

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

July 1, 2025
6:30 p.m. - 7:53 p.m.

July 1, 2025

MEMBERS PRESENT:

Thomas A. Bianchi, Vice-Chairperson

Nora Hildinger, Member

Kevin Kobadsa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

MEMBERS ABSENT:

Steven Kessler, 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. THOMAS BIANCHI: Ready. Okay,
4 welcome to the July 1, 2025 Town of Cortlandt
5 Planning Board meeting. Please rise for the
6 pledge.

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

12 MR. BIANCHI: Roll call.

13 MR. CHRIS KEHOE: Mr. Kobadsa?

14 MR. KEVIN KOBADSA: Here.

15 MR. KEHOE: Ms. Hildinger?

16 MS. NORA HILDINGER: Here.

17 MR. KEHOE: Mr. Rothfeder?

18 MR. JEFFREY ROTHFEDER: Here.

19 MR. KEHOE: Mr. Bianchi?

20 MR. THOMAS BIANCHI: Here.

21 MR. KEHOE: Mr. McKinley?

22 MR. PETER MCKINLEY: Here.

23 MR. KEHOE: Mr. Kessler and Mr. Douglas
24 noted as absent.

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2 MR. BIANCHI: Okay. Thank you. There are
3 no changes to the agenda tonight. I'll entertain
4 a motion to adopt the minutes of the meeting of
5 June 5th.

6 MR. ROTHFEDER: So moved.

7 MR. BIANCHI: Second, please.

8 MS. HILDINGER: Second.

9 MR. MCKINLEY: Second.

10 MR. BIANCHI: I have a second, Okay, on
11 a question, all in favor?

12 MULTIPLE: Aye.

13 MR. BIANCHI: All opposed? Okay. Thank
14 you. Okay. We'll address the correspondence items
15 first. The first one is a letter dated June 23,
16 2025 from Debra Carter, the town receiver of
17 taxes confirming unpaid school taxes, enabling
18 the planning board to consider rescinding
19 resolution 11-25, which granted a second, one
20 year time extension of the conditional site plan
21 approval, and a special permit for the Hudson
22 Ridge Wellness Center, located at 2016 Quaker
23 Ridge Road. Good evening.

24 MR. BOB DAVIS: Good evening. Mr.

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2 Chairman, members of the board. I'm Bob Davis.
3 I'm the attorney, as you know, for Hudson
4 Wellness. And I'd just like to speak to this, but
5 just for a couple of minutes.

6 As you know, on June 6, 2023, the board
7 rendered its resolution of site development plan
8 approval and special permit approval for this
9 application for a hospital to serve those who are
10 afflicted by substance use disorders. About a
11 year later on May 7, 2024, the board granted the
12 applicant its first one-year extension under your
13 code to meet the conditions of approval. That was
14 an extension of that 12-month period, and that
15 was done to and including June 6, 2025. So, at
16 your May 6, 2025 meeting, the board granted the
17 applicant the second and final extension to meet
18 the conditions of approval to and including June
19 6, 2026.

20 And it was very shortly after the board
21 filed its written resolution of that extension
22 that an issue arose regarding the 2024 school
23 taxes. Just prior to the May meeting, our client
24 had been reminded that the 2024 school taxes, as

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2 well as the recently billed April, 2025 town tax
3 were due and, and must be paid. So our client
4 immediately made payment online of the town tax
5 in the amount of \$18,452.92, which itself
6 included a very small two percent late penalty of
7 about \$361 because it was a few days late.

8 At the same time, our client submitted
9 an online payment of the 2024 school taxes in
10 excess of \$50,000, which included late penalties
11 of course. But then we were later advised by the
12 town that the school tax payment had not gone
13 through, apparently due to insufficient funds.

14 So, by way of prologue for explanation
15 of that, it should be noted that our client,
16 since it purchased the property in 2009, has paid
17 this town some \$1 million in taxes, partially
18 while being before this board for some 10 years
19 on this matter, all that time without any benefit
20 of an income producing property.

21 In addition to the million dollars in
22 taxes that have been paid, our client, as you, as
23 you may know, has spent millions of dollars on
24 the project and numerous litigations and all of

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2 which has been successful. The applicant also,
3 except that as part of the 2023 approval, some 34
4 rather onerous conditions of approval demanded by
5 the neighbors, including a 43 percent reduction
6 in its patients and staff.

7 So our client has a pretty solid record
8 before this town of acting properly, and that's
9 reflected in every court decision in those
10 litigations being in our client's favor. So this
11 unfortunate snafu, if you will, with respect only
12 to the May school tax payment, resulted from
13 several coincidental confluences of a number of
14 events that took place at that time.

15 Our client was traveling on business at
16 the time of the May 6th meeting, and was
17 attending, all at the same time, along with an
18 assistant from his staff to the wiring of funds
19 to cover the tax payments and to the making of
20 those payments on your online system via cell
21 phone. And unfortunately, he was misadvised by
22 staff that the wire would cover all of the taxes
23 due at that time.

24 The confusion at that time rose in part

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2 from the fact that his principal financial
3 partner had suddenly dropped out of the picture
4 and had ceased making his contributions to the
5 project and to the taxes in particular, which he
6 had been handling.

7 In addition, Steve Laker, who, you know,
8 he's a former Buchanan trustee and who has
9 appeared with me throughout all the years as the
10 active point person and manager of this
11 particular project, had recently left his regular
12 involvement on this project to work on another
13 project for our client in North Carolina. So he's
14 been out of state much of that time.

15 And then thirdly, our principal client
16 himself had just undertaken a substantial new
17 international business venture, which requires
18 him, still required him at that time, and still
19 does, to travel extensively throughout the world
20 which makes him very difficult to contact.

21 However, despite those combined events,
22 the school tax was paid last Tuesday in the
23 amount of \$51,522.11, and that included two 14
24 percent late penalties, along with check fees

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totaling the substantial sum of over \$6,000 in extra charges.

So our client has already been significantly penalized for the late payment, and the town has been made completely whole, not only as of this date, but as of May 6th as well. And certainly our client does apologize for any inconvenience to the town beyond that.

I would note from a legal perspective that this matter involves only an extension of the 2023 approval, not actually the approval itself as relates to your Chapter 279. And as you know, such extensions are not only routinely given by the board, sometimes many extensions are given, but are also given on occasion retroactively when not sought initially in a timely fashion or a proper fashion, albeit this application was certainly timely as of May 6th.

So accordingly, just in sum, having paid the town a million dollars or so in taxes to date, and having incurred millions of dollars in expenses on this project, we would just respectfully submit that the final May 6th

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2 extension should remain in place to enable our
3 client to strive to meet the conditions of
4 approval, which are numerous, within the coming
5 year. It's the last extension. And under these,
6 circumstances, you know, it, it is most advisable
7 on our view for the board to take no action on
8 the matter.

9 The board could reenact the extension
10 retroactively if it so chose to do so, but
11 there's really no reason for that. And under
12 these unique circumstances, it would seem that
13 any other result would be a very unfair and
14 unwarranted imposition of a rather extremely
15 draconian additional penalty on our client, which
16 would cause substantial financial hardship and
17 damages to our client. So we, we thank you for
18 your kind consideration, and we would ask that
19 the board take no action to change the extension
20 granted on May 6th.

21 MR. BIANCHI: Okay. Thank you, Mr.
22 Davis.

23 MR. DAVIS: Thank you.

24 MR. BIANCHI: Yeah, it -- we, we acted

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2 at the last meeting on good faith, based on the
3 information we received and it was not accurate,
4 and the board doesn't take that lightly. It --

5 MR. DAVIS: No, I understand that. I --

6 MR. BIANCHI: -- puts us in an awkward
7 position to approve something that shouldn't have
8 been approved.

9 MR. DAVIS: I, I take that totally
10 seriously, and I, I expressed that, as he'll,
11 he'll tell you on many occasions to Mr.
12 Cunningham, when he advised me of this, I, I was
13 taken aback by it. I, you know, stand on my word
14 when I give it to this board. I acted in good
15 faith as well, because I had seen the receipts,
16 which I provided to Mr. Cunningham and the board,
17 of those payments. So I had every reason also to
18 believe they had been made and, and had gone
19 through. And I was most chagrined and embarrassed
20 to find out that they hadn't. So, I, I take it
21 very seriously and, on behalf of our client, I
22 certainly apologize to the board for that
23 occurring. But again, he's paid the price for it.
24 He's paid the penalties in full, and, and the

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2 town has been made whole for that, for that
3 error.

4 MR. BIANCHI: Okay. What assurances,
5 when's, when's the next tax increment due?

6 MR. DAVIS: The next tax payment would
7 be due, I believe will be the 2025 school tax
8 would be --

9 MR. BIANCHI: September?

10 MR. DAVIS: -- payable the first half in
11 September. The bill hasn't been rendered for that
12 yet, as far as I know.

13 MR. BIANCHI: All right. How, what
14 assurances do we have that your client will pay
15 those taxes on time?

16 MR. DAVIS: Well, you certainly, first
17 of all, of course, if, if they're not paid on
18 time, penalties will be, will be due. But you
19 certainly have my assurance that I, I expect to
20 be meeting with our client next week to -- and,
21 and his consultants to, to talk about moving
22 forward with meeting the conditions of approval
23 in the next year. And certainly a point of
24 emphasis will be the fact that those taxes have

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2 to be paid.

3 MR. BIANCHI: And then there's another
4 increment due next -- 2026 in January?

5 MR. DAVIS: In January.

6 MR. BIANCHI: All right. So my concern
7 is, you know, we had all of this trouble paying
8 these taxes for this year, you know, what
9 assurances, because this, this extension goes for
10 a year. And that'll be after those taxes.

11 MR. DAVIS: Well, that --

12 MR. BIANCHI: We don't want to have an
13 extension with, again, going through this whole
14 thing.

15 MR. DAVIS: Well, we don't need, you
16 know, we won't be seeking another extension
17 because your statute, your, your local law
18 doesn't allow for one.

19 MR. BIANCHI: Okay. Yeah. But this one
20 will be in effect until next May I guess it is.

21 MR. DAVIS: Well, this, this extension
22 would be in effect till next June 6th.

23 MR. BIANCHI: June 6th.

24 MR. DAVIS: And that's, as I said,

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2 that's the last extension, so --

3 MR. BIANCHI: Okay.

4 MR. DAVIS: -- we have to, we have to
5 deal with the conditions of approval. Okay. Does
6 anyone on the board have any -- we, we have an
7 ancillary issue here that we'll discuss regarding
8 the wetland, watershed regulations. But as far as
9 the, tax payment, does anybody on the board have
10 any comments or questions on, on that?

11 MR. ROTHFEDER: No.

12 MR. BIANCHI: No. It's not a public
13 hearing. I'm sorry. I, I cannot allow -- we've
14 had six public hearings on this --

15 MR. KEHOE: Yes.

16 MR. BIANCHI: -- case.

17 MR. CUNNINGHAM: Yeah.

18 MR. BIANCHI: And resolution on both the
19 Mahlab and the, and this Hudson case. And there
20 was plenty, there was ample time at that time for
21 the public to speak, so we're not in situation
22 where we can allow any more comment.

23 MR. KEHOE: But just that point, as we
24 mentioned at the work session, Mr. Shannon did

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2 provide you a written statement.

3 MR. BIANCHI: Yes, we got that. And we
4 read it.

5 MR. KEHOE: I just want that on the
6 record --

7 MR. BIANCHI: Right.

8 MR. KEHOE: -- that you did receive his
9 written comments.

10 MR. BIANCHI: Yes.

11 MR. KEHOE: Okay.

12 MR. DAVIS: Thank you, thank you, Mr.
13 Chairman.

14 MR. BIANCHI: Thank, thank you, Mr.
15 Davis. All right, so, Jeff, did you want to talk
16 about the watershed?

17 MR. ROTHFEDER: Yeah. So we've gotten --
18 the town has gotten some letters about residents
19 who are concerned about whether, when you start
20 building, you know, whether you'll have to follow
21 the current rules of, of the, the new watershed
22 overlay or not. And, considering how
23 controversial this, this whole project has been,
24 I feel like we really have to let the residents

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2 know what's going on if they ask questions about
3 it. So, Chris, you, you wrote a letter back and
4 I, I looked at it again after you raised it at
5 the work session, in which you did say clearly
6 that they were not exempt from the new rules once
7 they go into construction.

8 And you brought up the Mahlab thing.
9 But, I, I feel like we need to get that on the
10 record. And, and it'd be Mike Preziosi, I guess,
11 who would be making that decision or, or who
12 could at least opine on that?

13 MR. KEHOE: Yes. We'll -- I'll check
14 with our legal staff and Mike Preziosi, and we'll
15 get you the letter --

16 MR. ROTHFEDER: Okay.

17 MR. KEHOE: -- that you requested at the
18 work session.

19 MR. ROTHFEDER: Okay, great.

20 MR. DAVIS: And we'll reserve comment on
21 that. I, I would just add to that, that, as you
22 may recall, there's little, if any, what you
23 would call new construction outside the interior
24 of the buildings that are involved. There's some

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2 driveway work, a little bit of site, site work.
3 But it, it, I think it'll depend on what the
4 topic is as to whether it falls under that or
5 not. We, we have looked at that law in connection
6 with some other things, so it is questionable.
7 But I think we'll cross that road, you know, when
8 we come to it. It's really a building permit type
9 of matter.

10 MR. ROTHFEDER: Yeah, I'm -- I totally
11 agree, which is why I'd like to have that letter,
12 and I'd like you guys to respond and let's just
13 be transparent about it so that the community
14 knows what's going on.

15 MR. DAVIS: Yeah. I'll have a
16 conversation. You know, we haven't really looked
17 at that again in connection with tonight's
18 meeting, but I'll certainly have a conversation
19 with Michael in, in that regard and give him our
20 viewpoint. And I'll also be talking to our
21 engineer about it as to what the implications
22 are, if any.

23 MR. ROTHFEDER: Right.

24 MR. DAVIS: Because this property

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2 initially was a, a very small portion in, in the
3 Indian Book Watershed. Now, apparently, as it's
4 been remapped, there's more of it. But for
5 example, I, I think things can be done with the,
6 with the septic system, which was substantially
7 reduced when we reduced the number of people, you
8 know, to keep it out, to meet the new
9 requirements.

10 MR. ROTHFEDER: Yeah.

11 MR. DAVIS: And I, we had some
12 preliminary talks about that. But we don't, we
13 don't see it as, as a significant issue.

14 MR. ROTHFEDER: Okay. I just wanted it
15 on the record. Thanks.

16 MR. DAVIS: Of course.

17 MR. BIANCHI: Okay. Thank you.

18 MR. DAVIS: Thank you.

19 MR. BIANCHI: So, there's no action to
20 be taken on, on this application at this point.
21 We'll, we'll leave it as it is basically. So I'll
22 move on to the next correspondence item, a letter
23 dated June 24, 2025 from David Steinmetz
24 requesting a site inspection for the Dakota

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2 Recycling Services, Services, LLC and Dakota
3 Concrete Services, LLC, located at 2099 Albany
4 Post Road. Good evening.

5 MR. DAVID STEINMETZ: Good Evening, Mr.
6 Chairman. We are here this simply this evening
7 trying to get that site inspection scheduled,
8 David Steinmetz from the law firm of Zarin and
9 Steinmetz on behalf of Bilotta and Dakota.

10 MR. BIANCHI: Okay. I believe that we
11 have, scheduled this, among others on July 14th
12 in the evening. I think that's a Monday evening.
13 So we just have to discuss the time, 6:00 o'clock
14 is probably a good time.

15 MR. KEHOE: I would suggest you do this
16 one second. So you start at the specialty trade
17 electrical contractor --

18 MR. BIANCHI: Okay.

19 MR. KEHOE: -- at 5:00 and then you
20 would go to this one second.

21 MR. ROTHFEDER: Yeah.

22 MR. KEHOE: So most likely they'll be
23 there 5:15, 5:30, something like that.

24 MR. STEINMETZ: Got it.

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2 MR. BIANCHI: Okay. Is that, is that
3 acceptable?

4 MR. STEINMETZ: Very good.

5 MR. BIANCHI: Okay. So with that, I'll
6 turn it over to Kevin.

7 MR. KOBADSA: All right. I'd like to
8 make a motion to schedule the site visit on July
9 -- Monday, July 14th.

10 MR. BIANCHI: Just a second.

11 MR. MCKINLEY: Second.

12 MR. BIANCHI: We have a second. One the
13 question, all in favor?

14 MULTIPLE: Aye.

15 MR. BIANCHI: All opposed. Thank you.
16 Our next correspondence item is a letter dated
17 June 17, 2025 from David Steinmetz requesting the
18 sixth 90-day time extension of final plat
19 approval for the Evergreen Subdivision, located
20 at 2003 Crompond Road.

21 MR. STEINMETZ: Good evening, Mr.
22 Chairman, members of the board, David Steinmetz
23 from the law firm of Zarin and Steinmetz
24 representing VS Construction in connection with

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2 the Evergreen Subdivision. We are continuing to
3 work on the infrastructure review and approval
4 with your town staff. That has been going back
5 and forth between our engineers and the town
6 engineer and that is why we are seeking yet
7 another extension. Obviously, this project is
8 moving forward. We will be later on this
9 evening's agenda with regard to one of the
10 specific aspects, but we do need to keep the
11 subdivision approval alive.

12 MR. BIANCHI: Okay. And you mentioned
13 that you expect these items that you're working
14 on to be completed shortly?

15 MR. STEINMETZ: That is my
16 understanding, water districts, drainage
17 district, sewer district, and a, a number of
18 technical issues with regard to the road and
19 specific subdivision infrastructure, not the
20 individual lots.

21 MR. BIANCHI: Right. Okay, any
22 questions, comments from board on this?

23 MR. ROTHFEDER: Uh-uh.

24 MR. BIANCHI: Then Nora, would you take

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2 it?

3 MS. HILDINGER: Okay. I'd like to make a
4 motion to adopt Resolution 15-25 to grant the 90-
5 day time extension of the final plot approval for
6 Evergreen Subdivision.

7 MR. BIANCHI: And --

8 MR. ROTHFEDER: Second

9 MR. BIANCHI: We have a second. And on
10 the question, I should say. All in favor?

11 MULTIPLE: Aye.

12 MR. BIANCHI: All opposed.

13 MR. STEINMETZ: Thank you.

14 MR. BIANCHI: Okay. Moving on to another
15 correspondence item, a letter dated June 18, 2025
16 from Russell Rodriguez of Palisades Fuel
17 requesting planning board approval of a time
18 extension to apply for a building permit for the
19 proposed gas station/convenience store located at
20 2060 East Main Street.

21 MR. LINO SCIARRETTA: Good evening, Mr.
22 Chairman, members of the board town staff. My
23 name is Lino Sciaretta, partner with the law firm
24 Bleakley Platt and Schmidt in White Plains, New

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2 York. With me this evening is Russell Rodriguez
3 of Palisades. What we're asking Mr. Chairman, is
4 an extension of the time to file a building
5 permit.

6 And really the, the sole reason for that
7 request is because our, our consultants have been
8 dealing, since 2022 when this project was
9 approved, with New York State DOT to get this
10 three-stage permit process off the ground. And
11 we're, we're getting close. And we believe, by,
12 by this summer, we'll be able to begin the work
13 on this project. And that's really the reason why
14 we're asking for this extension.

15 I know Kimley-Horn had mentioned to me
16 that they started this process with DOT back in
17 2023, shortly after we received our October, 2022
18 approvals. It took them about two submissions --
19 nine submissions, excuse me, almost one every
20 month until the final submission of October of
21 last year to DOT.

22 Again, it's a three-stage process with
23 DOT. So we're, we're just about to the, the, the
24 end of the tunnel there. So hopefully we'll see

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2 the light and hence the reason for the, the
3 extension. We have Mr. Rodriguez here, if there
4 is any other further questions of the board, but
5 that's, we respectfully request that extension.

6 Again, it's similar to other gas
7 stations that, that have -- in town, and you, as
8 said in the work session, it's been done before
9 this type of request. So hopefully the board will
10 entertain it. Thank You.

11 MR. BIANCHI: Yeah, on that point, this
12 is a retroactive -- you're asking for a
13 retroactive one-year time extension and an
14 additional time extension?

15 MR. SCIARRETTA: Correct, Mr. Chairman.

16 MR. BIANCHI: So we encourage you, while
17 we've done it in the past, I don't think it's a
18 good idea to do retroactive time extensions. You
19 should do them on time, basically.

20 MR. SCIARRETTA: Understood.

21 MR. BIANCHI: So if there are any
22 further ones, please be cognizant of that.

23 MR. SCIARRETTA: We will. Thank you, Mr.
24 Chairman.

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2 MR. BIANCHI: And I think any questions
3 or comments from the board on this? Peter?

4 MR. MCKINLEY: Mr. Chairman, I'd like to
5 adopt the resolution 16-35, Russell Rodriguez of
6 Palisades Fuel for a time extension to apply for
7 a building permit.

8 MR. BIANCHI: Thank you, second?

9 MS. HILDINGER: Second.

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

12 MULTIPLE: Aye.

13 MR. BIANCHI: All opposed?

14 MR. SCIARRETTA: Thank you. Have a Happy
15 4th.

16 MR. BIANCHI: Good evening. Moving on to
17 old business, the first item is an application of
18 PSW Realty for the property of AJ Picarello, Jr.
19 for site plan approval and a special permit for a
20 specialty trade electrical contractor for
21 property located at 2015 Albany Post Road.
22 Drawings latest revised dated June 18, 2025.

23 MR. JIM ANNICCHIARICO: Hi. Good evening
24 everyone, Jim Annicciarico with Cronin

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2 Engineering. So yes, on June 18th we made a
3 resubmission, which was based on comments we
4 received from the planning department and from
5 the town consulting engineer. Many of them
6 overlapped, were similar comments. I don't
7 believe there were any really major issues.

8 Landscaping was probably one of the
9 larger issues. We actually added to the site
10 plan. A lot of the existing landscaping that
11 exists needs to be spruced up, a lot of weeding
12 needs to be done. But there is substantial
13 existing landscaping in the concrete curved
14 islands that are in the front and to the, to the
15 sides of the driveway that goes up to the back
16 part of the property.

17 I could go over, you know, each one of
18 them. It might be best to do that during a site
19 inspection with you to show you exactly what
20 we've done, what's there.

21 One of the items was, you know, would
22 there be a sign on the building? There's an
23 existing sign for the bike shop right now. My
24 client plans to put a business sign in that same

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2 location. It will obviously have to comply with
3 the building regulations and requirements.

4 Minor improvements will be done to the
5 outside of the building, probably possibly
6 painting some fascia repair. The building, as we
7 mentioned, will be an office for Switch Inc.
8 Electrical. And there'll be some minor repairs,
9 you know, inside, but probably mostly just
10 cosmetic, setting up for their office.

11 There was a question about the existing
12 easement that's shown on the site plan and on the
13 survey on the left hand side of the property. Our
14 understanding is, I did provide that easement to
15 Chris. It's our understanding that it was for a
16 waterline -- water service, I should say. I don't
17 believe that water service was ever installed. It
18 was for a property to the rear of the property.

19 Probably the biggest item that was
20 brought up is the request to contact the DOT or
21 New York State about the three parking spaces
22 that are in the front of the building. I'm not
23 really sure who I'm going to contact. I'm going
24 to start with the DOT. DOT doesn't move too

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2 quickly.

3 MR. BIANCHI: Yeah, we know that.

4 MR. ANNICCHIARICO: As many, as you just
5 heard from the last --

6 MR. KEHOE: Those spaces exist now,
7 correct?

8 MR. ANNICCHIARICO: They do exist now.
9 And I should make a point that this application
10 was approved for Down Cycle, a much more intense
11 site plan with the proposed building in the back
12 of the property. So, we did receive a lot of new
13 comments that weren't comments the first time
14 around. But this, this is an extremely scaled
15 back version of that. Many of the items in the
16 front of the property, the parking spaces and so
17 on, they, they are the same as the application
18 that was made for Down Cycle that was approved by
19 your board.

20 We did also show some proposed
21 landscaping up in the back part, just to kind of
22 really as, as more -- we were asked to put a
23 guide rail there. The client really doesn't want
24 to have to get into the installation of an

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2 expensive guide rail. We've proposed to put some
3 boulders and intersperse them with some spruce
4 trees. And we think that'll be more, more than
5 sufficient to provide a barrier for the, for the
6 cars backing out or the vans backing out back
7 there.

8 MR. BIANCHI: Regarding the exterior of
9 the building, do we need architectural review on
10 that, or is that just staying the same?

11 MR. KEHOE: It's more or less staying
12 the same. They'll comment on any new signage.

13 MR. BIANCHI: That's what I thought.
14 Yeah, okay. All right, so there's basically no
15 changes that you're proposing here at this point
16 from the last time we looked at this?

17 MR. ANNICCHIARICO: There are changes,
18 you know. Most of, most of the items that were
19 brought up were addressed.

20 MR. BIANCHI: Okay.

21 MR. KEHOE: But you mentioned the
22 biggest change. If you look at the plan, in back
23 of the building, it now shows six parking spaces
24 for the, you know, the vans associated with the

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2 electrical contractor. When you previously
3 approved it for Down Cycle, you proved a building
4 back there, where they were going to store
5 material. So I think that's to Jim's point that -
6 -

7 MR. ANNICCHIARICO: Oh, okay.

8 MR. KEHOE: -- it is a less intensive
9 use.

10 MR. ANNICCHIARICO: Right. All right. I,
11 I may have misunderstood. I was saying we, we
12 made some changes since our, our last submission
13 for this project.

14 MR. BIANCHI: Yeah.

15 MR. ANNICCHIARICO: But you, you were
16 asking for the previous project.

17 MR. BIANCHI: Yeah.

18 MR. ANNICCHIARICO: Yeah, right. So
19 it's, it's much less intense, yes.

20 MR. BIANCHI: Okay.

21 MR. ANNICCHIARICO: I mean, that
22 building, we had drainage required for that
23 building. We had, back then the proposed
24 landscaping was more along the side lot line, I

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2 guess just to really provide some screening to
3 the neighbor. However, there is a fence there,
4 There's a solid fence there, a solid PVC fence.

5 MR. BIANCHI: Okay. All right. Thank
6 you.

7 MR. ROTHFEDER: Do we have a landscaping
8 plan? besides the one that's, that's in this, the
9 site plan?

10 MR. KEHOE: Well, no. We requested a
11 landscape plan and that is his response to that.

12 MR. ROTHFEDER: Can we get more specific
13 to that?

14 MR. KEHOE: We'll, we do have to have
15 another staff level meeting because he's
16 responded to the plans, but what we're doing now
17 is when they respond to the plans, we want to go
18 over to see whether we agree with the responses
19 or if we think they could be further improved. So
20 Heather and myself and Chris Lapine will have
21 more comments on the landscape plan. So you can -
22 - you'll be able to see a new landscape plan by
23 the --

24 MR. ROTHFEDER: Specifically what

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2 they're going to plant and all that?

3 MR. KEHOE: Yeah.

4 MR. ROTHFEDER: Yeah, okay.

5 MR. ANNICCHIARICO: I'd actually like
6 to, at the site meeting, I'd like to show you
7 what's there and, and you know --

8 MR. ROTHFEDER: Oh, okay.

9 MR. ANNICCHIARICO: Yeah.

10 MR. ROTHFEDER: Okay.

11 MR. BIANCHI: All right.

12 MR. KOBADSA: What, what material are
13 those six parking spaces on?

14 MR. ANNICCHIARICO: Just gravel, dirt.

15 MR. KOBADSA: All right. You just, your
16 plan shows gravel kind of ending at a point, so -
17 -

18 MR. ANNICCHIARICO: I mean, right now
19 it's really just kind of overgrown.

20 MR. KOBADSA: Okay.

21 MR. ANNICCHIARICO: You know, weeds.
22 It's not a manicured lawn or anything like that,
23 certainly.

24 MR. KOBADSA: Got you.

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2 MR. BIANCHI: Okay. I believe we'll be
3 ready to, hold a site, I'm sorry, planning --
4 public hearing on this on the 4th. Is that
5 correct? And schedule a site visit. So Jeff, if
6 you want to take it?

7 MR. ROTHFEDER: I, I move that we
8 schedule a site visit for the 14th. At what time
9 do -- is that going to be 5:30 or 6:00?

10 MR. KEHOE: 5:00.

11 MR. ROTHFEDER: 5:00. Okay. And, and
12 schedule a public hearing for September 4th.

13 MR. BIANCHI: Thank you. On the --
14 second, please.

15 MS. HILDINGER: Second.

16 MR. BIANCHI: Okay. On the question. All
17 in favor?

18 MULTIPLE: Aye.

19 MR. BIANCHI: All opposed. Thank You.

20 MR. ANNICCHIARICO: Thank you very much.

21 MR. BIANCHI: Good evening.

22 MR. ANNICCHIARICO: Good night.

23 MR. BIANCHI: Our next item under old
24 business is an application of Richard Williams,

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2 P.E. on behalf of JAM Storage, LLC for the
3 property of Francisco Portillo for site plan
4 approval and a wetland permit for the
5 construction of approximately 60,000 square feet
6 self-storage facility and related site
7 improvements for property located at 2059 Albany
8 Post Road, drawings dated May 27, 2025.

9 MR. STEINMETZ: Good evening, Mr.
10 Chairman, members of the board, David Steinmetz
11 from the law firm of Zarin and Steinmetz here
12 this evening, representing JAM Storage. I'm
13 joined this evening by Jamie LoGiudice from
14 Insight Engineering. As you heard at the work
15 session, this is a site you have already visited.
16 This is a site you have seen plans, different
17 iterations of plans.

18 And most importantly, during our site
19 visit last fall, you all suggested that we
20 explore the possibility of a vehicular connection
21 to Memorial Drive, rather than coming down the
22 extension from Farris Avenue. I'm pleased to tell
23 you that we have had productive discussions with
24 the town about possibly securing that right of

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2 access. And most importantly, we have been able
3 to have a technical analysis done of the Memorial
4 Drive access.

5 We believe that the Memorial Drive
6 access represents a reduction in wetland impact.
7 Jamie's going to speak to that briefly. We were
8 asked by your board and by staff to do kind of a
9 quick comparative analysis. We want to share that
10 and then answer any questions.

11 MS. JAMIE LOGIUDICE: Good evening. So
12 as you see on your screens there, we have this
13 lovely color coded --

14 MR. BIANCHI: Excuse me. Your name again
15 is?

16 MS. LOGIUDICE: Jamie LoGiudice from
17 Inside Engineering. Thank you.

18 MR. BIANCHI: Thank you.

19 MS. LOGIUDICE: We have this lovely
20 color coded chart and plan for you basically that
21 describes what's going on on site, the blue being
22 the wetlands on site, the yellow showing the
23 wetland buffers, the steep slopes within the
24 wetlands shown in orange, and the steep slopes

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within the wetland buffers shown in pink.

What we also delineate on here is a green dashed line that demarcates the extent of the area measured for our detailed wetland and wetland buffer area table, shown on the next sheet, which outlines essentially the various areas of the amount of onsite wetland, wetland buffer, offsite wetland, offsite wetland buffers, the proposed disturbances, the proposed mitigation.

MR. BIANCHI: Could you put the mic a little bit closer to you? Because I, I'm having trouble hearing.

MS. LOGIUDICE: Sorry.

MR. BIANCHI: Yeah, that's better.

MS. LOGIUDICE: But basically what I wanted to point out is the areas shown on that chart, areas one through five, remain exactly the same from their existing between the Farris Court alternative to the Memorial Drive alternative. In the -- we have also areas shown in red and green, the red being the less, less of an improved condition and the green being a more improved

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condition to the wetlands.

What I would like to point out in the Memorial Drive alternative access is that the proposed disturbance to offsite wetland is less. We have zero disturbance to wetlands now where there were, where there was 200 square feet. The proposed disturbance to the offsite buffers are less, shown as 17,180 square feet where there were over 18,000 square feet.

The proposed mitigation areas including the gravel wetland, is also -- I'm sorry, the mitigation areas -- is also more, shown as 26,900 square feet, where it was just over 24,000 square feet.

So overall, this is a better alternative based on the conditions we have within the wetland and the wetland buffer.

MR. STEINMETZ: In addition to the wetland impact, we do believe that the vehicular access in general will be better coming from Memorial Drive. So, we do think it was a prudent suggestion that the board gave us. We have analyzed it. I think there is information that is

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2 still presently being reviewed by staff, but we
3 wanted to share that with you. You kind of
4 steered us in that direction and we want to make
5 sure that we should remain committed to that
6 alternative.

7 MR. BIANCHI: Okay. Thank you. Comments,
8 questions on board on this?

9 MR. KEHOE: So just -- sorry, go ahead.

10 MR. MCKINLEY: I, I was going to say, I
11 like the access off of Memorial. I think it's
12 better for the residents on Farris Court to have
13 the access of being off of Memorial, so.

14 MR. STEINMETZ: Thank you.

15 MR. KEHOE: So the, the direct wetland
16 impact for Farris Court was a very small amount,
17 sort of at the stream crossing?

18 MS. LOGIUDICE: It was, yes.

19 MR. KEHOE: Right. So --

20 MS. LOGIUDICE: Yep. And that's no
21 longer proposed.

22 MR. KEHOE: Right. Okay. So there's,
23 there, there's very little direct wetland impact
24 in either alternative. But there's none now?

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2 MS. LOGIUDICE: Correct.

3 MR. STEINMETZ: Correct. We've
4 completely eliminated it and reduced the buffer.

5 MR. BIANCHI: Just the buffer area?

6 MR. STEINMETZ: The primary benefit is
7 the buffer.

8 MR. BIANCHI: Yeah.

9 MR. STEINMETZ: And we think, you know,
10 potentially a, just a more functional, some might
11 argue a safer, but certainly a more functional
12 access. And my understanding is your independent
13 wetlands consultant confirmed --

14 MR. BIANCHI: Yeah.

15 MR. STEINMETZ: -- our position.

16 MR. BIANCHI: Okay. All right, if there
17 are no comments or questions, further questions
18 from the board, I'll --

19 MR. STEINMETZ: Before you proceed to
20 your resolution, the only thing that I would ask
21 is that your board at least consider scheduling a
22 public hearing for the September meeting simply
23 because there is no meeting in August. I, I
24 realize that staff may have some additional

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2 review that they wish to conduct and your board
3 would always have the right to, tell us that you
4 are not going to convene that public hearing if
5 you did not think we are ready. But just kind of
6 foreshadowing, you're going to hear me say that
7 three other times this evening because I have
8 other applications. And with all due respect to
9 all of us who have no desire to be here in
10 August, we can't be here in August. And I'm, I'm
11 simply asking the board to consider scheduling
12 and you can always pull the plug.

13 MR. BIANCHI: Well, we've done a site
14 visit on this, as you indicated.

15 MR. STEINMETZ: That is correct.

16 MR. BIANCHI: Do we -- are we going to
17 be ready, are you guys going to be ready for a
18 public hearing in September on this? We, we
19 received comments from --

20 MR. KEHOE: Well if I had to pick one of
21 the next four that was possibly I could waiver on
22 it would be this one, because you've already done
23 the site inspection.

24 MR. STEINMETZ: The only one I don't

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2 have a client in the room, that's the one you're
3 going to pick, Chris?

4 MR. KEHOE: Well, but, but, but true.
5 We, we, we don't have the building elevations
6 yet. We have no idea what the building's going to
7 look like. We don't really have a good idea of
8 the circulation necessarily. Now what David's
9 going to claim is he's got, you know, 62 days in
10 order to be able to provide that to you and that
11 if, I don't think he's go doing a good enough
12 job, we don't have to have the public hearing.
13 But it's, once you schedule it, it's scheduled,
14 you know.

15 MR. STEINMETZ: You play me, I'll play
16 you.

17 MR. ROTHFEDER: Yeah, I was just going
18 to say he's doing both sides of the conversation.

19 MR. STEINMETZ: Well, love it. Look, I
20 think we have -- my client much earlier on in the
21 process, I think showed some representative
22 architectural images. We certainly will. If, if
23 that's the best you got, we'll have architecture
24 for the public to react to at that meeting. No

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members of the public have participated in this process. They may still. But just for the sake of efficiency, I'm asking for a procedural motion schedule the hearing. And if by September 7th you guys aren't comfortable, I'm going to come to the microphone and you're going to say we're not opening the public hearing Steinmetz, here's why.

MR. BIANCHI: Uh --

MR. ROTHFEDER: I think it's fine.

MR. BIANCHI: Everybody's okay with that?

MR. MCKINLEY: That's fine.

MR. KOBADSA: Okay.

MR. BIANCHI: Well with that condition that you mentioned, yes.

MR. STEINMETZ: Got it.

MR. BIANCHI: Provided that all the information is submitted and reviewed and ready to go.

MR. STEINMETZ: Understood. That's, that's all I'm asking.

MR. BIANCHI: Okay. Uh, so, we'll add that. I think we have to declare lead agency on

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2 this.

3 MR. STEINMETZ: That's correct, you do.

4 MR. ROTHFEDER: Yes.

5 MR. BIANCHI: Okay, Kevin.

6 MR. KOBADSA: All right. I'd like to
7 make a motion to declare the planning board lead
8 agency. And then, second motion to schedule a
9 public hearing for September 4th, provided that
10 the --

11 MR. STEINMETZ: 7th.

12 MR. KOBADSA: Is that the 7th?

13 MR. KEHOE: Sorry, It's the 4th, 4th.

14 MS. HILDINGER: 4th.

15 MR. STEINMETZ: It's the 4th?

16 MS. HILDINGER: 4th.

17 MR. STEINMETZ: My bad. Sorry. Sorry.

18 MR. KOBADSA: Provided by -- provided
19 that the applicant has met all of staff's
20 requirements.

21 MR. BIANCHI: Okay. Thank you. And,
22 otherwise refer it back.

23 MR. KOBADSA: Oh yeah, sorry, and refer
24 back to staff for review.

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2 MR. ROTHFEDER: Second.

3 MR. BIANCHI: A second, we have a
4 second, okay. Thank you. On the question, all in
5 favor?

6 MULTIPLE: Aye.

7 MR. BELL: All opposed.

8 MR. STEINMETZ: Thank you.

9 MR. BIANCHI: Thank you. All right, our
10 next application is for the Yeshiva Ohr Hameir
11 for site plan approval and amended special permit
12 for a university, college, or seminary and a
13 wetland permit for a proposed 51,730 square foot
14 dormitory building renovation of staff housing
15 and the enlargement of existing sanctuary located
16 on the existing Yeshiva Ohr Hameir campus at 141
17 Furnace Woods Road, drawing dated April 18, 2025.

18 MR. STEINMETZ: Good evening, Mr.
19 Chairman, members of the board, David Steinmetz
20 from the law firm of Zarin and Steinmetz
21 representing Yeshiva Ohr Hameir. I'm joined by
22 our entire team, Rabbi Yaakov Rothberg from the
23 yeshiva. our project architect Hannah [phonetic]
24 Weiss is on screen and we may need to elevate her

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2 to be able to speak if there are questions for
3 her. Our project engineer Dan Ciarcia and our
4 project wetlands and planning consultant, Steve
5 Marino. We have previously presented to your
6 board. You had asked for a few things at the last
7 meeting, specifically of Hannah and her team. one
8 was to provide some architectural --

9 MR. BIANCHI: I saw that.

10 MR. STEINMETZ: -- of the pool, what
11 what was previously referred to as the pool
12 building, which will be a staff housing complex.
13 That has been submitted to the record. You now
14 have that if you have questions on it. The
15 architectural theme is consistent with the
16 architectural theme that they have presented on
17 the other buildings and we're happy to answer any
18 questions relative to that.

19 The primary focus for us, Mr. Chairman,
20 this evening, you had asked for a visual analysis
21 of the proposed dormitory building, from a number
22 of different vantage points. Hannah, in
23 conjunction with Steve Marino worked on that. We
24 can walk you through that if you wish. Steve is

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here. Steve is, is here and prepared to do that if you wish. I think that the photographs, the computer generated photographs were fairly self-evident. This building, based upon its location and topography of the campus, is set back quite a distance from Furnace Woods Road. It is at a different elevation. We do not think that that building will present a visual impediment for the community.

And most importantly, based upon the frontage, the considerable frontage that the yeshiva has on Furnace Woods Road, there's a wonderful opportunity for significant landscaping. So between Dan Ciarcia and his capability of analyzing grade and how we could work with it, and Steve Marino and his landscape architects, we believe that we can more than adequately, upon approval, have, have a landscape plan that will provide even additional screening, both leaf on and leaf off condition. Happy to walk you through all of that, Hannah's on screen if you want to ask.

MR. BIANCHI: Yeah, maybe, maybe just

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quickly --

MR. STEINMETZ: Fine, we shall do so.

MR. BIANCHI: I have some questions.

MR. STEVE MARINO: Good evening, Steve Marino, Tim Miller Associates. As David mentioned, we've provided some viewpoints from furnace Woods Road as well as from Galloway, across the street there. And we can look at this. View number one is looking straight into the site from Galloway, which is the side street just across and to the south of, of our site entrance.

In the current condition, you actually don't see the buildings at all because in the summer vegetation, most of the site from this vantage point disappears. We've taken a worst case scenario there then in the proposed leaf off, showed the trees that are on the site having lost their leaves and the opportunity to put some evergreens along the frontage there in front of Galloway as, as screening.

That, small, there's a -- you could see a little bit of the top floor of the building from that vantage point. But there's very little

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2 of the building that that would be seen from that
3 vantage point.

4 For the second existing view two, I went
5 to the existing site, site access and took
6 photographs from that vantage point into the site
7 where the existing office buildings are located.
8 That block you see there in the front is the
9 existing office building as it would appear after
10 a touchup and, and painting and such after,
11 during the project, as it goes on.

12 So the first site there just behind,
13 just to the left of that building and in the back
14 there, you can see again, a portion of the roof
15 of the new building and some of the windows of
16 the second -- of the third, second floor,
17 whatever the upper level of the building.

18 Again, so both leaf on and leaf off
19 conditions, there is a, a, a small change to the
20 view shed but, generally it's a, it's a minor
21 change. And again, there's plenty of opportunity
22 behind that existing fence to add additional
23 screening as necessary.

24 And I, I'll just say that, you know,

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2 we'll be on at the site walk on the 13th and
3 you'll certainly be able to see what, what things
4 look like during the site walk. We can go to each
5 of these vantage points and just kind of looking
6 into the site during that time.

7 MR. STEINMETZ: And we do intend for the
8 site walk to mark out locations, so that you know
9 exactly --

10 MR. BIANCHI: The corners.

11 MR. STEINMETZ: -- where, where the
12 building corners are --

13 MR. BIANCHI: Right.

14 MR. STEINMETZ: -- and where this is
15 relative to the street.

16 MR. BIANCHI: Yeah, that'd be a good
17 idea.

18 MR. MARTINEZ: I know some of you have
19 walked the site, others I know have probably
20 never been to the campus, so we look forward to
21 having you there.

22 MR. MARINO: I can continue if you like.
23 View number three is further down the road
24 towards Maple. This is further then to the north

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towards Maple. In reality, this is, this is again is a simulation. In reality, that that stone wall that you see there exists and it's actually higher than it looks in the simulation in that you can see less of the, of the campus and less of the buildings from that viewpoint then. So this is really a worst case scenario here. Yeah, and again, you'll see it, when we're in the field, you'll see that there's less of the site that's actually visible from that viewpoint than, than even this represents.

View shed, view number four is further again to the north towards Maple Avenue and is in the area of the, of the existing pump station that's under construction right now. So again, now we are some distance from the campus looking in, and you can see there in the proposed leaf on through, under -- through the trunks of the trees, assuming you mowed everything down and had grass underneath, through the trunks of the trees you see a small portion of the new building there in the distance. Again, it's, it's quite a, now we're moving quite a distance away. We're almost

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2 a thousand feet away now from where the new
3 building will be.

4 And the final view is back on Furnace
5 Woods to the south of Galloway. Again, I just
6 want to take a -- get an idea of what it looks
7 like coming down Furnace Woods towards Maple as
8 you look to the left. And certainly there's very
9 little of the site that could be seen from that,
10 that vantage point, especially as you're driving
11 by in a car. You'd have to be looking straight
12 out to your left to see anything. And, from that
13 vantage point, very little of the site is
14 visible.

15 Again, and once we, once we get out
16 there on the, on the 13th, I'm happy to show you
17 these vantage points and, and you can judge for
18 yourself what it looks like.

19 MR. STEINMETZ: With regard to the
20 wetlands, which, you, you heard briefly from
21 Chris and Steve during the work session, we'd be
22 delighted if, you all could get Mr. Jaehnig's
23 attention and possibly get him out there before
24 the site inspection. We, we respect Paul. We know

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2 Paul, we've worked with Paul on other matters.
3 I'm sure this is a busy time of year, but if
4 staff could try to help us get in touch with him
5 and maybe stress the importance of getting some
6 contact, Steve is ready to meet with him out in
7 the field and get him out there. Having him do so
8 in the next 12 days makes an awful lot of sense.

9 MR. MARINO: I will say one thing. In
10 Paul's defense, as, as, as Chris knows, he had
11 suggested possibly meeting out there yesterday
12 morning at 10:00 o'clock, but unfortunately I
13 wasn't available to do that site walk. So we're
14 still trying to coordinate that. But I'm sure,
15 Paul and I have visited a number of sites, and
16 I'm sure we can get that one.

17 MR. STEINMETZ: So, what we are asking
18 here is, that you confirm your lead agency
19 status, that you schedule the site inspection.
20 And I want to speak to the public hearing issue
21 for one second and there's a specific reason.
22 October is a month with a considerable number of
23 religious holidays. The, the night of the public
24 hearing or the night of the planning board

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meeting in October would be a night that the Yeshiva would not be able to be on regardless. So I'm asking you to consider the following. If your board thinks that you're going to conduct two sessions of a public hearing on this matter, then I would ask you to consider scheduling it for September and if you need the second session, there will be a second session in November. But if we don't schedule tonight, and I come back here in September and I ask you to schedule, you will not be able to schedule until November, which then kicks us over to December. So again, I mean, no disrespect, I totally get scheduling. But you don't meet in August and we believe we will be ready to open a public hearing in September. And as much as I'd love you to tell me tonight, David, don't worry, we're going to do one session of public hearing because we kind of already reviewed this in the past, albeit it's a slight, it's an improved design. If you think you're convening two sessions, then I would ask you to take that into account for the sake of efficiency and economy and conduct in September

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2 and November. Thank you.

3 MR. BIANCHI: I think that's important.
4 You said that. Assuming, you know, one public
5 hearing is enough, we don't know.

6 MR. STEINMETZ: I know that.

7 MR. BIANCHI: And we don't know who's
8 going to be here that's from the public that is
9 to speak. We don't know what issues they may
10 bring up.

11 MR. STEINMETZ: I totally understand
12 that.

13 MR. BIANCHI: And it may very well carry
14 into November.

15 MR. STEINMETZ: Yeah.

16 MR. BIANCHI: Which I know you didn't
17 like, but --

18 MR. STEINMETZ: But if it is, if that's
19 what happens, that's what happens.

20 MR. BIANCHI: I'm not sure. I don't know
21 from the staff viewpoint, I don't know if they'll
22 be ready.

23 MR. MICHAEL CUNNINGHAM: From staff, I
24 do think, we think the next three are, they're

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complex applications, they just have a lot going on. There's not quite ready for --

MR. BIANCHI: Okay.

MR. CUNNINGHAM: -- public hearings, the next three.

MR. BIANCHI: All right. Well, there's your answer then. I, I don't think we are going to be ready for it, as much as you'd like us to be. But I do have a question on the views. The leaf off views are almost university, they're, they're pretty, I mean the leaf on is fine because you don't see anything because of the trees, but they're deciduous trees. But, you said something about a site plan with landscaping that's going to be developed.

MR. MARINO: That'll be developed.

MR. BIANCHI: Will there be evergreen trees or anything that's more substantial in the wintertime to sort of hide?

MR. MARINO: One of the things I think you'll all find when we do go out there for the site walk is that try as we might, we weren't able to get all of the trees that actually exist

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2 on the property now in these views because some
3 of that has to be taken off the map in order to
4 see the buildings beyond. And then we add trees
5 back on top of that. Again, you'll see when we're
6 out there, there are many more existing trunks
7 and shrubs underneath and things going on out
8 there that will make it harder. But certainly, we
9 in -- before the September meeting, we will
10 certainly have a landscape plan that considers
11 existing trees and where we can place evergreens
12 and evergreen shrubs as well, in certain
13 strategic locations to block certain views.

14 MR. BIANCHI: Okay.

15 MR. MARINO: Or to soften certain views,
16 I shouldn't say block, but --

17 MR. STEINMETZ: It sounds like we have
18 five months to work on landscaping together.

19 MR. BIANCHI: Yeah, yeah, definitely.
20 Okay.

21 MR. STEINMETZ: Thank you.

22 MR. BIANCHI: I have another issue to
23 bring up. Are there any other questions on this
24 particular part of the application? At the last

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2 meeting, I want to bring up the issue of student
3 population.

4 MR. STEINMETZ: Mm-hmm.

5 MR. BIANCHI: Because on the April 24th
6 memo from you, David, you mentioned that the
7 yeshiva will no longer be, I'm quoting here,
8 yeshiva will no longer be governed by a student
9 cap of 225 and wishes to modify condition four to
10 20-12 resolution.

11 MR. STEINMETZ: That's correct.

12 MR. BIANCHI: What is the cap that
13 you're looking at now? What is the population of
14 -- because this, this was a, if you, I know you
15 recall this, but this was a lot of discussion on
16 this at the previous --

17 MR. STEINMETZ: I understand that. And
18 that was 15 years ago with a failing septic
19 system.

20 MR. BIANCHI: Right.

21 MR. STEINMETZ: On a site that had
22 literally decades of a septic system that may
23 maybe wasn't performing to its optimal
24 capability. In addition, there were a host of

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2 issues coming at the yeshiva at that time when we
3 were trying to get up to a resolution for the
4 special permit. My, my position, Mr. Chairman and
5 members of the board, both practically and
6 legally, is that there is A, no need for a cap
7 and B, there is no legal basis for a cap. The
8 legal basis for a cap on occupancy on this
9 property is no different from the legal basis on
10 a cap on occupancy at, what's it called? Bell --
11 What, what's the middle school down the block?
12 The Blue Mountain Middle School down the block.

13 MR. BIANCHI: Yeah.

14 MR. STEINMETZ: You have state law that
15 regulates occupancy. How many people can be in
16 this room, how many people can be in the
17 gymnasium at that school down the block from us,
18 so we have stated rather clearly, and I believe
19 the town attorney's office has been well aware of
20 my position on this for probably a year. And I
21 don't believe I have been met with any
22 disagreement as a matter of law. We will comply
23 with all applicable state building fire and
24 dormitory regulations.

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2 So, despite that, your, your staff has
3 asked us how many students do we think are going
4 to be there. It, it can't handle based upon
5 what's available, probably more than three to
6 320. I have put that in writing that is in front
7 of your board already. So this, Mr. Chairman, I,
8 I would urge you in, in, in the spirit of
9 cooperation and compliance with the law that we
10 move past this issue.

11 MR. BIANCHI: Okay, well I bring it up
12 because it was a topic of discussion. Was it 15
13 years ago?

14 MR. STEINMETZ: It was,

15 MR. BIANCHI: I can't believe it. It was
16 a topic of discussion from the public as well.

17 MR. STEINMETZ: I know.

18 MR. BIANCHI: And I think it impacted --
19 well not it impacted, but it concerned traffic.

20 MR. STEINMETZ: There's no traffic and
21 you know that

22 MR. BIANCHI: There's minimal traffic. I
23 agree. But I mean, those are the issues that were
24 brought up and that's why I say we wanted a

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2 public hearing in September and you know, maybe
3 it'll come again and come up again from the
4 public.

5 MR. STEINMETZ: Tom, I'll be frank with
6 you, 15 years ago, while I might not have, while
7 I might have been younger, I wasn't less, I
8 wasn't more foolish. The only reason that I
9 allowed my client to agree to that cap was
10 because we had a failing septic system that we
11 were under a consent order with the Westchester
12 County Department of Health. And I wanted to
13 cooperate with the town and achieve a fair and
14 amicable special permit. This time, no wiser,
15 just pragmatic, you can't do it.

16 MR. BIANCHI: Can't do what?

17 MR. STEINMETZ: Cap the number of
18 students in this special permit resolution.

19 MR. BIANCHI: But, but there are, there
20 are agencies that do --

21 MR. STEINMETZ: Absolutely

22 MR. BIANCHI: -- that kind of thing.

23 MR. STEINMETZ: And, and, and we know
24 that. It's, it, it's sort of a matter of

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principle at this time around. You have every right to review the application. It's, this is going to be such a vast improvement for the town of Cortlandt and for the Yeshiva property and for its neighbors, that for us to be delaying this is, is unfortunate in any way. And I'm not saying you are going to delay it, but finally gang, finally John Bernard's request, and I told you this, but I'm going to keep doing it if you keep doing that, John Bernard said to me before I walked out that door, David, the sewage treatment plant with a surface discharge, what a shame, you've got to try to get a sewer here. And Yaakov and I walked out the door and we spent the last 15 years wandering and trying to come up with the point where we could actually get a sewer line.

It doesn't just benefit Yeshiva Ohr Hameir, it benefits 135 other properties in the town of Cortlandt. Please, if you want to say thank you, you can say thank you. We've been working in cooperation with the town. This is finally the right outcome.

MR. BIANCHI: I, I agree with that. I

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2 mean the, the sewer has to be installed and, and
3 operable. What you have now is not sustainable.
4 Okay, I, I just wanted to bring that up. Oh, yes?

5 MR. YAAKOV ROTHBERG: Hi, Rabbi
6 Rothberg, Yaakov Rothberg from the yeshiva. I
7 just want to clarify something. When it comes to
8 student cap, we're talking about in traffic. In
9 the last go around 15 years ago, 16 years ago,
10 more like 19 years ago is when it started, we
11 were talking about 225 student cap plus 75 staff
12 members. That would be a total of 300. We are
13 talking now that possibly, you know, not likely,
14 but possibly, between three and 320 students,
15 staff members around 30. So the whole, we're
16 talking about 300 to 350, not 225 to 350. I just
17 want to clarify that. I think this is an
18 important point to clarify.

19 As far as traffic goes, whether we have
20 more students, actually it'll be less traffic in
21 terms of vehicular traffic. Students do not have
22 cars. They're not allowed to have cars. And if
23 the three staff members move on premises, then
24 that's less traffic going back and forth out of

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2 the campus from the already very few cars that
3 come in and out of there a day.

4 So I just think that would be, that's
5 important for the board to understand and for
6 staff to understand, that we're not asking for
7 anything onerous at all. Thank you very much.

8 MR. BIANCHI: All right. Thank you.

9 MR. STEINMETZ: We have nothing further,
10 Mr. Chairman, unless you have questions.

11 MR. BIANCHI: Okay. So I, I'm not sure
12 what the board wants to think about when we get
13 to the resolution on this, whether there needs to
14 be, and I won't call it a cap, but some kind of
15 an idea of what the student population is going
16 to be based on state regulations and space and
17 all that stuff. But --

18 MR. STEINMETZ: I've offered --

19 MR. BIANCHI: -- I'll leave that up to
20 the board.

21 MR. STEINMETZ: -- that and just so the
22 whole board is clear and so the chair is clear, I
23 have specifically offered up that language --

24 MR. BIANCHI: I saw that, yes.

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2 MR. STEINMETZ: -- already in writing
3 twice that we must, the yeshiva must comply with
4 all applicable state requirements regarding
5 occupancy. That's fire code, building code and
6 state dormitory authority. No question about it.
7 Nobody's trying to do anything other than that.

8 MR. BIANCHI: Okay. Thank you. Any
9 questions or comments from board members on any
10 of these issues? Okay.

11 MR. ROTHFEDER: I would just add --

12 MR. BIANCHI: Yeah?

13 MR. ROTHFEDER: -- that it, it, it is
14 accurate to say though that what we went through
15 back then was so tied into that septic system
16 and, and the problems that it was having. And so
17 the, you know, the neighbors were really
18 concerned right --

19 MR. BIANCHI: Right.

20 MR. ROTHFEDER: -- about that. And that
21 is not the issue now.

22 MR. STEINMETZ: Thank You.

23 MR. BIANCHI: Okay. Thank you. All
24 right, Nora?

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2 MS. HILDINGER: Okay. I'd like to make a
3 motion to declare the town of Cortlandt planning
4 board lead agent and to schedule a site visit for
5 Sunday, July 13th.

6 MR. BIANCHI: And time will be
7 determined, to be determined?

8 MR. STEINMETZ: You'll let us know the
9 time and the order?

10 MR. KEHOE: To be determined.

11 MR. BIANCHI: Yeah. Okay.

12 MR. MCKINLEY: Second.

13 MR. BIANCHI: Okay, we have a second.
14 And on the question, all in favor?

15 MULTIPLE: Aye.

16 MR. BIANCHI: All opposed?

17 MR. STEINMETZ: Thank you.

18 MR. BIANCHI: Thank you. Our next item
19 is, let's see, application of BEB Capital, LLC
20 for property of Skyview/Westview, LLC and the
21 Eastview/Southview, LLC for site plan approval, a
22 residential reuse special permit, and for tree
23 removal and steep slopes permits for a proposed
24 70-unit residential development, located on East

1 July 1, 2025

2 Main Street, Route 6, Regina Avenue and Lexington
3 Avenue, drawings latest dated May 22, 2025.

4 MR. STEINMETZ: Good evening, Mr.
5 Chairman, members of the board. David Steinmetz
6 from the law firm of Zarin and Steinmetz here
7 representing BEB Capital. I'm joined by Matt
8 Steinberg from DTS Provident Engineering and
9 Planning. We are here largely to nail down the
10 scheduling of the site inspection. And I want to
11 add one issue. We have discussed it with your
12 board. We have discussed it with the town board
13 and staff raised it again. And that is the issue
14 of, ultimate, ultimate relocation of folks or
15 residents that are there onsite.

16 I am pleased to tell you that today
17 finally, we were able to hear back from the new
18 CEO of the Housing Action Council. My client and
19 our team have been engaged with HAC, Housing
20 Action Council and Rose Noonan once the issue was
21 raised. Unfortunately, Ms. Noonan, who many of us
22 know from a lot of different projects throughout
23 the county, unfortunately passed away. Her
24 replacement has now been named, Chance Mullen

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2 from Pelham has now been selected as the CEO of
3 HAC. We have a meeting scheduled with him and he
4 will be way out in front of this issue with us.

5 I say way out in front because we don't
6 have approval, we don't have a building permit,
7 we don't have a demo permit. Nobody needs to be
8 replaced or relocated, and I don't want the town
9 to create an issue where there is none presently.
10 However, we wanted you to all know and staff to
11 know we are not ignoring that issue. We're on top
12 of it. We would like to do the site inspection.

13 MR. BIANCHI: Right.

14 MR. STEINMETZ: Matt and our team are,
15 are ready to get the site marked out. I think, I
16 know you heard during the work session that there
17 was a staff level technical discussion last week.
18 Your professionals advised our team of some
19 specific areas of concern that we know we need to
20 focus on in terms of grading slopes, retaining
21 walls. We'll be ready for that at the site
22 inspection.

23 MR. BIANCHI: Okay. Yeah, I'm glad you
24 took action on the current residents because --

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2 MR. STEINMETZ: Yean, so am I.

3 MR. BIANCHI: -- Westchester County made
4 a big point on that. Okay, comments, questions
5 from the board on, on this? This is a pretty big
6 development, so I think we need to see this very
7 closely. And we've gotten comments from LaBella
8 on the traffic study. Can, can that be summarized
9 just quickly? Can you summarize that just --

10 MR. CHRIS LAPINE: No. Sorry, Mr. Chair,
11 I wasn't prepared for that.

12 MR. BIANCHI: All right.

13 MR. CUNNINGHAM: We can bring the
14 traffic consultant to the next meeting if you
15 would like.

16 MR. BIANCHI: Yeah, maybe that's a good
17 idea. I --

18 MR. KEHOE: Well, I do believe though
19 that they, that Carlito Holt, who's the
20 applicant's traffic consultant --

21 MR. BIANCHI: Right.

22 MR. KEHOE: -- would need to respond to
23 LaBella's comments, which I'm sure he's working
24 on. And once that response comes in, we'll have

1 July 1, 2025

2 our traffic person look at it. It's been a while,
3 but if you recall, you know, at one of your
4 meetings you get both of the traffic people here
5 and get an idea what they're talking about. I
6 don't know if that'll necessarily happen in
7 September, but it could.

8 MR. MATT STEINBERG: That's correct. So
9 Matt Steinberg with DTS Provident.

10 MR. BIANCHI: At some point, that would
11 be a good thing to do actually.

12 MR. STEINBERG: Certainly, yes. And we
13 also, just so that the board knows, we, we also
14 spoke with DOT. We had preliminary discussions
15 with DOT and they provided some comments. So
16 between LaBella's and DOT, we're, we're going to
17 be revising that traffic report.

18 MR. BIANCHI: Okay.

19 MR. STEINMETZ: If you want us to have,
20 Carlito or one of the traffic folks at the
21 September meeting, just let us know and we will
22 make sure they are here.

23 MR. BIANCHI: Well, provided that we've
24 had a chance to look at it, our consultant has

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2 looked at it already by September. Will that be
3 the case?

4 MR. KEHOE: Yeah, I think that'd be
5 okay.

6 MR. BIANCHI: So, yes.

7 MR. STEINMETZ: Good. Okay.

8 MR. BIANCHI: And --

9 MR. KEHOE: The other, the other thing
10 to be aware of, I guess at the site inspection,
11 we would probably start on like Regina and then
12 get in our cars and drive around to Lexington,
13 because you can't really walk between the two.

14 MR. BIANCHI: It's a long walk.

15 MR. STEINMETZ: We'll talk between now
16 and then and do logistics of the day, but that's
17 fine, that makes sense.

18 MR. BIANCHI: Okay. Aside from the site
19 visit, any other comments, questions from the
20 board on this?

21 MR. STEINMETZ: Lead agency also.

22 MR. BIANCHI: And lead agency, right.
23 Okay. We'll schedule that. And I think I had one
24 other question, but I, oh -- does this need to be

1 July 1, 2025

2 looked at by architectural review or --

3 MR. KEHOE: Yeah, it will. It will. Yep.

4 MR. BIANCHI: Okay. I'll turn it over to
5 Peter.

6 MR. MCKINLEY: Sure. I'd like to move,
7 we make a motion to declare that the planning
8 board will be lead agent for PB 2025-8 of BEB
9 Capital and we will schedule a site visit for
10 Sunday, July 13th, time to be given, located on
11 East Main Street, Route 6.

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

14 MR. ROTHFEDER: You need a second.

15 MR. BIANCHI: Oh wait, sorry.

16 MR. ROTHFEDER: Second.

17 MR. BIANCHI: We got a second. On the
18 question. All in favor?

19 MULTIPLE: Aye.

20 MR. BIANCHI: All opposed? Okay. Site
21 visits scheduled.

22 MR. STEINMETZ: Thank you very much.

23 MR. BIANCHI: And lead agency, done.

24 All right, our final application is for VS

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2 Construction Corp. for site plan approval and
3 tree wetland and steep slope permits for a
4 proposed 97,700 square foot assisted living
5 facility located in the medical oriented
6 district, MOD at 2003 Crompond Road, drawings
7 latest revised May 22, 2025.

8 MR. STEINMETZ: Good evening, Mr.
9 Chairman, members of the board. David Steinmetz
10 from the law firm of Zarin and Steinmetz here
11 this evening, representing VS Construction in
12 connection with the assisted, independent and
13 memory care component of the MOD and the
14 Evergreen Manor project. I'm joined this evening
15 by both Valerio and Armando Santucci from VS and
16 I'm pleased that I'm joined on screen by Eric
17 Gardner from Benchmark Senior Living. And here
18 with us this evening is Michael Stein from Stein
19 Troost Architects. Mike is Benchmark's project
20 architect and has at least begun to do some of
21 the architectural studies. And we have shared,
22 some of the architectural information.

23 I'll take one step back that you've
24 already previously heard. This site and this

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2 project, and I appreciate staff mentioning this
3 at the work session has already been through the
4 SEQR process, and resulted ultimately in a
5 findings statement that supported the adoption of
6 the MOD and acknowledged there is no significant
7 adverse environmental impact associated with this
8 proposed use on the property in this particular
9 location.

10 You all and staff made us rather mindful
11 of the fact that this assisted living building,
12 I'll refer to it as the assisted living building,
13 is the structure associated with the Evergreen
14 Manor project that is closest to 202. And there
15 was some concern expressed.

16 Thankfully, both, and I should say I
17 guess Matt, Matt Steinberg is also still here,
18 DTS Provident, our project engineers and
19 planners. Matt and his team, in conjunction with
20 Mike and his, were able to work with Benchmark
21 and the Santuccis to reorient the building, push
22 it further back into the property. I believe it's
23 20 feet, you'll hear about that momentarily.

24 And we simply asked Michael to show up

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2 this evening to just describe the building, its
3 architecture, its orientation, sort of how it
4 works and how he was able to bring it further
5 back. We believe that that movement together with
6 the landscaping that Matt and his firm will be
7 able to recommend be installed within the
8 property line will more than satisfactorily
9 mitigate the visual impact. Again, the visual
10 impact was already studied under SEQ, but we're
11 still mindful that during the site plan review we
12 need to get into that with a little bit of
13 greater specificity. So I'm going to turn it over
14 to Mike to just briefly walk through some of the
15 architectural slides and information.

16 MR. MICHAEL STEIN: Thank you. Good
17 evening. For the record, my name is Michael
18 Stein. I'm a registered professional architect
19 and principal of the firm of Stein Troost. We are
20 located in Norwalk, Connecticut. I'd like to
21 start by talking a little bit about the site. As
22 you know, the site has a significant grade change
23 from the, from the northwest corner at the entry
24 up to the southeast corner of the property. To

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abide by good planning, we terrace the site, so there's a, there's a wall at the, at, at, at the setback line. Our building steps up the site. A previous plan had the located the building basically on the 30 foot setback. This building now is 45 to 50 feet off of the property line.

And while technically, it is a three story building, three-quarters of the perimeter of the building is really only two stories. There's only one small section that is at the southwest corner. And, and you can see in the rendering, the dark brown portion is that, is the third floor, you know, peeking out from under the or above the, the retaining wall. Fully a third of the elevation on Crompond is two-story structure.

The other benefits of this revised plan, we relocated the service entry to the backside of the building, so it's no longer visible from, from the entry. And we were able to create four really well sized, outdoor amenity spaces for the residents. There's two, one is within the courtyard of the building. There's another on

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that low level that's the memory care garden. And then on the upper level to the, to the left of the entrance is the large -- yeah, to the, on the left of this rendering, there's a large green flat area for recreational activities. And then around the dining room, there's also the potential for outdoor dining and, you know, well landscaped views from within the building.

So this building is inspired by early 20th Century shingle style resort hotel. All of our designs are unique to each property. We like to say that we are regionally inspired and very site specific in our work. We don't have prototypes or cookie cutter approach. Each building is unique to the, to the property that it's on.

Like I said, it's predominantly a, a two story building, but there is a third story poking out. The building is 96,850 square feet. It's a little smaller than in your, in your description. There are 118 beds within 100 units, which is generally the sweet spot for our assisted living and memory care facilities.

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2 So the lowest level of the building, if
3 we go to that plan. All right, so the lowest
4 level of the building is the memory care unit.

5 MS. HEATHER LAVARNWAY: Are you looking
6 for the floor plans?

7 MR. STEIN: Yeah, the floor plans, yeah.
8 Okay. Do you have them?

9 MS. LAVARNWAY: I'm sure I do somewhere.
10 Bear with me. Hang on a second.

11 MR. STEIN: It's quite all right, you,
12 you don't have to -- I mean, it's generally
13 speaking, the lowest level of this building is
14 the memory care unit. It's a secured unit. It, it
15 is 32 beds. Its common areas include a large
16 dining room, a living room, an activity space, a
17 beauty parlor, and in the corridor -- and in
18 those knuckles on the corridors, those are sort
19 of informal sitting areas.

20 The second level, which is the main
21 entry level of the building has 35 assisted
22 living beds and a large living room, dining room,
23 a library, a pub, multipurpose room, and again,
24 some informal lounge areas. The top level of the

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building, the third floor has 51 assisted living beds and a wellness center and what Benchmark calls their dinner party room.

The wellness center includes a yoga dance studio, a fitness room, two therapy rooms, a nursing office, and the beauty parlor for the assisted living residents.

So the exterior materials, I just brought a sample, the exterior materials of the building are three types of fiber cement siding. The upper band of the building has is a board and batten pattern. The middle band is a shingle pattern. And in the portion of the, of the lowest level that you can see, it's a clapboard in a darker color. The roofing is fiberglass roofing shingles, the porches have standing seams, steel ropes. And there's stone veneer on the dining room and on certain pieces of the lowest level. That pretty much covers it and I'm happy to answer any of your questions.

MR. STEINMETZ: One, just one thing I want to add. Mr. Gardner, who I, as I, as I said is on screen if we need him, did make it quite

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2 clear to me -- he, unfortunately is based, out of
3 the Boston area. So I told him unnecessary to be
4 here. He previously appeared in front of your
5 board. What, what Mike and his team have worked
6 on is certainly, by no means final. I don't want
7 to say it's preliminary because as you can see, a
8 considerable amount of time, attention and, and
9 funding has gone into the architectural studies.

10 However, particularly things inside the
11 building have not been finally located. Eric,
12 Eric implored me to understand that the, the
13 floor plans are not fully baked. There's a lot of
14 time to, to tweak things internally. For your
15 purposes, we really did want to have the
16 building, its orientation, essentially its
17 footprint and parking area and in, and in
18 particular its location on the site. Since that
19 was one of the primary comments that we did get
20 from the board and from staff, a considerable
21 amount of time was spent pushing that building
22 back from 202.

23 We're happy to answer any questions. We
24 have received comments, from town staff. Matt and

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2 DTS have spent a great deal of time beginning to,
3 respond to all of that. We are anxious to, to
4 keep this project moving forward.

5 It is a long time coming and, I would be
6 remiss particularly with the Mr. Santucci and
7 Mandy Santucci sitting behind me if I didn't ask
8 for you to consider, scheduling a public hearing
9 for the September meeting with the same caveat
10 that we understand, that it may not be able to be
11 conducted and you might pull the plug on it. But
12 we have spent a great deal of time working with
13 staff, working as a team. And, this is a
14 complicated project, given the zoning and some of
15 the things that are contained within the zoning
16 and the sequencing that the town has asked us to
17 endeavor to comply with. So getting the assisted
18 living building moving first has always been of
19 paramount concern to the town board and we would
20 like to try to fulfill that.

21 MR. BIANCHI: Okay. Thank you. Comments,
22 questions on the board?

23 MR. KOBADSA: I just have one. If the
24 plat still needs to be approved and is not signed

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2 off on, does it make sense for this to go for a
3 public hearing basically?

4 MR. CUNNINGHAM: They're not necessarily
5 related. I mean, I would think, I would think at
6 some point they would want to finish up the
7 subdivision. I understand your point with that.
8 But it one doesn't necessarily --

9 MR. KOBADSA: One's not before the
10 other.

11 MR. CUNNINGHAM: With one hanging out
12 there doesn't mean that you can't have the public
13 hearing on the other.

14 MR. STEINMETZ: And Kevin, my, I
15 appreciate --

16 MR. KOBADSA: That's all I'm asking. I'm
17 just wondering if those two --

18 MR. STEINMETZ: We can't ask for an
19 approval until that lot is created. We know that
20 and I appreciate --

21 MR. KOBADSA: No, no, yeah, yeah, yeah.
22 I'm just wondering generally if it, if one needs
23 to come before the other, so, no.

24 MR. BIANCHI: Okay. Any other questions

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2 on the board? For the site visit, we will
3 schedule. Again, we would like some demarcation
4 showing --

5 MR. STEINMETZ: We will, we will get as
6 much done. Mandy, we need to get building
7 corners, parking areas, obviously giving you a
8 sense of the 100-foot setback from Tamarack, the
9 Tamarack lots, which we're, we're mindful of.

10 MR. KEHOE: Could you also try to give
11 us a, a sense, I think you were involved in the
12 hotel. I mean, we don't need to go all the way to
13 a balloon test necessarily, but to get an idea of
14 the height of that retaining wall on Route 202?

15 MR. STEINMETZ: Yeah, I think we could,
16 should be able --

17 MR. KEHOE: That might be a pole or
18 something like that.

19 MR. STEINMETZ: I would think that we
20 should be able to explain that while, while,
21 while we're out there.

22 MR. CUNNINGHAM: I think it's beyond an
23 explanation. I think what he's asking for is some
24 sort of physical object showing how high the

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2 retaining wall is going to be. It's a specific,
3 it's a specific ask.

4 MR. STEINMETZ: Okay. Mandy?

5 MR. MANDY SANTUCCI: Yeah.

6 MR. STEINMETZ: Got it.

7 MR. BIANCHI: Okay.

8 MR. SANTUCCI: You can show him right in
9 the front.

10 MR. STEINMETZ: The one we're looking at
11 in the photograph. Michael.

12 MR. CUNNINGHAM: Yeah, the retaining,
13 yeah.

14 MR. STEINMETZ: Got it. Just so I'm
15 clear, thank you for making sure I was clear.

16 MR. BIANCHI: On the question of the
17 public hearing, what's the staff's view on that?
18 Are you going to be ready at this point or --
19 there's a lot to do on this one.

20 MR. KEHOE: Premature.

21 MR. BIANCHI: Excuse me?

22 MR. KEHOE: I think it's premature.

23 MR. BIANCHI: Premature.

24 MR. KEHOE: I mean, you know, we just

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2 got another review memo, you know, from Chris
3 Lapine. Now on this one we had a review memo as I
4 mentioned, and, and they did respond to it. And
5 then Chris Lapine had a review memo. Chris Lapine
6 has generated a second review memo. There are,
7 there, there are a lot of details that still need
8 to be worked out.

9 MR. STEINMETZ: And, and again, at, at,
10 at the risk of, of overstaying and overstating
11 the point. And it's unfortunate that I'm on for
12 several things that are all asking for something
13 similar, but it is the same unfortunate reality.
14 We have 60 days from -- more than 60 days from
15 today to answer Chris's second detailed memo. The
16 good news is Chris is in the weeds on, you know,
17 literally and figuratively. We're working on all
18 of that. We, we will work all summer. We have all
19 of July and all of August until the fourth day of
20 September. And again, all I'm trying to do Mr.
21 Chairman and members of the board is what the
22 town board told me literally years ago, which is
23 that the assisted living needed to advance first.
24 I'm just trying to do that.

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2 MR. BIANCHI: Well, I, you know, for
3 one, I'd like to really see the site more,
4 actually see the site period. I think we had one
5 site visit a long time ago. And that will
6 probably raise some other comments or questions
7 from board members. And given that August and
8 July is the time where a lot of people are away,
9 I mean, I don't want to overload staff with all
10 of this work and get it ready for something that
11 may not be advisable to do so soon. So I have to
12 take what they say and stand with.

13 MR. STEINMETZ: I don't feel like they
14 were as definitive on this one as they might have
15 been on some of the others, it's not clear to me.

16 MR. BIANCHI: Well, he said premature. I
17 think that's pretty definitive. So I think we're
18 going to not do the site, I'm sorry, not do the
19 public hearing unfortunately for you.

20 MR. STEINMETZ: I appreciate your
21 considering the request, thank you.

22 MR. BIANCHI: But thank you for asking.
23 Okay. So I'll turn it over to Jeff.

24 MR. ROTHFEDER: I move that we set a

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2 site visit for July 13th and refer it back to
3 staff.

4 MR. BIANCHI: Thank you, a second
5 please.

6 MS. HILDINGER: Second.

7 MR. MCKINLEY: Second.

8 MR. BIANCHI: On the question. All in
9 favor?

10 MULTIPLE: Aye.

11 MR. BIANCHI: All opposed?

12 MR. STEINMETZ: Thank you all. See you
13 on the 13th, I appreciate your time and your
14 patience tonight.

15 MR. BIANCHI: Have a good summer.

16 MR. STEINMETZ: Thank you.

17 MR. KOBADSA: The time is 7:53, the
18 meeting's adjourned.

19 MR. BIANCHI: Thank you.

20 (The public board meeting concluded at 7:53 p.m.)

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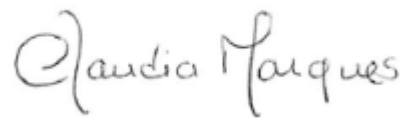
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CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board meeting of the Town of Cortlandt on July 1, 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: July 22, 2025

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