to see as
8 well. I'm sure the engineering will handle that,
9 but it's just something that sooner than later
10 would be good to take care of.

11 MR. KEHOE: Yeah, so obviously Chris, as
12 it's further engineered, they'll provide those
13 sight lines. But I think just for the record,
14 correct, you're only doing right in and right out
15 on Route 6, correct? Or on Regina and Route 6?
16 Well, obviously, from Regina will only be a
17 right, but leaving the sight on Route 6 is only
18 right in, right out, correct?

19 MR. SINSABAUGH: Correct.

20 MS. MAIELLO: Correct. And I don't
21 believe the plan is to change what the current
22 restrictions are.

23 MR. KEHOE: And then Lexington is a four
24 way intersection with that street and Yorktown?

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2 MS. MAIELLO: Correct.

3 MR. KOBASA: There's no traffic light to
4 get onto Regina, right?

5 MR. SINSABAUGH: There is no traffic
6 light. You're correct.

7 MR. KOBASA: So the people -- okay.

8 MR. KEHOE: And that's only a right out.

9 MR. KOBASA: I know Regina is a right
10 out. I'm thinking that the only way to get into
11 there is to make a left onto Regina crossing two
12 lanes of a road.

13 MR. KEHOE: I'm not sure if there's a
14 left turn prohibition going down Route 6 into
15 Regina.

16 MR. KOBASA: So the only way to get into
17 this is to come from the east?

18 MR. KESSLER: Yes.

19 MR. KOBASA: So no one can come from --
20 if anyone comes from, I mean like they've got to
21 drive all the way down, do a u-turn somewhere and
22 then come back up to get in.

23 MR. KESSLER: To Town Center or
24 something, yeah.

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2 MR. KOBASA: Okay.

3 MR. KEHOE: Yeah. DOT will have to
4 opine.

5 MR. KOBASA: Correct.

6 MR. KEHOE: They'll need a -- well
7 they're using existing -- well, they're using a
8 new curb cut on 6.

9 MR. LAPINE: The DOT is going to be
10 involved in the review of the traffic report as a
11 DOT permit is going to be required for the
12 improvements to the access.

13 MR. KOBASA: Okay.

14 MR. LAPINE: I also would like to add
15 Mr. Chairman, I know the board doesn't typically
16 get involved in the review of the aesthetics of
17 the retaining walls, but due to the extent on
18 this site of retaining walls and the visibility,
19 it may behoove us early on to have the applicant
20 provide some additional renderings of the types
21 of retaining walls that are going to be utilized.
22 Based on the height of some of these walls, it's
23 not going to be a consistent material throughout.
24 And perhaps they can demonstrate that in their

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2 next submittals and show some of the landscaping
3 at certain areas for the board to review.

4 MR. KESSLER: Great idea. Any more
5 comments?

6 MR. KOBASA: The only one I want to
7 clarify is on Regina, the max height of that wall
8 is like 10 to 12 feet. But where it meets down at
9 Regina, there's almost no retaining wall. Is that
10 correct? Based on your renderings.

11 MR. SINSABAUGH: Donna, I believe it
12 gets higher as we move towards Regina and it
13 tapers down as we go up the hill.

14 MS. MAIELLO: Are you --

15 MR. SINSABAUGH: I'm not sure exactly
16 what the condition is at Regina. Do you know
17 that?

18 MS. MAIELLO: You're talking about this
19 wall right here?

20 MR. KOBASA: Yes. Based on the
21 renderings, there's almost no height to it down
22 by Regina, but someone said, I think Greg, you
23 mentioned that it was going to be 10 or 12 feet
24 at Regina.

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2 MR. KESSLER: Right. Go to A7, I think.

3 MR. KOBASA: Yeah, A7 I think it is.

4 MR. BEELER: It tapers as you go from
5 west to east.

6 MR. SINSABAUGH: Yeah. So it's highest
7 down at Regina and then it tapers down to nothing
8 as you go up the hill.

9 MR. BEELER: Correct.

10 MR. KESSLER: Yeah, that's the one.

11 MR. BEELER: Yeah, like that's going up
12 the hill.

13 MR. KESSLER: So where, so --

14 MR. KOBASA: No, sorry. That's not the
15 rendering. A2, look at A2, is that the more
16 accurate description? It seems like the wall
17 peaks in the middle.

18 MR. BEELER: Oh. Yeah, I think, yeah, I
19 think you're right. It peaks in the middle and
20 then it tapers down. Okay. You're right.

21 MR. KOBASA: So there's not a 10 foot,
22 okay. That's all I wanted to make sure. There's
23 not a 10 foot wall at the corner.

24 MR. BEELER: Ten to 12 at the middle, at

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2 the middle point then, at the highest point, so
3 it tapers down in both directions from the
4 middle, you're right.

5 MR. KOBASA: Thanks.

6 MR. KESSLER: So A7 is looking basically
7 in the middle of the road, it's not really at
8 Regina?

9 MR. BEELER: Correct.

10 MR. KESSLER: I got it, okay.

11 MS. HILDINGER: And is that ten feet on
12 both sides, or just one of the sides?

13 MR. BEELER: I think it, Donna, correct
14 me if I'm wrong, I think it's about the same
15 height on both, both sides.

16 MS. MAIELLO: I think so too. And I also
17 think right now, we are showing a single wall,
18 but that is also a place where we might end up,
19 if we've got the room to do tiered walls, so two
20 five sections perhaps, not just a single 10 foot.

21 MR. KESSLER: Alright, any additional
22 comments?

23 MR. LAPINE: There was a discussion at
24 one of the earlier meetings as to whether or not

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2 there will be a sidewalk extended onto Regina
3 Avenue from this development and that would
4 proceed towards the state road. Has that been
5 discussed any further?

6 MS. MAIELLO: So one thing we were
7 looking at is that, let me go to this plan. So if
8 we were to bring a sidewalk out on to Regina,
9 there's no sidewalk on Regina. We wouldn't be
10 able to add a sidewalk on this east side, because
11 then we'd be cutting off existing driveways. So
12 we thought it made more sense and what we're
13 showing here is to add a sidewalk here, which
14 connects to the existing sidewalk system on Main
15 Street.

16 MR. KEHOE: We'll discuss that with the
17 applicant. I mean our review memo asks for their,
18 you know, to show numerous pedestrian
19 connections, how they wanted to do it, so we'll
20 discuss whether we find that acceptable and
21 report back.

22 MR. KESSLER: Okay, excellent. Any more
23 comments? If not, Karen?

24 MS. TIMKO: I'd like to make a motion to

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2 refer PB 2025-8, application of BEB Capital, LLC
3 back to staff for review.

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

5 MS. HILDINGER: Second.

6 MR. MCKINLEY: Second.

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

9 MULTIPLE: Aye.

10 MR. KESSLER: Opposed? Okay. Alright.
11 Thank you.

12 MR. SINSABAUGH: Thank you.

13 MR. KESSLER: Do we go back?

14 MR. KEHOE: We can go back.

15 MR. KESSLER: Alright. So we did skip,
16 which one did we skip, MCAS, thank you. So we're
17 going to go back to the public hearing, our new
18 public hearing, which was the application of MCAS
19 Roofing and Contracting for renewal of a special
20 permit for a specialty trade contractor located
21 at 2006 Albany Post Road as shown on a drawing
22 entitled amended site plan for MCAS Roofing and
23 Contracting, prepared by Joseph Riina, dated
24 October 7, 2020. Good evening.

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2 MR. MICHAEL: Good evening.

3 MR. KESSLER: So any, before we open it
4 up to the public, any comments, anything you wish
5 to say?

6 MR. MICHAEL: Nothing's changed,
7 everything is going well. Just looking to keep it
8 going.

9 MR. KESSLER: Okay. Alright. So this is
10 a public hearing. Is there anybody who wishes to
11 comment on this application? I'm not seeing any,
12 any comments from staff or the board?

13 MR. MCKINLEY: No.

14 MR. KESSLER: Alright. If not, then
15 who's got this, Peter?

16 MR. MCKINLEY: Mr. Chairman, I'd like to
17 make a motion to close the public hearing
18 currently. And if all is copasetic, we'd like to
19 adopt a resolution for 22-25.

20 MR. KESSLER: Okay. I've got two motions
21 here. Can I have a second on both of those
22 motions?

23 MS. HILDINGER: Second.

24 MR. KESSLER: Second, thank you. So on

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2 the question? All in favor?

3 MULTIPLE: Aye.

4 MR. KESSLER: Opposed? Okay, good luck.

5 MR. MICHAEL: Thank you. Have a good
6 night.

7 MR. KEHOE: So, Michael, as before,
8 you'll get the resolution in the mail for your
9 files.

10 MR. KESSLER: Okay. Alright. Next item
11 under old business, it's the application of John
12 Lentini, for the property J Glamour Nails & Spa
13 for their site development plan approval and a
14 proposed nail salon at the former La Viletta
15 Restaurant located at 3172 East Main Street,
16 drawings latest revised September 3, 2025. John,
17 good evening.

18 MR. JOHN LENTINI: Good evening, Mr.
19 Chairman, members of the board and town staff.
20 I'm John Lentini, acting on behalf of the owner,
21 who is in the back row, and their representative,
22 my interpreter. We have filed to -- actually, I
23 have superseded the original architect who was
24 before the board in '24. I was then retained as a

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2 filing representative, and since then, I managed
3 to gain the whole job. We were filing for a nail
4 salon that I was, it was pointed out to me that I
5 spelled it saloon. [laughter] But it's not a
6 saloon. And then further, there's no such thing
7 in Cortlandt's code. It goes to the industrial
8 class designation. So it's actually a beauty shop
9 is what I believe the zoning approves.

10 We've had several meetings with the
11 staff. I think I met with Chris and Henrietta at
12 one point and more recently, on August 4th, I met
13 with Mike Preziosi and other members of the
14 staff. And we have, to combine all of the input,
15 reduced the size of the building. And it's more
16 proper and it was done to alleviate the parking,
17 because the smaller building requires less
18 parking. And as a result, we don't need parking
19 in the front, which the town discouraged anyway.
20 So we have no more parking in the front. There
21 are three curb cuts that serve two sites that are
22 both in the same ownership. And to give you a
23 little background, they bought the two sites when
24 the Crossings was being built on a promise that

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2 they could connect to the sewer. And the sewer
3 was -- the Cortlandt Town Crossings Center was
4 kind enough to leave two spurs to connect not
5 only La Viletta and the next house, but
6 unfortunately, it didn't come with the engineer,
7 who started an application and then resigned. So
8 since then the owners have hired a local engineer
9 who I'm sure you all know, who has filed plans,
10 and I don't believe there's any other comments on
11 the plans except for one thing. They don't want
12 to approve it for La Viletta because that's not
13 what they're proposing, and they don't want to
14 approve it for what we're proposing until it's
15 approved, so that's kind of in limbo, but I
16 believe that's a non-issue at this point.

17 I was also ask at one of the meetings we
18 had to improve the ADA parking and we've then
19 shown a parking space right next to the rear
20 entrance which is relatively flat on the easement
21 where nothing could be built. I believe you're
22 allowed to have a parking space on an easement if
23 I'm not mistaken, so that was handled. On this
24 new parking lot, which we are still trying not to

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2 disturb the site, I'm leaving all the existing
3 landscaping, it was brought up to me I should
4 explore local, your section 307-22B saying five
5 percent of the interior of the lot has to be
6 landscaped. But if you look at A of that same
7 section, it says that's when there's more than 30
8 cars. So we have a dozen cars now, so that
9 shouldn't apply. If it did apply, it would defeat
10 the whole design because it's a tight site.

11 We were asked also to put on the plan,
12 which is on the upper part of this page, the
13 other lot to show that they could function
14 independently of this lot, although there's no
15 physical barriers and we don't intend to have
16 them, that they have enough parking and they
17 could circulate to the entrances of that building
18 without interfering -- either site should
19 interfere with each other.

20 Both of those lots are in an HC zone and
21 I believe an interpretation of the code would say
22 we don't need a buffer between the sites. It says
23 in the code that if it was a commercial zone
24 adjoining a residential zone, we would need a

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2 buffer. But it hasn't really been an issue. I
3 just went through it to look up everything.

4 We've added the utilities to the site,
5 we've proved the zoning tables and we've provided
6 elevations. I think it's on another page, but I
7 didn't want to start the rendering, similar to
8 what we heard recently unless the board gave us a
9 sort of a nod that we're in the right direction.
10 And I believe we need a public hearing too. I'm
11 not sure if this is something we have to
12 schedule. And that would be my biggest
13 accomplishment, that if we need it that we can
14 schedule it for next month.

15 MR. KESSLER: So, help me out, Chris. Is
16 this ready for a public hearing or do you still
17 need work, work to review this?

18 MR. KEHOE: I think the recommendation
19 would be we need a little more time.

20 MR. LAPINE: Yeah, I think the
21 engineering, specifically DOTS need some time to
22 review this application that's before them.

23 MR. KESSLER: Okay.

24 MR. LENTINI: I don't believe I got any

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2 comments from my September 3rd submittal. It was
3 enough to get me before the board again, but I
4 understand I'm waiting for more comments.

5 MR. KEHOE: I do believe though John,
6 you hit upon a lot of points. You're moving in
7 the right direction. You've addressed many of
8 Chris Lapine's comments and you're working with
9 DOTS and you're moving in the right direction. I
10 know Heather [unintelligible] [00:47:25] with the
11 lighting comments, was that you, so there's not
12 lighting here.

13 MR. LENTINI: Well, I show lighting here
14 that I just learned -- I'm always trying to show
15 I have enough lighting and today we want to show
16 we don't have too much.

17 MR. KEHOE: Right.

18 MR. LENTINI: You know, the sky
19 pollution and then blinding people. After talking
20 to Henrietta, I asked another fellow who works on
21 these lighting designs who I may include on
22 Yuka's and he suggested that on tunnel design you
23 don't want it too bright so when people exit the
24 tunnel, you know, they're not -- they can't see

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2 because it's dark again. So it's something that I
3 know you just passed the code in '24. I'm not
4 thoroughly familiar with it. But that, I'm
5 expecting that will be one of the comments. I do
6 show floodlights around the building.

7 MR. KEHOE: But I do think we're working
8 towards a public hearing, but yeah, I think
9 November would be too early.

10 MR. KESSLER: Okay. Any comments from
11 the board before we move on? If not, Kellan?

12 MR. KELLAN CANTRELL: I make a motion to
13 refer PB 2024-4 back to staff.

14 MR. KESSLER: Second, please.

15 MR. MCKINLEY: Second.

16 MR. KOBASA: Second.

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

19 MULTIPLE: Aye.

20 MR. KESSLER: Opposed? Okay. Thanks,
21 John. Next item under old business, the
22 application of Claudia Villeda for amended site
23 plan approval for a proposed canopy over an
24 existing outdoor patio at Yuka's Restaurant

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2 located at 2011 Albany Post Road, drawing dated
3 May 29, 2025.

4 MR. LENTINI: John Lentini again. I
5 think this is actually a little more complicated
6 for a couple of reasons, and I wanted to get
7 into. But at our last meeting, we were required
8 to get a zoning variance because of nonconforming
9 use that we're improving. And in fact, there was
10 a decision and order issued for an approval in
11 July, the 27th I believe it was signed. We were
12 also told we needed a license from the town that
13 I haven't -- I have asked what do I have to do.
14 I've never went after one of these licenses, and
15 if I'm not mistaken, Chris, this was already done
16 with the town board?

17 MR. CUNNINGHAM: The license agreement
18 itself, as far as the town issuing one, has been
19 approved. But before we do, there are a few
20 conditions that you have to meet regarding the
21 sewer, which I know is probably your client's
22 engineer has to actually complete.

23 MR. LENTINI: Well, that was my next
24 issue, that after a brief conversation with

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2 engineering, there are three open applications,
3 A22998, A24648 and a DES2432, all involving a
4 sewer that hasn't been approved. It's a force
5 main that was put in and it was something that
6 got mixed up at that, but I can't get an answer
7 if that will prevent us from actually getting an
8 approval from the planning board and then if it
9 will --

10 MR. CUNNINGHAM: That can be a condition
11 of any sort of planning board approval.

12 MR. KEHOE: I think John, yeah, I think
13 it's our opinion that you have some technical
14 details to work out with staff. But I don't
15 believe the planning board necessarily has any
16 issues with you covering the outdoor area with a
17 canopy. So it's our recommendation that the
18 planning board prepare -- have us prepare an
19 approving resolution for next month. Now, that
20 approving resolution will have several conditions
21 that you need to meet, but it'll be outside of
22 the planning board process.

23 MR. LENTINI: Does the planning board
24 care about the details of this underground?

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2 MR. CUNNINGHAM: No, I don't think they
3 care too much. I think they just care about the
4 canopy and that's the application that's before
5 them really.

6 MR. KESSLER: Right.

7 MR. CUNNINGHAM: The other details be
8 worked out with staff.

9 MR. LENTINI: Well, I had resubmitted
10 that plan also showing I did my own survey of all
11 the lighting and found that perhaps under the
12 lights in the parking lot, we might have too much
13 light. I only did it a couple of steps away. I
14 take a reading and back up five feet and so on.
15 Under the canopy, we already have lights that she
16 wants to use, are these little like Christmas
17 lights. They're very, so I don't think they're
18 too bright. But I know there's more work that has
19 to be done on the lighting for that.

20 MR. KEHOE: Right.

21 MR. LENTINI: This also, if it needs a
22 public hearing, you're not ready yet.

23 MR. CUNNINGHAM: This is not --

24 MR. KEHOE: This one does not need a

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2 public hearing.

3 MR. LENTINI: It does not? Thank you.

4 MR. KESSLER: No. So the intent here is
5 to have a resolution for the next meeting
6 approving this. There will be a number of
7 conditions that you'll work with staff to meet
8 before you get your certificate, permit,
9 occupancy permit, whatever.

10 MR. LENTINI: Thank you.

11 MR. KESSLER: Okay. So with that, Jeff?

12 MR. ROTHFEDER: I move that we direct
13 staff to prepare a resolution for the next
14 meeting, an approval resolution for the next
15 meeting.

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

17 MS. TIMKO: Second.

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

20 MULTIPLE: Aye.

21 MR. KESSLER: Opposed?

22 MR. LENTINI: Thank you.

23 MR. KESSLER: Alright.

24 MR. LENTINI: And by the way, when I

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2 came here tonight, I heard there was an accident
3 on the Bear Mountain Parkway and Locus on the
4 radio just as I was pulling in. I don't know if
5 that created a traffic jam for anybody, but --

6 MR. KEHOE: No problem.

7 MR. LENTINI: Thank you.

8 MR. KESSLER: Alright, final item this
9 evening is a new business application, oh, okay.

10 MR. CUNNINGHAM: And just for the
11 record, to wit both Karen Timko and Chris Lapine
12 both have to recuse themselves for professional
13 conflicts.

14 MR. KESSLER: Noted, okay, thank you.
15 Good night. Is the application of Teatown Lake
16 Reservations for renewal and modification of a
17 special permit for a private nature preserve to
18 conduct summer camp programs and weekday public
19 programs and for amended site plan approval and a
20 tree removal permit to implement a meadow
21 management plan at Cliffdale Farm for property
22 located on the north side of Teatown Road,
23 approximately 3,000 feet east of Quaker Ridge
24 Road. Good evening.

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2 MR. ALAN SORKIN: Good evening, Mr.
3 Chairman, members of the board and staff. My name
4 is Alan Sorkin, I'm the managing director --

5 MR. KESSLER: If you could talk into the
6 microphone a little bit closer, please.

7 MR. SORKIN: Sure. My name is Alan
8 Sorkin. I'm the managing director at Teatown Lake
9 Reservation. This is Tom Almendinger. He's the
10 director of stewardship at Teatown Lake
11 Reservation. He's a certified expert in the
12 ecological meadows management and so for that
13 portion of the plan, he authored the plan and can
14 take you through it. And I'm here to answer any
15 questions about the educational programming and
16 the busing and traffic plan that would ensue from
17 the renewal of the permit.

18 MR. KEHOE: Now, the planning board did
19 receive a hard copy of the PowerPoint PDF which
20 we can go through on the screen if you want to go
21 through it, or do you just want the planning
22 board to familiarize themselves with it?

23 MR. SORKIN: It's at the pleasure of the
24 board. We're prepared to brief it. We're prepared

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2 to answer any of your questions. We also sent in
3 an amended spread sheet which corrected a typo in
4 the busing stats and added a column so you could
5 see not only what's for this year, but what will
6 go throughout the duration of the five year
7 special permit.

8 MR. KESSLER: I guess the big change is
9 that you want to have year round programs now? Is
10 that like the major change here?

11 MR. SORKIN: There are two major
12 changes. The first is that we're going through an
13 extensive renovation at the nature center in
14 Ossining which is going to take the better part
15 of a year. So during that construction, we're
16 asking that we can expand programming at the
17 shelter, which would expand the number of buses.
18 But post construction, it would revert back, you
19 know, to the current status.

20 Then in addition, we're also asking that
21 we can keep the shelter open during the winter
22 months. It is a unique habitat. There's
23 significant demand from the local schools,
24 including Cortlandt schools for us to have some

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2 of our programming in those three months as well.

3 MR. KESSLER: And basically nothing
4 changes for the summer program from what you're
5 currently doing?

6 MR. SORKIN: No, nothing changes. We
7 continue to run our summer camp and there's a
8 couple of buses a day that take some of the older
9 kids up to Cliffdale.

10 MR. KESSLER: And what exactly is the
11 meadow management plan? What does that entail?

12 MR. SORKIN: I'll defer to Tom in a
13 second, but basically, you know, we are removing
14 the hedge rows and replanting native plantings
15 throughout the 33-acre Cliffdale Farm and has
16 significant ecological benefits, you know, both
17 to the local biodiversity, the wildlife and the
18 bird traffic that comes through.

19 MR. KESSLER: So it's strictly plantings
20 and removals, is that what it is?

21 MR. SORKIN: Yeah, there's 1,000 feet of
22 hedgerow. This is a continuation of a plan that's
23 been going on for two permits, so it's a
24 longitudinally, you know, this will continue to

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2 go on for many years. But we're continuing to
3 remove the hedgerow to advance the flyways and
4 allow the plantings just to be, you know,
5 continuous.

6 MR. KESSLER: Got it.

7 MR. SORKIN: You know, it's a bunch of
8 dead trees basically and just brush that, that
9 we're pulling out.

10 MR. KESSLER: Uh --

11 MR. KEHOE: Well, just, I believe that
12 you've already submitted a tree removal permit
13 application to our department of technical
14 services. The planning board will be the issuer
15 of the tree removal permit since you're in front
16 of the planning board. One thing is you should
17 provide, and maybe, I don't think you have to the
18 planning board yet, and we're going to ask for
19 this in the review memo. But you should provide
20 more additional details about the tree removal.
21 So if you had an arborist to go out there, you've
22 mentioned that most of the trees are dead.
23 Whatever additional information you can provide
24 because then we're probably going to retain our

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2 own arborist to look it over briefly. And along
3 those lines, I mean it's a bureaucratic thing,
4 but you will have to fund a small escrow account
5 to retain the town arborist.

6 MR. SORKIN: Understood.

7 MR. KEHOE: And as most planning board
8 members know, this is the same thing they did
9 five years ago when you went out and did a site
10 inspection and they, you monitored for five years
11 and I believe it was proven to be successful from
12 your perspective.

13 MR. TOM ALMENDINGER: Yeah, well I'm
14 fairly new there, but I'm a grasslands expert,
15 I'm an ecologist and the way to increase the
16 viability of this habitat is by removing these
17 hedgerows. I don't have them in here, but I have
18 aerials that show how it bisects the fields and
19 within 50 meters of that hedgerow, these species
20 will not breed. Once you've removed that, you've
21 opened up a much bigger area. Instead of having
22 three five-acre patches, you now have a 15-acre
23 patch. That is vital to draw these species and
24 increase biodiversity. Without doing that, we're

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2 never going to be able to get the species we're
3 trying to target.

4 MR. KEHOE: And I have to remind myself,
5 because you're -- tree removal permit would
6 normally require substantial replanting, but that
7 somewhat defeats the purpose of what you're
8 trying to do, so you'll have to explain how your
9 proposed replanting can meet the intent of the
10 tree ordinance, it's for the planning board to
11 consider it.

12 MR. ALMENDINGER: And I don't -- I
13 thought it was part of the permit. There's an
14 extensive management plan in there for five years
15 of the meadow, which includes the fact that we're
16 going to treat all the invasive species. We have
17 over \$20,000 that we're going to spend in native
18 plants to go back into the meadow. But if the
19 board recommends tree plantings, we can find
20 places for that as well.

21 MR. KEHOE: Right. So that's why -- you
22 know, the board, and to a certain extent staff, I
23 mean we depend on our outside arborist to give us
24 some advice on that, so okay.

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2 MR. KESSLER: Okay. Any further comments
3 from the staff? If not, Kevin.

4 MR. KOBASA: That's me. I'd like to make
5 a motion to refer back to staff planning board
6 case 2025-14.

7 MR. MCKINLEY: Second.

8 MR. KESSLER: Second, thank you. On the
9 question?

10 MR. KEHOE: Just on the question, we'll
11 prepare a review memo that lays out some
12 questions and issues that we have that will help
13 guide the planning board. We'll try to get that
14 to you as soon as possible, so hopefully, you'll
15 be able to respond in whatever minimal way you
16 need to respond, so you'll be back with us in
17 November.

18 MR. SORKIN: Great.

19 MR. ALMENDINGER: Thank you.

20 MR. KESSLER: Alright, we're on the
21 question, all in favor?

22 MULTIPLE: Aye.

23 MR. KESSLER: Opposed? Okay. Kevin?

24 MR. KOBASA: The time is 7:25, meeting

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is adjourned.

MR. KESSLER: Thank you.

(The public board meeting concluded at
7:30 p.m.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Planning Board meeting of the Town of Cortlandt on October 7, 2025 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

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

Date: October 23, 2025

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