

TOWN OF CORTLANDT  
PLANNING AND ZONING BOARDS

BOARD MEETING

Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

May 5, 2026

6:30 p.m. - 7:44 p.m.

May 5, 2026

MEMBERS PRESENT:

Steven Kessler, Chairman

Thomas A. Bianchi, Vice Chairman

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Jeff Rothfeder, Member

Kellan Cantrell, Member

ALSO PRESENT:

Chris Kehoe, AICP, Director of Planning

Michael Cunningham, Esq., Deputy Town Attorney (Zoom)

Heather LaVarnway, CNU-A, Planner

Catherine Brosnan, P.E., Assistant Civil Engineer

1 May 5, 2026

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

3 MR. STEVEN KESSLER: All right. Good  
4 evening. Welcome to the May 5th planning board  
5 meeting. Please rise for the pledge.

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

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

13 MR. CHRIS KEHOE: Mr. Kobasa?

14 MR. KEVIN KOBASA: Here.

15 MR. KEHOE: Ms. Hildinger?

16 MS. NORA HILDINGER: Here.

17 MR. KEHOE: Mr. Rothfeder?

18 MR. JEFF ROTHFEDER: Here.

19 MR. KEHOE: Mr. Kessler?

20 MR. KESSLER: Here.

21 MR. KEHOE: Mr. Bianchi?

22 MR. THOMAS BIANCHI: Here.

23 MR. KEHOE: Mr. Cantrell?

24 MR. KELLAN CANTRELL: Here.

1 May 5, 2026

2 MR. KEHOE: Mr. McKinley?

3 MR. PETER MCKINLEY: Here.

4 MS. KNICKERBOCKER: So, Ms. Timko is  
5 absent. Mr. Cantrell is promoted to the full  
6 board. And the deputy town attorney, Michael  
7 Cunningham, is joining us on Zoom.

8 MR. KESSLER: Okay, thank you, Chris. We  
9 have no changes to the agenda this evening. Can I  
10 please have a motion to adopt the minutes from  
11 our April 7th meeting?

12 MR. BIANCHI: So moved.

13 MR. MCKINLEY: Second.

14 MR. KESSLER: Second. Thank you. On the  
15 question, all in favor?

16 MULTIPLE: Aye.

17 MR. KESSLER: Opposed? All right. The  
18 first item tonight is a resolution. It's the  
19 application of Raphael Triana of High Question  
20 Electric for renewal of a specialty trade  
21 contractor special permit for an electrical  
22 contractor located at 1 Dogwood Road. Drawings  
23 dated April 5, 2022. Kevin.

24 MR. KOBASA: I'd like to make a motion

1 May 5, 2026

2 to adopt resolution 9-26 for this special permit.

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

4 MS. HILDINGER: Second.

5 MR. MCKINLEY: Second.

6 MR. KESSLER: Before we vote on this, we  
7 have an approving resolution for your  
8 application, and we're all set to go. So if  
9 there's no --

10 MS. CATHERINE BROSNAN: We'd ask that  
11 you please contact DOTS to schedule a site  
12 inspection.

13 MR. RAFAEL TRIANA: Okay.

14 MS. BROSNAN: I think we emailed you  
15 today, I've been trying to contact you guys.

16 MR. TRIANA: Okay.

17 MS. BROSNAN: So if you just reach out  
18 to DOTS Engineering so we can schedule an  
19 inspection.

20 MR. TRIANA: Okay.

21 MR. KESSLER: Okay, we're on the  
22 question.

23 MR. KOBASA: Chris, I'm sorry. I thought  
24 Chris said something.

1 May 5, 2026

2 MR. KEHOE: Pardon me?

3 MR. KOBASA: I thought you were going to  
4 say something.

5 MR. KEHOE: No, just that I wanted to  
6 make sure that Katie wanted to get on the record  
7 that they need to get in touch with you with some  
8 permit issues at the site, and she'll take care  
9 of that. But it's not slowing down the planning  
10 board's action tonight.

11 MR. TIANA: Okay. Thank you.

12 MR. KESSLER: Thank you.

13 MR. KOBASA: All good.

14 MR. KESSLER: So we're on the question.

15 All in favor?

16 MULTIPLE: Aye.

17 MR. KESSLER: Opposed?

18 MR. KEHOE: So I'll mail you the  
19 approving resolution in the mail. And for the  
20 time being, it says you have to come back for  
21 another extension next year, but that may change,  
22 and we'll let you know if that changes.

23 MR. TIANA: I appreciate it. Thank you,  
24 everyone. Have a good night.

1 May 5, 2026

2 MR. KESSLER: Thank you. You too.

3 MS. BROSNAN: Bye.

4 MR. KESSLER: Good luck. Next item is a  
5 public hearing adjourned from our previous  
6 meeting. It's the application of VS Construction  
7 Corporation for site plan approval and for tree,  
8 wetland, and steep slope permits for a proposed  
9 96,850 square foot assisted living facility  
10 located in the medical-oriented district at 2003  
11 Crompond Road. Latest drawings, April 22, 2026.  
12 Good evening, Mr. Steinmetz.

13 MR. DAVID STEINMETZ: Good evening, Mr.  
14 Chairman, members of the board. Good to see you  
15 all, David Steinmetz, from the law firm of Zarin  
16 and Steinmetz here representing VS Construction,  
17 joined by Val and Mandy Santucci and Matt  
18 Steinberg from DTS Provident, our project  
19 engineers and planners. I appreciate the  
20 conversation that took place at the work session.  
21 And let me acknowledge that we're aware of the  
22 issues that Katie raised. We are working actively  
23 with DOTS, Katie, and Mike Preziosi, as well as  
24 with Chris Lapine. There are some storm water

1 May 5, 2026

2 issues that have to be addressed and we're going  
3 to be doing that over, over the next, I guess,  
4 several days and weeks. As far as the public  
5 hearing, Mr. Chairman, you may be surprised,  
6 we're not going to ask that you close the public  
7 hearing tonight. We understand we need to address  
8 this. I would ask respectfully that you schedule  
9 it or adjourn it to the June date as opposed to  
10 July. If we're not ready for the June meeting  
11 because there are still things being addressed  
12 technically, we'll correspond with DOTS and with  
13 Chris and with Heather, and we'll make sure that  
14 you all know and we can come off that agenda.

15 Tonight, what we really wanted to do  
16 briefly, and it was discussed at your work  
17 session, make sure you're all clear on the wall  
18 modifications that have been made with regard to  
19 the assisted living. We've spent a fair amount of  
20 time last year on the sidewalk, and then  
21 subsequently, we think we've come to a good  
22 solution there. We want to make sure we share  
23 that with you for the record.

24 Previously, there had also been some

1 May 5, 2026

2 discussions with the board and with staff about  
3 fire department access, fire department staging.  
4 That has been, we believe, resolved. Matt's going  
5 to speak to that. We're happy to answer any  
6 questions, but we're going to try to make this  
7 part of the public hearing a brief.

8 MR. KESSLER: Okay, thank you. Matt?

9 MR. MATT STEINBERG: Thank you. Matt  
10 Steinberg, DTS Provident. Heather, could you  
11 bring up the renderings? I think it'd just be  
12 better to start with those. That kind of shows  
13 everything that we've been working on. So one of  
14 the comments that we had received, through staff,  
15 through their memo, was about that retaining wall  
16 at the corner, that main intersection, so what  
17 we've done in the time since we last saw you was  
18 take an opportunity to rework, that wall in  
19 concert with the architect to develop essentially  
20 a tiered wall that kind of wraps around that  
21 corner.

22 And what this does is it consists of  
23 essentially two five-foot walls with a space  
24 between them. That will be, landscaped with some

1 May 5, 2026

2 low plantings. There's a limit of what we can do  
3 in between the tiers. But, we believe that this  
4 you know, starts to address some of the concerns  
5 with that one single wall, but still achieves  
6 what's needed grading-wise, height-wise, and  
7 aesthetically for the landscaping. Heather, could  
8 you go to the next one?

9 MR. KESSLER: Can I ask you just a  
10 question?

11 MR. STEINBERG: Oh, sorry.

12 MR. KESSLER: On the wall, I see on the  
13 upper tier you have, is there fencing on the wall  
14 on the upper one and not on the lower one?

15 MR. STEINBERG: Correct. So there'd be  
16 the fall protection fencing at the upper wall.  
17 The lower wall, there would be, potentially, a  
18 fence that just wouldn't allow someone to climb  
19 between the two tiers, as opposed to having a  
20 second fence on that wall.

21 MR. KESSLER: So there won't be a fence  
22 on the lower wall?

23 MR. STEINBERG: We're proposing not to  
24 put one.

1 May 5, 2026

2 MR. KESSLER: Not to. Okay. Sorry, go  
3 ahead.

4 MR. STEINBERG: No, that's a good  
5 question. This is a view from essentially  
6 internal to the site, looking at that main entry,  
7 that main porte cochere. This was something that  
8 I believe you saw earlier in the process. This is  
9 essentially unchanged. Heather, could you go to  
10 the next one, please?

11 So this is a new image that was part of  
12 the request through the planning department. This  
13 looks at the site from Route 202, looking to the  
14 southwest. What you see, the paved area is the  
15 emergency access for fire and for any other  
16 emergencies. As part of our discussions with the  
17 fire officials, they asked that that be a paved  
18 surface. So what we've done is we've shown  
19 essentially a 12-foot wide paved surface for the  
20 fire apparatus, and then there would be  
21 stabilized shoulders on the side of that to give  
22 additional area should the fire truck meander  
23 down that during that route. But they wouldn't be  
24 setting up on this. This is really just for

1 May 5, 2026

2 access to the site.

3 MR. KESSLER: And what's the width of  
4 that?

5 MR. STEINBERG: The paved section would  
6 be about 12 feet. So essentially, it's a width of  
7 a lane for their access.

8 MR. KESSLER: And does the fire  
9 department have any comments as to what their  
10 preferences are in terms of the gate?

11 MR. STEINBERG: So the gate, they did  
12 ask that the gate have either a horn or a siren  
13 operation. So essentially, when they pull into  
14 the site, they would whoop their siren, and it  
15 would activate a signal, and open that gate. So,  
16 the gate that the architect has shown is kind of  
17 conceptual in nature. It may be a little beefier  
18 because it's going to have a mechanism in it that  
19 will operate that gate.

20 MR. KESSLER: Okay.

21 MR. STEINBERG: Heather, could you go to  
22 the next? So this is looking also on 202, about  
23 halfway between that emergency access and the  
24 main entry road, so the Conklin intersection,

1 May 5, 2026

2 looking straight at the building. Artistic  
3 license, they're a little bit further, obviously,  
4 off the road just to get the whole image in, the  
5 whole building. But this is essentially that  
6 facade.

7 MR. KESSLER: And is that landscaping  
8 consistent with what you're proposing?

9 MR. STEINBERG: Generally. You know, the  
10 render --

11 MR. KESSLER: In terms of the number of  
12 trees and the types of trees?

13 MR. STEINBERG: Right. Essentially  
14 that's what we're proposing, is to have staggered  
15 trees, a mix of deciduous and evergreens, and  
16 we'll continue to work with Chris and Heather on  
17 the final details of that. And then the final  
18 slide is -- this is now as if you're driving up  
19 the new road, the new subdivision road. So this  
20 is looking at the west side of the building. This  
21 image is kind of taken as if you're standing in  
22 the wetland. But again, you see that the wall on  
23 the far left side is that new tiered wall, and  
24 then the wall you see to the right side is kind

1 May 5, 2026

2 of the plaza area near the front door.

3 So hopefully those start to at least  
4 paint a better picture of the design for you.  
5 We've also resubmitted, the architect did some  
6 updated conceptual floor plans that were  
7 requested by DOTS and the Fire Advisory Board.  
8 Those are obviously going to continue to change.  
9 They're very conceptual in nature, but they do  
10 show essentially where a number of the egress  
11 doors are located. And then obviously when they  
12 get to the building permit review, eventually  
13 they'll have a much more detailed fire code  
14 review as far as ingress and egress requirements.

15 MR. KESSLER: Can you just go back one?  
16 This one or is it -- yeah, this one.

17 MR. STEINBERG: Mm-hmm.

18 MR. KESSLER: So on the right-hand side,  
19 that covered area, that's what you're calling the  
20 garden area? Is that?

21 MR. STEINBERG: Yeah. So the upper part  
22 where you can see the covered porch area, that's  
23 an upper courtyard for residents and their  
24 guests. What you see just below that, there's a

1 May 5, 2026

2 white strip. That's a solid white fence. Within  
3 that would be one of the memory care gardens, so  
4 that's fully fenced in, no access. I mean there'd  
5 be a gate for emergencies, but essentially folks  
6 in there would be safe and secure within that  
7 space.

8 MR. ROTHFEDER: And on the landscaping  
9 plan, on the shade trees, could you go a little  
10 bit larger on them? You had three to three and a  
11 half, maybe three and a half to four?

12 MR. STEINBERG: You'd like to see three  
13 and a half to four?

14 MR. ROTHFEDER: Yeah. Thank you. The  
15 ornamentals are nice, and they're a good height.

16 MR. STEINBERG: Okay. In terms of -- so  
17 we submitted three response memos. One was to  
18 planning. There was obviously a lot of stuff that  
19 I'm not going over now, but planning will  
20 obviously review that. We've submitted a response  
21 to the Fire Advisory Board comments. So some of  
22 the key changes were we created essentially a  
23 little fire lane on the east side of the building  
24 that provides a little closer access for their

1 May 5, 2026

2 fire apparatus to set up, such that the fire  
3 truck could set up between 15 and 30 feet to the  
4 edge of the building, which is what they  
5 requested. Additional access in our maneuvering  
6 plans, we provided additional maneuvering plans  
7 to show the fire truck accessing the site from  
8 either side and circulating through. Additional  
9 access we discussed with them would be that they  
10 could pull next to the porte cochere to have an  
11 additional access to the roof. And then we talked  
12 about that paved emergency access.

13 And then finally, we had also submitted  
14 a full SWPPP and a response to Chris Lapine from  
15 Labella Associates. His memo, as David mentioned,  
16 we're going to continue to talk and discuss that  
17 with Chris and DOTTS as far as the additional  
18 information they need so they can complete their  
19 review.

20 MR. KESSLER: And you're referring to  
21 the three, I think we received four memos from  
22 you on April 22nd.

23 MR. STEINBERG: Correct. Yeah.

24 MR. KESSLER: Responding to DOTTS,

1 May 5, 2026

2 Planning, and Labella.

3 MR. STEINBERG: Yes, correct.

4 MR. KESSLER: Okay. Thank you. Any  
5 questions from the board? Nothing. Staff, any  
6 comments? All right. So as we discussed at the  
7 work session, and as Mr. Steinmetz said, we'll  
8 adjourn the public hearing. Oh, I'm sorry. It's a  
9 public hearing. Is there anybody that wishes to  
10 comment on this? I lost myself here. Any comments  
11 on this application? If not, it'll be on the  
12 agenda again. So we will adjourn this, as  
13 requested, to the June 2nd meeting. So, with  
14 that, Nora?

15 MS. HILDINGER: I'd like to make a  
16 motion to adjourn the public hearing to the June  
17 2nd meeting.

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

19 MR. MCKINLEY: Second.

20 MR. BIANCHI: Second.

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

23 MULTIPLE: Aye.

24 MR. KESSLER: Opposed?

1 May 5, 2026

2 MR. STEINMETZ: Thank you. We will  
3 continue to work with staff between now and June,  
4 and we'll get back to you if for some reason we  
5 shouldn't be here.

6 MR. KESSLER: Okay. Thank you. Thank  
7 you, David.

8 MR. STEINMETZ: Thank you.

9 MR. KESSLER: Okay. Next item is a  
10 public hearing, a brand new public hearing. It's  
11 the application of Mario and Wilson Alvarez for  
12 amended site plan approval and for a special  
13 permit for a specialty trade electrical  
14 contractor for property located at 1201 Oregon  
15 Road. Latest revised drawings, March 2026. Good  
16 evening.

17 MR. ANDY CHUNG: Good evening, Chairman,  
18 members of the board. My name is Andy Chung, AC  
19 Engineering. I'm the engineer for the applicant,  
20 Mario Alvarez, for 1201 Oregon Road. Just a recap  
21 of the project, 1201 Oregon Road is an existing  
22 office building. It currently, there's two  
23 floors, first floor and second floor, both being  
24 used as office buildings. The owner is proposing

1 May 5, 2026

2 to keep the first floor as an office for their  
3 electrical company, and the second floor will be  
4 converted into two apartments, two bedrooms, one  
5 bathroom each.

6 The building is served by town sewer,  
7 town water. I know there were some comments from  
8 Chris Lapine and also from the town engineer  
9 discussing about the existing septic system that  
10 was there. It was abandoned before the owners  
11 purchased the property. So I think it may just be  
12 a matter of contacting the Board of Health just  
13 to get those records that it was abandoned  
14 accordingly.

15 And then, some of the other comments we  
16 received today from both the town engineer and  
17 the consulting engineer, we just have to digest  
18 it and kind of go through those comments and  
19 address each thing. I think one of the big  
20 comments had to do with the retaining wall that  
21 we're proposed on replacing. When I got involved  
22 with the project, I kind of inspected the wall. I  
23 determined that it wasn't suitable, so we decided  
24 to redesign the retaining wall with ready rock

1 May 5, 2026

2 blocks. So we're going to take a look at that  
3 design and maybe scale it back, see if we can  
4 move that wall a little further in from the  
5 parking area, so we're not disturbing the  
6 neighboring property next door. And if we have to  
7 move a catch basin that's in the way, then we  
8 just, if we have to move it over six inches,  
9 eight inches, or a foot, whatever it is, we'll  
10 reconnect it to the existing culverts that are in  
11 there.

12 And as far as everything else, I think  
13 everything is pretty self-explanatory from what I  
14 read in the memos. I'll just have to go through  
15 there, go through the memos, and just address  
16 each of those comments.

17 MR. KESSLER: And then, as we discussed  
18 at the work session, you're not proposing any new  
19 landscaping on the site?

20 MR. CHUNG: There is no proposed  
21 landscaping. I'm going to leave it to, I guess  
22 you guys are going to be doing a site visit on  
23 the 14th of May. I spoke to Lisa today. So I  
24 guess maybe at that time, if you determine that

1 May 5, 2026

2 more landscaping is necessary --

3 MR. KEHOE: Katie, is that your site  
4 inspection?

5 MS. BRANSON: Yeah, that would be --

6 MR. KEHOE: It'll be a staff-level site  
7 inspection.

8 MR. CHUNG: Okay. Sorry. Yep. Yeah, so  
9 May 14th you'll be taking a look at the site.

10 MR. KEHOE: I do think, though, you  
11 probably should -- we'll work with you on the  
12 details, but you'd want to see some more  
13 landscaping?

14 MR. MCKINLEY: Yeah.

15 MR. KESSLER: Yeah.

16 MR. KEHOE: So.

17 MR. CHUNG: Okay. I think there are some  
18 existing, I think there's roughly 20 or so small  
19 arborvitae along Old Oregon Road that kind of  
20 separates the top of the hill from the bottom of  
21 the hill. There's a couple of mature existing  
22 trees that are staying on site in the back. And  
23 then the rest of it is just really just grass  
24 areas inside the parking area in the back.

1 May 5, 2026

2 MR. KESSLER: Okay.

3 MR. FLEMING: So I was just going to  
4 say, so could you report back to us on that, or  
5 Katie?

6 MS. BRANSON: Yeah. Sure, no problem.

7 MR. ROTHFEDER: Okay, thanks.

8 MR. KESSLER: This is a public hearing.  
9 Is there anybody that wishes to comment on this  
10 application at this time? Okay. So I think -- no  
11 comments. As we discussed, it looks like we'll  
12 adjourn the public hearing, deal with the staff  
13 at the site visit. Hopefully, at the next  
14 meeting, we can close the public hearing if there  
15 are no major issues, and we can have a resolution  
16 prepared at the next meeting with an approval for  
17 your application.

18 MR. CHUNG: Perfect.

19 MR. KEHOE: So yeah, that assumes there  
20 are productive meetings with Chris Lapine and  
21 Mike and Katie. They'll keep me informed. You'll  
22 have to revise the drawings. If some things  
23 aren't revised, maybe they can be worked into  
24 conditions of the approval. So given that there's

1 May 5, 2026

2 no public comment tonight, I think the board says  
3 we can hold another public hearing next month,  
4 but we don't assume anyone will be here, so they  
5 can close it and approve it that night.

6 MR. CHUNG: And we'll work on those  
7 comments, keeping in mind the deadline dates for  
8 the next meeting.

9 MR. KESSLER: This resolution will be  
10 redone for next meeting, right? We have a  
11 resolution now?

12 MR. KEHOE: No, the next one you have a  
13 resolution for.

14 MR. KESSLER: Oh, next one. I'm sorry.  
15 All right, so with that, who do we have? Nora?

16 MS. HILDINGER: I'd like to make a  
17 motion to adjourn the public hearing to the June  
18 2nd meeting.

19 MR. KESSLER: Second, please.

20 MR. KOBASA: Second.

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

23 MULTIPLE: Aye.

24 MR. KESSLER: Opposed?

1 May 5, 2026

2 MR. ROTHFEDER: Shouldn't we also move  
3 to have a resolution?

4 MR. KESSLER: Oh, I'm sorry. Yes. Thank  
5 you.

6 MS. HILDINGER: And I'd like to make a  
7 motion to have a resolution ready for the next  
8 meeting.

9 MR. MCKINLEY: Second.

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

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed? Thank you. Thank  
14 you, Jeff.

15 MR. CHUNG: Perfect. Thank you.

16 MR. KESSLER: Okay. See you at the next  
17 one, and good luck with the site visit. Let's  
18 see. Where are we? Here we go. Okay. Our final  
19 public hearing of the evening, it's the  
20 application of Steve Basini for the property of  
21 Maric Family Limited Partnership and Maric 1903  
22 LLC, for amended site plan approval and special  
23 permit for an automotive body and paint shop, and  
24 special permit for a reduction in the required

1 May 5, 2026

2 number of parking spaces for the conversion of a  
3 portion of the existing storage building into an  
4 auto body repair garage to include parking layout  
5 and interior modifications for property located  
6 at 23 Arlo Lane, drawings revised March 23, 2026.

7 Good evening.

8 MR. STEVEN BASINI: Good evening. Steven  
9 Basini, SJB Architecture, representing the  
10 applicant. This board and staff is familiar with  
11 the application, as you just summarized it very  
12 well, but also we've gone through several memos  
13 and some meetings and gone through comments. I  
14 know you know what the application is about and  
15 the special permits that are required. However, I  
16 do know that it's a public hearing now, and if  
17 you would like me to summarize the application  
18 and proposal, I will.

19 MR. KESSLER: Please do.

20 MR. BASINI: Thank you. So it's  
21 approximately a 16,000 square foot building. Back  
22 in 2022, it was approved by this board and the  
23 town for self-storage. There were two tenant  
24 spaces in there. One was about 9,500 square feet,

1 May 5, 2026

2 the other 6,300 square feet, with a demising wall  
3 in the middle. A sprinkler system was proposed  
4 and some other, bathrooms inside. At the time, it  
5 was approved, like I said, for self-storage. It  
6 was never completed. Over the last few years,  
7 permits have been extended, and the work has been  
8 ongoing. As part of this application, we're also  
9 tidying up those open permits and getting the  
10 work completed, including the sprinkler system,  
11 the bathrooms, the demising walls, and the  
12 interior.

13 But this application also is to convert  
14 or change the use of the smaller tenant space of  
15 6,300 square feet into an auto body repair shop  
16 with a paint booth on the inside. The permits  
17 obviously, the application is for the change of  
18 use. On the outside of the building, we're really  
19 not proposing anything with the exception of  
20 there's a small entrance foyer enclosure with a  
21 shed roof at the entrance to this tenant space.  
22 That was actually proposed back in '22 to be  
23 removed. We are still removing that, and we're  
24 just beautifying that front entry there a little

1 May 5, 2026

2 bit. We're going to be taking up some of the  
3 asphalt, putting a little planting bed, striping  
4 some lines there from the accessible spot parking  
5 space, and that's really the extent of the  
6 outside work.

7 The lighting is all remaining the same  
8 on the building. It meets and complies with the  
9 town ordinance, and it's working properly. In the  
10 back there are some parking spaces that would be  
11 required in order to meet what we have proposed.  
12 So there'll be some grass in the back that's just  
13 in a small slope that we've removed and paved.  
14 But no retaining walls, no other impervious  
15 surfaces, or any other structures would be  
16 proposed.

17 The special permit also for the parking,  
18 there's 44 spaces required for both tenant uses.  
19 What we're requesting is to propose 32 spaces.  
20 For the parking garage -- for the storage alone,  
21 there's only two spaces required. It's one per  
22 10,000 square feet. On this one, it's a one per  
23 150 for the auto body. There's six spaces  
24 proposed on the inside. There'll be lifts and a

1 May 5, 2026

2 paint booth, so a total of about six cars at any  
3 time in the building, about four to five employee  
4 spaces. That still leaves about 22 spaces left  
5 over for vehicles on site. The proposal is to  
6 turn these vehicles around much quicker than  
7 that. They're not doing full extensive work.  
8 They're not doing engine repairs. It's auto body.  
9 So the idea is to turn this around quicker. So I  
10 believe that we've gone through with staff, and I  
11 believe that the 32 is the max that we can fit on  
12 that area. We have striped it all accordingly.

13 We have fire emergency egress or access  
14 to the sides of the building that are required.  
15 There's really not much more else or anywhere  
16 else we can fit parking without tearing up  
17 landscape in the front, and I don't think that's  
18 needed or appropriate. Again, the sprinkler  
19 system would be finished as part of this  
20 application, and that is allowing the parking in  
21 the back, because specifically with the sprinkler  
22 system, the emergency vehicles do not have to get  
23 around the back of the building. So by installing  
24 that sprinkler system and completing it, we are

1 May 5, 2026

2 allowed to put another 10, 15 spaces in the back,  
3 which again meets the 32 proposed that we have,  
4 still, however, under the 44. So we're asking for  
5 a waiver on that.

6 I believe there's also the signage on  
7 the property. We are proposing a sign for the  
8 auto body shop. It will be out closer to Arlo  
9 Lane in the grass area. I show it on the site  
10 plan. The details of it yet, there's a small  
11 little rendering of it. It's just schematic. I do  
12 know we have to go in front of the board again  
13 for that approval, but did want to show exactly  
14 where it would be on the property. The site is  
15 mostly surrounded, obviously, by commercial. On  
16 the back, it's woods. The bowling alley is back  
17 there, and the school is off the site.

18 I mean it's a pretty remote site over  
19 there, so I don't believe there's really any  
20 impact to surrounding properties, neighbors. The  
21 sign is out there as close as possible to the  
22 street only because there really is no other  
23 traffic going through that can really see the  
24 sign or advertise. But we'll have a modest design

1 May 5, 2026

2 there. It'll go in with the environment. There'll  
3 be some nice plantings. I think it'll be very  
4 attractive as well. That's the proposal.

5 MR. KESSLER: Are the woods on your  
6 property, part of the woods?

7 MR. BASINI: There's some portion of the  
8 woods that are on the property, yes. It slopes up  
9 away on the side and the rear of the building,  
10 slopes up into the woods.

11 MR. KESSLER: And would you say the  
12 condition of the site currently is pretty much  
13 clear of debris and things?

14 MR. BASINI: Yes, it is. It's very well-  
15 maintained, actually. Yeah. I mean the front area  
16 right there where the utility lines are going in  
17 right now has steel road plates over it, but  
18 that's all part of construction. Other than that,  
19 the site's pretty clean, yes.

20 MR. KESSLER: Okay. All right. This is a  
21 public hearing. Does anybody wish just to comment  
22 on this application? Zero for three here. Any  
23 comments from the board? Staff? Wow. All right.  
24 So, Jeff, why don't we take it home?

1 May 5, 2026

2 MR. ROTHFEDER: I move that we close the  
3 public hearing and approve resolution 10-26.

4 MR. KESSLER: Second, please.

5 MR. KOBASA: Second.

6 MS. HILDINGER: Second.

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

9 MULTIPLE: Aye.

10 MR. KESSLER: Opposed? All right. You're  
11 approved. Good luck.

12 MR. KEHOE: So, Steve, we'll be emailing  
13 you the resolution in the next day or two.

14 MR. BASINI: Okay.

15 MR. KEHOE: Several, I didn't share a  
16 copy with you beforehand. Several engineering  
17 comments have been added. They're technical in  
18 nature. They're nothing too much.

19 MR. BASINI: Understood.

20 MR. KEHOE: Okay.

21 MR. BASINI: Okay. Appreciate your time.  
22 Thank you very much. Have a good night.

23 MR. KESSLER: Thank you. All right, on  
24 to old business, first item is the application of

1 May 5, 2026

2 70 Roa Hook Realty for site development plan  
3 approval to redevelop the site of the partially  
4 constructed Crystal Clean Car Wash facility to a  
5 proposed vehicle showroom and service facility  
6 for property located at 70 Roa Hook Road.

7 Drawings revised March 25, 2026. Good evening.

8 MR. BRAD SCHWARTZ: Good evening, Mr.  
9 Chairman, members of the board, and staff, Brad  
10 Schwartz from Zarin and Steinmetz, representing  
11 the applicant. Thank you all for coming out to  
12 the site visit last week. I thought it was  
13 productive. You got to see the 30-foot truck  
14 maneuver, the site. We had a good Zoom call with  
15 staff on some final, hopefully technical, items  
16 on the site plans that our team is revising. To  
17 answer the question that came up at the work  
18 session about the left turns, yes, our client  
19 will continue to make left turns into the site,  
20 subject to the same restrictions that were  
21 applied to the car wash, prohibiting left turns  
22 between 7:00 and 9:00 in the morning and 4:00 to  
23 6:00 in the afternoon. DOT had imposed that as  
24 part of the car wash application. We are not

1 May 5, 2026

2 seeking to relax those requirements as part of  
3 this application. John Gilchrist is here if you  
4 would like an update on storm water in response  
5 to the county comment.

6 MR. KESSLER: Yeah, I think that's the  
7 important issue, one of the last issues.

8 MR. SCHWARTZ: Yep.

9 MR. JOHN GILCHRIST: Good evening. John  
10 Gilchrist, architect. There is indeed a large  
11 water recycling system consisting of tanks,  
12 reclamation tanks, and settling tanks built on  
13 the site. It's underground. The carwash uses a  
14 lot of water. We were recycling as much as 90  
15 percent of the wash water. And as I say, it goes  
16 into a series of settling tanks, and then it's  
17 filtered and then reused for washing the cars.  
18 That was augmented by rainwater and well water.  
19 The 10 percent that we lose to evaporation and  
20 cars, wet cars leaving the site is lost wash  
21 water that we reclaim with well water and  
22 rainwater. The idea that this is storm water  
23 detention is not true. This is recycled wash  
24 water. The current drainage system collects all

1 May 5, 2026

2 of the runoff from the parking lot and conducts  
3 it to a oil water separator that was part of the  
4 car wash project, and we will continue to use  
5 that. And then it's conducted under the highway  
6 into the river.

7 Generally, detention is used to prevent  
8 flooding. We use a detention system to detain the  
9 water on the site to keep it from overwhelming  
10 the existing drainage systems. But the Hudson  
11 River, the Anneville Creek are tidal. They rise  
12 and drop daily with the tides, and we're not in  
13 danger of flooding that river or exacerbating any  
14 flooding with our runoff. So that's why we don't  
15 have, and we were approved without, storm water  
16 detention. So, we're continuing to -- we're not  
17 changing the amount of impervious coverage, and  
18 we're not proposing to change the existing  
19 drainage system.

20 MR. KOBASA: So is there anything that -  
21 - you're basically, it goes into an oil water  
22 separator and then just direct dumps?

23 MR. GILCHRIST: Yes.

24 MR. KOBASA: So there's no treatment to

1 May 5, 2026

2 it whatsoever?

3 MR. GILCHRIST: Excuse me?

4 MR. KOBASA: There's no treatment? Like  
5 it's no filtering, it's going into a pipe and  
6 then out.

7 MR. GILCHRIST: Yes.

8 MR. KOBASA: So all of these trucks, all  
9 of the oil or whatever's dripping on the ground  
10 from underneath them, if there's leaks or  
11 anything, that just washes into the ground and  
12 then out directly into the circle?

13 MR. GILCHRIST: The trucks inside the  
14 building, there are oil water separators. There  
15 will be oil water separators inside the building  
16 to separate out any oils that drip. If there's  
17 trucks that drip on the parking lot, would be not  
18 much different from any other parking lot that we  
19 would encounter. And the oil water separator is  
20 an extra step at protecting the river.

21 MR. KOBASA: But there's no detention  
22 that allows for infiltration on-site at all?

23 MR. GILCHRIST: No.

24 MR. KEHOE: Katie, can you, I don't know

1 May 5, 2026

2 --

3 MR. KOBASA: Sorry. Storm, new storm  
4 water rules.

5 MR. KEHOE: -- there's a basin there.  
6 Well, there is a basin there, isn't there, Katie?

7 MS. BROSNAN: So, there is a basin  
8 there, but that would be on the Camp Smith  
9 property.

10 MR. KESSLER: Katie, why don't you get  
11 closer to microphone?

12 MS. BROSNAN: Oh. So, there is a basin  
13 there, but it is on the Camp Smith property.

14 MR. KESSLER: Right.

15 MS. BROSNAN: Which is, to your point,  
16 Kevin, is an issue. So that hasn't been sorted  
17 yet, correct.

18 MR. GILCHRIST: It's being sorted out,  
19 yes.

20 MR. KEHOE: But my understanding, what  
21 we saw on the site inspection, is there's a pipe  
22 that discharges from your site into that basin.

23 MR. GILCHRIST: No, there's not.

24 MR. KEHOE: Okay.

1 May 5, 2026

2 MR. GILCHRIST: Our site is completely  
3 contained. The Camp Smith work is completely  
4 separate.

5 MR. KEHOE: So, but I think I did see a  
6 pipe, but that's dealing with Camp Smith runoff?

7 MR. GILCHRIST: There's a pipe from the  
8 pond. There's a pond there, and then there's a  
9 pipe that conducts, if that pond were to fill,  
10 conducts that out towards the highway, and it  
11 would, it would then there's a swale along the  
12 highway that conducts that to the north under a  
13 residential driveway, and then out to the river.

14 MS. BROSANAN: And so this was all  
15 checked like on the site visit, and it's been  
16 mapped out and surveyed, is that correct?

17 MR. GILCHRIST: Yes.

18 MS. BROSANAN: Been inspected?

19 MR. GILCHRIST: Yes, yes, yes.

20 MS. BROSANAN: Okay.

21 MR. GILCHRIST: It's completely and  
22 absolutely separate from our project. The former  
23 owner of the property did the work on his own,  
24 and we are sorting through it with Camp Smith and

1 May 5, 2026

2 the Department of Transportation.

3 MS. BROSNAN: So this is what I had  
4 mentioned at the work session, that we wanted to  
5 make sure, have the engineer or architect verify  
6 what was actually out there so we can assess it  
7 more closely, Kevin.

8 MR. KOBASA: Okay. Yeah. I have concerns  
9 about the fact that this entire impervious site  
10 just dumps directly into the Annesville Creek  
11 with no filtration of water in any way  
12 whatsoever. So, I think you should look at some  
13 green practices.

14 MR. KEHOE: And that's consistent with  
15 the county's recommendations.

16 MR. KESSLER: Mm-hmm.

17 MR. GILCHRIST: It's something we can  
18 consider, something we would have to add. But  
19 currently, no, that's not on the plan.

20 MR. KOBASA: I understand that. I'm  
21 asking you to look at it, because that's a  
22 natural resource directly across the river. This  
23 is a huge, paved area. I have no idea how they  
24 even got away with that in the beginning, but I

1 May 5, 2026

2 do know that storm water rules have changed.

3 MR. GILCHRIST: All right.

4 MR. KOBASA: DEC is paying attention,  
5 like I'm amazed that DEC is just allowing someone  
6 to let this water to discharge straight to it  
7 without any sort of filtration.

8 MR. KEHOE: The applicant is on Zoom,  
9 Mauricio. He's raised his hand, so we're going to  
10 promote him.

11 MR. KESSLER: Okay.

12 MR. KEHOE: Can you hear us? We can't  
13 hear you.

14 MR. MAURICIO: Can you hear me now?

15 MR. KEHOE: Yep.

16 MR. MAURICIO: Good afternoon,  
17 everybody. Thank you for me to be in this  
18 meeting. So just to add a little bit to what John  
19 just mentioned, we have a number of locations,  
20 five of them, already in the New York area. This  
21 will be the number six. In the 15 years that I've  
22 been doing this in New York and I never had a  
23 truck outside the parking lot just dripping  
24 excessive amounts of oil irresponsibly. And

1 May 5, 2026

2 usually the trucks come in on a schedule, right?  
3 They just come in into the shop, and if they're  
4 dripping oil, we put a basin under the truck  
5 because we know and we understand the  
6 consequences of not doing so. I understand that,  
7 the concern of the member of the board, but I can  
8 assure you that we take this very seriously. Our  
9 job is to prevent, of course, any damage to the  
10 environment, and we do anything in our power to  
11 contain that possibility. So trucks, when trucks  
12 come in for electrical work, they usually don't  
13 have any oil dripping or leaking from the  
14 engines. We do not do oil changes in the  
15 property. We do not generate dirty oil. If we had  
16 to change an engine completely, we just swap  
17 engines. So the use of oil, whether it's dirty or  
18 new, it's very minimal.

19 MR. KOBASA: Sorry. Oil may have been a  
20 bad example, but you have tires that are going to  
21 be turning. You're going to have rubber being  
22 ground into the asphalt. Your first flush is  
23 going to send all of that into the Annesville  
24 Creek. So that is my concern.

1 May 5, 2026

2 MR. MAURICIO: Well, let me -- and I  
3 think it's valid. However, the number of vehicles  
4 that we're going to have in this location during  
5 any given week, it will be limited to what John  
6 and Brad, 14 vehicles, I think that was the  
7 number that we presented. While you guys had  
8 approved the use of a car wash with God knows how  
9 many vehicles going to the car wash daily. I  
10 don't know, 200, 300, 400? And again, I  
11 understand what you're telling me, but --

12 MR. ROTHFEDER: Maybe we made a mistake  
13 back then.

14 MR. MAURICIO: -- if you have any  
15 considerations that you would like us to take a  
16 look at, I'll be happy to address them, for sure.

17 MR. KOBASA: Sorry. Yeah, I was not part  
18 of the board back then, and I've given you my  
19 considerations that I want you to look at.

20 MR. ROTHFEDER: No, I think Kevin is on  
21 to something. And I just don't know that we can  
22 answer that question. We really need guidance  
23 about that.

24 MR. KOBASA: Yeah.

1 May 5, 2026

2 MR. ROTHFEDER: I mean it's Annesville  
3 Creek, we all want to take care of it, and  
4 arguing about it is not going to do it. So can  
5 you guys help out?

6 MS. BROSANAN: We can definitely look at  
7 it again now that we have this information that  
8 he's confirmed the drainage, and they're still  
9 working on the Camp Smith side of things to  
10 ensure that they are not connected and that they  
11 are separate. So we need to have all the  
12 information before we can make determinations, of  
13 course.

14 MR. ROTHFEDER: Yeah, because I'm  
15 concerned. I mean Kevin's right, and I'm  
16 concerned that while we believe you, what you've  
17 just told us, to the applicant, we can't go on  
18 that. We can't go on that you're not going to do  
19 something wrong.

20 MR. MAURICIO: I get that, but do you  
21 guys have the number of vehicles that transit  
22 through that stretch any day in a given basis?  
23 What do I say, 1,000 trucks or 1,000 vehicles a  
24 day?

1 May 5, 2026

2 MR. KOBASA: Are you talking about  
3 within the right of way?

4 MR. MAURICIO: On the right of way.

5 MR. KOBASA: Yeah, that's not our  
6 purview right now. We're not talking about the  
7 right of way, so --

8 MR. MAURICIO: I understand that, but  
9 the damage that those could potentially cause.

10 MR. KOBASA: I agree with it, and I'm  
11 not okay with that either, but I can't force DOT  
12 or anyone to do that. Our purview is this site  
13 plan right before us, and that's why we're  
14 raising our concerns. So we can keep arguing it  
15 here, or you can have the engineer, our  
16 engineering look at it, and you guys can work it  
17 out with them.

18 MR. MAURICIO: Yeah, I agree with that.

19 MR. KESSLER: Okay. So, the plan here,  
20 okay, so you guys will meet, but in the meantime,  
21 we hope to, we'll set up the public hearing.  
22 Hopefully, you can resolve this, and we can close  
23 it out at the next meeting. If not, we'll have to  
24 extend it over, but that's --

1 May 5, 2026

2 MR. GILCHRIST: Yes. That's fine.

3 MR. KESSLER: So the ball's in your  
4 court to get this resolved so that we can have an  
5 effective public hearing next time. Any more  
6 comments from the board?

7 MR. ROTHFEDER: Same issue about the  
8 green technology that the Westchester Planning  
9 Board brought up. We'd like you to look into that  
10 and come back with some kind of recommendation if  
11 it makes sense and if it doesn't, but if it  
12 doesn't, tell us and why.

13 MR. GILCHRIST: Certainly.

14 MR. ROTHFEDER: Thank you.

15 MR. KESSLER: Okay. Any last call? So,  
16 with that, who do we got? Peter.

17 MR. MCKINLEY: Mr. Chairman, I'd like to  
18 make a motion to open a public hearing for the  
19 PB2025-18, 70 Roa Hook Realty LLC and schedule  
20 that for June 2nd at 5:00 p.m.

21 MR. BIANCHI: Second.

22 MR. CANTRELL: Second.

23 MR. KESSLER: Wait, I'm sorry.

24 MR. KEHOE: 6:30.

1 May 5, 2026

2 MR. KESSLER: On the question?

3 MR. KEHOE: That's not the site  
4 inspection.

5 MR. MCKINLEY: Yeah, I'm sorry. That was  
6 my error, my bad.

7 MR. KESSLER: So we've got it our next  
8 meeting on June 2nd. I'm sorry. Do we have a  
9 second on the question?

10 MS. HILDINGER: Second.

11 MR. KESSLER: And all in favor?

12 MULTIPLE: Aye.

13 MR. KESSLER: Opposed?

14 MR. SCHWARTZ: Have a good night. Thank  
15 you.

16 MR. KESSLER: Thank you. Okay. All  
17 right. Next item under old business, it's the  
18 application of VS Construction for site  
19 development plan approval and for steep slope and  
20 tree removal permits for a proposed 9,600 square  
21 foot commercial building located on future parcel  
22 three within the medical oriented district for  
23 property located at 2003 Crompond Road, drawings  
24 revised March 25, 2026. Matt?

1 May 5, 2026

2 MR. STEINBERG: Hi, good evening, Mr.  
3 Chairman, members of the board, Matt Steinberg,  
4 DTS Providence, here representing VS  
5 Construction. So, we understand the planning  
6 board obviously went on a site visit recently of  
7 the site. I had a chance to inspect the site. We  
8 are also in receipt of an engineering memo from  
9 Labella Associates that we'll be working to  
10 address.

11 First, I just wanted to, I guess,  
12 clarify a couple of things that kind of came up  
13 during the work session. So the MOD zoning, the  
14 code does allow the board to require additional  
15 landscaping within that non-disturbance buffer  
16 area. So that is something that the board has the  
17 authority to require. We do anticipate adding  
18 additional landscaping within that. What we are  
19 waiting for, as I think Chris mentioned, is the  
20 tree inventory is currently being conducted. We  
21 expect that hopefully mid this month, so we'll  
22 have a better sense of what the existing trees  
23 are, what their conditions are, which trees maybe  
24 just because they're either perhaps a hazard or

1 May 5, 2026

2 something would have to come down, or perhaps  
3 they might be diseased. So we'll see what those  
4 are. We'll see where we can plant additional  
5 trees and landscaping within that area. So we  
6 understood, we heard, we obviously saw it  
7 together, the distance between the property and  
8 the neighbor.

9 So the 30-foot non-disturbance area is  
10 within our property. The adjacent residence was  
11 about 60 feet beyond that. So it's a total of 90  
12 feet between the back of the building, proposed  
13 back of the building and that residence.

14 We've also, in the latest set of plans  
15 that we submitted, we also worked to pull the  
16 building a little bit further forward, a few  
17 feet, so that that retaining wall isn't right on  
18 that 30-foot non-disturbance line. We can  
19 accomplish to build a wall. It's a different type  
20 of wall that would be constructed. It would have  
21 a larger footing, it would have a gravity footing  
22 that perhaps would go forward more into our site  
23 to support that wall. But it is achievable to  
24 create a wall not in that disturbance area, and

1 May 5, 2026

2 that's why we also pulled it back to provide a  
3 little bit more room to do that.

4 One of the reasons why we had discussed  
5 with planning staff about moving the building to  
6 the rear of the property, is so that that rear of  
7 the building can act as part of the retaining  
8 wall, meaning you'd have less retaining wall  
9 visible, because the building itself is acting as  
10 a part of that retaining wall.

11 During earlier reviews when the building  
12 was pushed forward, that was at a point where I  
13 think there were different uses proposed. Now  
14 that it's essentially a pharmacy or medical  
15 office, there's really nothing that -- the  
16 building wouldn't face Crompond. You would  
17 essentially be looking at the rear of the  
18 building if it was pushed forward. But I'm happy  
19 to answer any questions as well.

20 MR. KESSLER: Yeah, I've got -- so let's  
21 just talk hypothetically here. If we were to  
22 approve this tomorrow, and the assisted living  
23 tomorrow, is the intention to then build both of  
24 those before the townhouses are approved?

1 May 5, 2026

2 MR. STEINBERG: So the MOD zoning  
3 requires that one of those two buildings be  
4 constructed ahead of the townhomes. One of the  
5 medical uses needs to have been built prior to a  
6 residential use.

7 MR. KESSLER: I did not know that.

8 MR. STEINBERG: Yes, so one of those two  
9 buildings will be in the earlier phase.

10 MR. KESSLER: Okay, so let's assume the  
11 assisted living is built and then this one is  
12 approved. Would you then build this one, the  
13 commercial building? Is that --

14 MR. STEINBERG: That's something that VS  
15 Construction is looking at, but --

16 MR. KESSLER: I guess what I'm getting  
17 at is there's a lot of excavation that's going to  
18 take place to build that. Was that planned to go  
19 on other parts of the property or trucked off the  
20 site?

21 MR. STEINBERG: So to the extent that we  
22 can move it to other sites of the property to be  
23 used for filling, we would. There would still  
24 probably be a net export from the site. Now, this

1 May 5, 2026

2 building is a smaller building. It's obviously,  
3 the assisted living is a much more complex --

4 MR. KESSLER: Sure.

5 MR. STEINBERG: -- building. It'll  
6 probably take a lot longer to, one, after  
7 approvals, to have its construction documents  
8 prepared, to get through building permits. So  
9 this building is probably the quicker.

10 MR. KESSLER: Yeah.

11 MR. STEINBERG: If I can use that word,  
12 to get through construction documents.

13 MR. KESSLER: Yeah. Okay, I understand  
14 that, but, I mean not for me to say, really, but  
15 it would seem that that building is being built  
16 to help, poor choice of terms, assist the  
17 assisted living, you know, in terms of having  
18 medical offices as well as a pharmacy or  
19 something.

20 MR. STEINBERG: Right. The assisted  
21 living would also qualify for that as well. So  
22 the assisted living could also satisfy that  
23 requirement. But it's obviously a much bigger  
24 building to get through the process.

1 May 5, 2026

2 MR. KESSLER: Okay.

3 MR. KEHOE: So yeah, so the language of  
4 the MOD actually says no certificate of occupancy  
5 shall be issued for a non-medical structure  
6 before the medical structure use receives a CO.

7 MR. KESSLER: Okay. That's news. Okay.  
8 Any comments from the board or --

9 MR. KOBASA: I just have, that 30-foot  
10 non-disturbance, you said you're planning to  
11 plant that, right?

12 MR. STEINBERG: We've been discussing,  
13 right?

14 MR. KOBASA: Okay.

15 MR. STEINBERG: That there would  
16 probably be, to infill the planting, right?

17 MR. KOBASA: Okay.

18 MR. KESSLER: You're planning to go to  
19 the town board to get permission to plant in the  
20 buffer?

21 MR. KEHOE: Well, we're not sure --

22 MR. KOBASA: I guess that's my question.  
23 Does planting count as disturbance?

24 MR. STEINBERG: So I believe the

1 May 5, 2026

2 planting, and my understanding is that the  
3 planting is something that the planning board may  
4 require additional landscaping or screening,  
5 including --

6 MR. KEHOE: We're not sure Matt is  
7 reading the section the same way we would read  
8 that section.

9 MR. KOBASA: Okay. I guess what I'm  
10 ultimately getting at is if you do end up  
11 planting there, explore a plant palette that  
12 doesn't just focus on screening immediately, but  
13 gets in different levels of plants so that you're  
14 building an understory, a mid-story in there, and  
15 not just come in and put as big of the trees that  
16 you can fit in there. You'll get further from  
17 that. It'll extend the life of the screening a  
18 lot longer than if you come in and just put the  
19 biggest things possible in there. You'll probably  
20 have better succession too if you use some  
21 smaller caliper container stuff.

22 MR. STEINBERG: Yep, understood. No. And  
23 then, yeah, we'll have the discussion with staff  
24 about what's permitted.

1 May 5, 2026

2 MR. KESSLER: But as we discussed at the  
3 work session, you agree with staff that there  
4 will be some encroachment in the 30-foot buffer  
5 to build the building?

6 MR. STEINBERG: Our anticipation is that  
7 we do not need to do that. We're trying, we're  
8 working on a plan so that that's not required.

9 MR. KEHOE: And one thing that I think  
10 was noticed at the site inspection, but is  
11 definitely on the plan there, that you can see  
12 that access road to this commercial parcel, those  
13 fingers that come up is actual wetland. Correct?

14 MR. STEINBERG: That's the wetland.

15 MR. KEHOE: That's not wetland buffer,  
16 that's actual wetland.

17 MR. STEINBERG: That is the wetland,  
18 yes.

19 MR. KEHOE: Yes. And then that's one of  
20 the issues, is that the town board adopted  
21 findings with respect to those wetland impacts,  
22 subject to now I guess you're going to get a new  
23 Corps permit?

24 MR. STEINBERG: Right, because the

1 May 5, 2026

2 wetland that was delineated during that process  
3 and what was delineated recently by Labella do  
4 not match so, essentially the impacts to build  
5 that road, that driveway between those two  
6 wetlands is very similar. It actually might be a  
7 little bit less, I think I presented at last  
8 meeting, under the Labella line.

9 MR. KESSLER: Okay.

10 MR. STEINBERG: What is different is our  
11 mitigation area in the southern part of the site.  
12 It was adjacent to a previously delineated  
13 wetland, and now that doesn't necessarily line up  
14 with the new wetland line. So if we're going to  
15 move some of that wetland mitigation, we believe  
16 we have to go back to the Corps and discuss that  
17 with them, and have that modified around this new  
18 wetland.

19 MR. KESSLER: Just to be clear, as  
20 originally proposed, the wetland mitigation was  
21 supposed to happen on the town home part of the  
22 site?

23 MR. STEINBERG: Correct. Yes. So the  
24 intention is obviously we'll still maintain the

1 May 5, 2026

2 same amount of mitigation, but we're going to  
3 probably have to modify kind of where that goes.

4 MR. KESSLER: Okay.

5 MR. STEINBERG: Around the new wetland  
6 boundary. So that's something that we're going to  
7 discuss with the Army Corps.

8 MR. KESSLER: Okay. But that creates  
9 this chicken and egg issue about the town homes  
10 and the impact on the town homes with the wetland  
11 mitigation.

12 MR. STEINBERG: Yes. So we'll be  
13 presenting that when we come with the town homes,  
14 which we're planning to do shortly. We'll show  
15 the proposed mitigation --

16 MR. KESSLER: Okay. Okay.

17 MR. STEINBERG: -- to the board.  
18 Obviously, the board also has a wetland permit to  
19 issue.

20 MR. KEHOE: Yeah, I was going to mention  
21 that. Even though the town board environmentally  
22 analyzed this and adopted findings, you still  
23 have to issue the permit.

24 MR. KOBASA: Right.

1 May 5, 2026

2 MR. STEINBERG: And we typically will be  
3 running those concurrently while we're before a  
4 planning board and an Army Corps. In this  
5 instance, because we were before the town board,  
6 it happened at that time, but it'll happen now  
7 before the board.

8 MR. KESSLER: Okay. Any further comments  
9 from the board or staff?

10 MR. MCKINLEY: Matt, along Lafayette  
11 there's an access road where the elevation is  
12 pretty steep to the road. Was that also discussed  
13 in further meetings this week?

14 MR. STEINBERG: So we're looking at  
15 that. So that's another emergency access to the  
16 site so one of the comments, I think from  
17 Labella, was about the slope of that, so we'll  
18 take another look. I believe we tried to design  
19 so that it was the maximum ten percent, but we'll  
20 confirm that.

21 MR. KESSLER: I think the fire  
22 department also was a concern about the slope,  
23 right?

24 MR. STEINBERG: They had raised that on

1 May 5, 2026

2 the other, on parcel one.

3 MR. KESSLER: Oh.

4 MR. STEINBERG: So actually, we have not  
5 heard back from them on this parcel. But because  
6 we had talked to them about parcel one, we were  
7 taking some of the stuff we learned about that  
8 from them on that one and tried to apply it here  
9 in terms of circulation.

10 MS. BROSANAN: This was forwarded into  
11 the fire department, and we have received their  
12 memo --

13 MR. STEINBERG: Okay.

14 MS. BROSANAN: -- which I can give to  
15 Chris to give to you guys.

16 MR. STEINBERG: Okay. Yeah. We'll review  
17 that, certainly.

18 MR. KESSLER: Okay, great.

19 MR. MCKINLEY: And the other comment, it  
20 was very apparent being on the site visit, and  
21 thank you for addressing some of those things,  
22 but it feels very close, as you've indicated. So  
23 that is important to me, I'm sure, and making  
24 some provisions to move it slightly forward or

1 May 5, 2026

2 maybe giving us the options are helpful to see  
3 that. Because it really doesn't translate, and  
4 I've been on site visits where it's much less  
5 apparent, and this one was pretty jarring.

6 MR. STEINBERG: Right.

7 MR. MCKINLEY: The elevation helps, but  
8 I mean it looks like it's my neighbor. That's how  
9 close it is.

10 MR. STEINBERG: Right. And I'll clarify,  
11 we tried to move it a few feet forward. You can  
12 kind of see there's a dashed line behind the  
13 building. Beyond that, we really can't move the  
14 building much because then, as you can see, this  
15 site is not very deep. So between the 30-foot  
16 frontage, so the right of way goes back quite a  
17 bit, and then there's the 30-foot front yard  
18 setback. And then we have our site, and then we  
19 have this 30-foot non-disturbance, which means we  
20 can't even really grade into that area. So we're  
21 really tight, so really the building can be in  
22 one of two places. It's in the back with the  
23 parking in the front, or the reverse.

24 In discussions, it seemed like we could,

1 May 5, 2026

2 by pushing the building to the back, not only  
3 could we use it as the retaining wall, but our  
4 screening could then do more. Like it's closer to  
5 you, so then our screening would be more  
6 effective in some ways than if the building were  
7 further out, and someone would be actually  
8 looking more over it or towards it.

9 MR. KESSLER: I know what the answer's  
10 going to be, but let me ask it anyway. Are you  
11 locked into 9,600 square feet for the building?

12 MS. HILDINGER: My question, too.

13 MR. STEINBERG: I'll have to talk to VS  
14 Construction about that size. Yeah. Right now  
15 it's based on their discussions. Originally, it's  
16 a 10,000 square foot maximum, which was  
17 permitted.

18 MR. KEHOE: Well --

19 MR. KESSLER: Oh, this was from the MOD  
20 approval by the town board?

21 MR. STEINBERG: Right. And part of their  
22 discussions with potential pharmacy operators and  
23 medical office users, it kind of worked out to be  
24 8,000 square feet of pharmacy and then 1,600 of

1 May 5, 2026

2 medical office.

3 MR. KESSLER: Okay, great. I appreciate  
4 it. Thank you. Any final questions? So if not,  
5 Kellan.

6 MR. CANTRELL: Chairman, I'll make a  
7 motion to refer this back to staff.

8 MR. KESSLER: 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.

14 MR. STEINBERG: Thank you very much.

15 MR. KESSLER: Thank you very much. All  
16 right, next item under old business, the  
17 application for New York-Presbyterian Hudson  
18 Valley Hospital Center for amended site plan  
19 approval for a proposed 1,877 square foot  
20 addition to the existing medical office building  
21 for a linear accelerator for property located at  
22 1980 Crompond Road, drawings dated March 12,  
23 2026. Good evening.

24 MS. CATHERINE ZALANTIS: Good evening,

1 May 5, 2026

2 Mr. Chairman and board members, Catherine  
3 Zalantis from Silverberg Zalantis LLP,  
4 representing the applicant, New York-Presbyterian  
5 Hudson Valley Hospital Center. We did receive  
6 comments from staff and we've already provided,  
7 with respect to the outdoor lighting comments, a  
8 revised plan to address those lighting comments  
9 and revised specifications. As requested in item  
10 two, a full-sized site-wide parking plan that  
11 includes both the proposed ADA improvements and  
12 the proposed improvements to Lot E, which is in  
13 the northern part of the site, will be provided.  
14 We anticipate providing that by next week.

15           Regarding the request to update the  
16 board on the wetland mitigation conditions, we  
17 will respond in writing. But I can advise the  
18 board tonight that the hydrodynamic separator has  
19 been installed, and the required 30 wetland  
20 mitigation plantings have also been installed.  
21 Five of those did not survive the winter, and  
22 those are planned to be replaced this week by the  
23 hospital.

24           Regarding the open permits, the

1 May 5, 2026

2 hospital's committed to working through and  
3 moving to close out all the open permits. Nine  
4 are for active construction jobs, five are in  
5 closed out and will be closed out with the town.

6 Nine are very old, between 2008 and  
7 2016, and predate the current administration.  
8 Hospital's going to coordinate with the building  
9 department to determine the permit holder so that  
10 those permits could be closed out. And the  
11 hospital believes, through its investigation of  
12 the permits, two are duplicate permits.

13 The hospital also provided a parking  
14 demand study. This was required as a condition of  
15 the Citron lot site plan approval, which was  
16 Resolution 22 of 2000. But the good news is it  
17 shows that there's excess parking capacity on the  
18 site, over 200 spaces, more than sufficient  
19 parking capacity.

20 Also regarding potential impacts on  
21 traffic, I just want to remind the board that  
22 this is a one-for-one replacement of the LINAC  
23 equipment. There is no new patients or staff that  
24 will be operating. The old LINAC, which is the

1 May 5, 2026

2 older technology, is going to be decommissioned,  
3 removed, and that space turned into storage. And  
4 then the new addition will have the new LINAC  
5 machine with the better technology, so there'll  
6 be no increase in patients or staff, straight  
7 one-for-one replacement. The issue is that the  
8 existing LINAC machine is really near its end of  
9 life, and it's critical to be able to continue to  
10 provide this cancer radiation treatment to the  
11 hospital's patients.

12 We heard the board's preference during  
13 the work session to schedule a public hearing. We  
14 would just request that at the same time the  
15 board direct its staff to prepare a draft  
16 resolution of approval if it's appropriate to  
17 close the public hearing at the June meeting.

18 MR. KESSLER: That is our intent.

19 MS. ZALANTIS: Thank you.

20 MR. KESSLER: So, before we do that, any  
21 comments? No. If not, Kevin.

22 MR. KOBASA: I'd like to make a motion  
23 to set a public hearing for the June meeting on  
24 6/2, and have the staff prepare a resolution.

1 May 5, 2026

2 MR. KESSLER: Second, please.

3 MR. CANTRELL: Second.

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

6 MULTIPLE: Aye.

7 MR. KESSLER: Opposed?

8 MS. ZALANTIS: Thank you.

9 MR. KESSLER: See you next month. All  
10 right, the final item under old business is the  
11 application of John Lentini for the property of J  
12 Glamour Nails and Spa for site development plan  
13 approval for the conversion of the former La  
14 Valletta Restaurant into a nail salon for  
15 property located at 3172 East Main Street.  
16 Drawings revised February 13, 2026. Hey, John.

17 MR. JOHN LENTINI: Good evening, Mr.  
18 Chairman, town board, town staff. John Lentini,  
19 architect for the owners of this property. Could  
20 I provide you a little bit of a history, just to  
21 get up to speed, because so much time has gone  
22 by? My client purchased this property that came,  
23 both 3172 and 3176 with a sewer connection from  
24 The Crossings. They hired a New York City

1 May 5, 2026

2 architect who came to a determination that they  
3 could do certain things as of right. The  
4 determination turned out to be incorrect, but it  
5 largely had to do with whether or not we actually  
6 keep an existing building and add to it, or tear  
7 it down and build a new one. So it turns out  
8 there's no way of selling the town that we're  
9 going to try to add to the existing building to  
10 come up with the plans, so we're tearing it down.  
11 Also, on a few first reviews, we were not  
12 permitted to park in front, which I fully agree  
13 with. There's not enough space. So by using the  
14 rear to satisfy the parking, eventually I took  
15 over the plan. I don't know if you'd call  
16 inherited or adopted it, but the other architect  
17 quit.

18 The engineer who came with this  
19 Crossings sewer quit also, so I ended up with  
20 this. I reduced the size of the building so that  
21 the balance of parking by the zoning code meets  
22 what we're available, what we can have there.  
23 Initially, they wanted to put a second story,  
24 then they wanted to expand it. Then because of

1 May 5, 2026

2 nail salons, there's a ventilation required in  
3 the ceiling, so they raised each story level to  
4 get this ventilation up there, and it just got  
5 bigger. I made it as small as I could. But we did  
6 maintain the setbacks, but now we find that we  
7 need a variance. So I've asked to be referred to  
8 the variance board, or could I just apply? But  
9 since we haven't even gotten through the planning  
10 board, I'm not sure how this works.

11 MR. KESSLER: I'm sorry, a variance for  
12 what do you need?

13 MR. LENTINI: Area variance, because the  
14 original building is non-conforming. It's only  
15 five feet from one of the property lines, five or  
16 seven feet.

17 MR. KESSLER: I see.

18 MR. KEHOE: It's premature to go to the  
19 zoning board until it's more fleshed out with the  
20 planning board. But that's what we're working  
21 towards, John.

22 MR. LENTINI: Yes. Well, some of the  
23 objections that came back involve the three curb  
24 cuts, the residential and the commercial use

1 May 5, 2026

2 sharing one of the driveways, the potential for  
3 intermingling the residents and the people  
4 parking for the nail salon. Also, that there was  
5 not, even though we satisfy the town code, that  
6 we don't have enough parking. It has been  
7 recommended that we remove one of the curb cuts,  
8 but that's the only thing we have going for us  
9 now, that you could use the center curb cut to  
10 drop people off. You can pull onto the site and  
11 come off the site, and then the third eastern  
12 curb cut is for the residents primarily.

13 But my client owns both properties, and  
14 if he needs to get an easement or some agreement  
15 or an association, he'll satisfy that, but we  
16 don't really want to change the curb cuts. The  
17 issue with the residents commingling with the  
18 commercial, I'm not sure exactly what the issue  
19 would be. But I point out that the town now has  
20 four zones that encourage mingling commercial and  
21 residents, the DNO, CC, MOD, and the CBD zone.  
22 And in some cases, you'll use the same parking  
23 lot. In overlaying the highway commercial, I  
24 believe they allow stores underneath apartments,

1 May 5, 2026

2 and you'd have one parking lot. So I don't --  
3 it's been operating for a long time, I don't see  
4 any real hazard with the residential  
5 intermingling with the commercial.

6 The other thing is garbage disposal.  
7 Without a variance, I'm not sure how deeply I  
8 could dive into anything, but this doesn't  
9 generate a lot of refuse. It's a nail salon.  
10 Maybe there are lunch bags, a couple of empty  
11 bottles. But it's not really a big issue that I  
12 think would prevent us from getting to any other  
13 step.

14 We know we have to address renderings,  
15 we have to address the lighting, the landscaping.  
16 We have to address abandoning the septic system.  
17 But here, we were required to first hire another  
18 surveyor to get a topo, then we were required to  
19 hire an engineer to replace the one that left to  
20 be able to connect the sewer. And now we can't  
21 connect the sewer because, to what? We have two  
22 spurs. One could go to the residence, but the  
23 other one can go to La Viletta Restaurant, which  
24 is no longer there. So unless both of them are

1 May 5, 2026

2 dug up and connected together, we're at an  
3 impasse. We can't even connect the sewers. At the  
4 beginning of our first several meetings, that  
5 became a very important feature of this, that  
6 you're not going to get too far unless you  
7 connect these sewers. So we immediately jumped on  
8 that, got the surveyor, got the engineer.

9 We're being asked for, now, a traffic  
10 study for the curb cuts, lighting, photometric.  
11 All those people, if we need it, my client will  
12 give it to you, whatever you want. Except that if  
13 we're not going to get the variance, do we go  
14 through all of this prior to that? They're  
15 spending money.

16 MR. KESSLER: Right.

17 MR. LENTINI: And so we're looking to  
18 get -- and then if we do manage to get to the  
19 next step, what are the chances we have a joint  
20 public hearing? Where you've done it in the past  
21 where the variance as a public hearing that the  
22 planning board would share.

23 MR. KEHOE: It would be next to zero.

24 MR. KESSLER: Right. Yeah. They're on a

1 May 5, 2026

2 separate schedule than we are.

3 MR. LENTINI: Well --

4 MR. KEHOE: But John, I think what we're  
5 suggesting is it would be helpful for the  
6 planning board to go out and see some of the  
7 issues that you're raising. The house next door,  
8 how it interplays, the sharing of the parking  
9 lot, and that'll help give the board some ideas  
10 about what they think you should do next. So.

11 MR. LENTINI: One other thing, to tell  
12 you how misled my clients were, they bought the  
13 brick for the project a couple of years ago.

14 MR. KEHOE: Yeah, I did notice that.

15 MR. LENTINI: They're sitting in the  
16 parking lot.

17 MR. KEHOE: There are several pallets of  
18 bricks in the parking lot out there, so they're  
19 ready to go.

20 MR. KESSLER: Yeah.

21 MR. LENTINI: They're ready to go, yeah.  
22 But they're very committed and they're not --  
23 I've had clients that are always, Oh, well, can  
24 we avoid that? Give them whatever they want, you

1 May 5, 2026

2 know, well, that's where I am now.

3 MR. KEHOE: John, I guess you're saying  
4 the planning board has to approve a brick  
5 building out there?

6 MR. LENTINI: You have to approve what  
7 color of the brick. I don't know if I can paint  
8 those bricks, or we've got a problem.

9 MR. KESSLER: All right. So as Chris  
10 said, so we'll come out and see the site end of  
11 May, okay.

12 MR. LENTINI: And then you'll carry this  
13 over to the next?

14 MR. KESSLER: And then you'll be back on  
15 the agenda, yes.

16 MR. LENTINI: Thank you. Thank you very  
17 much.

18 MR. KESSLER: All right. So with that,  
19 Kellan?

20 MR. CANTRELL: Yes, Chairman. I proposed  
21 a site visit at 5:00 p.m. on May 28th and to  
22 refer this back to staff.

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

24 MR. ROTHFEDER: Second.

1 May 5, 2026

2 MR. KESSLER: On the question, all in  
3 favor?

4 MULTIPLE: Aye.

5 MR. KESSLER: Opposed? All right, final  
6 item. New business. It's the application of Mike,  
7 is it Miele? Meile?

8 MR. MIKE MIELE: Miele.

9 MR. KESSLER: Mike Miele for property of  
10 56 Mistis Roa Hook Road for site development plan  
11 approval and a steep slope permit for a proposed  
12 16,000 square foot indoor multi-sports facility  
13 for property located at 5664 Roa Hook Road,  
14 drawings dated February 22, 2025. Good evening.

15 MR. DOUGLAS COOPER: Good evening.

16 MR. MARK GEERING: Good evening.

17 MR. COOPER: I'm Douglas Cooper, this is  
18 Mark Geering, and that is property owner Mannie  
19 Yanez. And we're here to present a 160-foot  
20 building by 100 building. And it's situated with  
21 its own sewage disposal system. We're planning to  
22 connect with the municipal water that's in the  
23 street. And what else do you want to say, Mark?

24 MR. GEERING: The parking on the --

1 May 5, 2026

2 MR. COOPER: Parking has overflow on the  
3 adjacent property, which is also owned by the  
4 same property owner, Mannie, here.

5 MR. KESSLER: But it's two separate  
6 lots?

7 MR. COOPER: Two separate lots, yes.

8 MR. ROTHFEDER: Could you tell us a  
9 little bit about the project? I mean, the  
10 facility, what it's going to do and --

11 MR. COOPER: So it's a sports complex.  
12 It's supposed to house soccer or pickle ball.

13 MR. ROTHFEDER: And inside a building  
14 where -- this is inside?

15 MR. COOPER: Indoors.

16 MR. GEERING: Yes.

17 MR. ROTHFEDER: Inside, indoor? So it's  
18 all year?

19 MR. COOPER: All year, yes.

20 MR. ROTHFEDER: And just soccer and  
21 pickle ball?

22 MR. GEERING: It'll have a concrete  
23 floor, so you can do the either/or, or divide it  
24 up into --

1 May 5, 2026

2 MR. ROTHFEDER: Okay. So it's a space  
3 that might be used for both, then.

4 MR. COOPER: Yeah.

5 MR. ROTHFEDER: And that's the only two  
6 things planned at this point, or is there --

7 MR. COOPER: Is that it? Just soccer and  
8 pickle.

9 MR. MANNIE YANEZ: Mostly soccer.

10 MR. KESSLER: Come up to the microphone,  
11 please.

12 MR. YANEZ: Huh?

13 MR. KESSLER: Just speak into the  
14 microphone so we can get it for the record.

15 MR. YANEZ: Mannie Yanez, the owner of  
16 56 and 64 Roa Hook. Mostly it's going to be just  
17 a sports complex, either volleyball, either  
18 pickle ball, or padel, that is getting into the  
19 U.S., since I have two locations, one in  
20 Hartsdale and the other one in Tarrytown. So now  
21 we're trying to perform it in this location,  
22 since I tried it before to do storage with cars.  
23 It just didn't go good. So now I'd rather go this  
24 route, which I think alleviates most of the

1 May 5, 2026

2 problems of commercial zoning. And also as well,  
3 we tried to do this since we had a visit on my  
4 site. It looks like they might need one of my  
5 locations to put a --

6 MR. COOPER: Pump station.

7 MR. YANEZ: -- pump station. So that's  
8 how we laid it out on the way that it works for  
9 everybody.

10 MR. ROTHFEDER: And who would be coming  
11 to this? Teams like from leagues or individuals?

12 MR. YANEZ: Mostly individuals, or  
13 mostly like, for example, my kids, they live --  
14 we go to Scarsdale Schools, and we have little  
15 leagues, and they go to the site, and they just,  
16 instead of like in winter, there's nothing  
17 outside that we can do, so mostly they do indoor  
18 soccer fields. But they subdivided 15 by 10 so  
19 they can train on their skills mostly.

20 MR. ROTHFEDER: Okay.

21 MR. KOBASA: So it wouldn't be games.  
22 You'd be using the space more for training.

23 MR. YANEZ: I'm sorry?

24 MR. KOBASA: You'd be using the space

1 May 5, 2026

2 more for training, not actual games?

3 MR. YANEZ: Mostly, yes.

4 MR. KOBASA: Yeah.

5 MR. YANEZ: I mean, mostly, we  
6 communicate with the schools, with private  
7 sectors, that they do training inside of it,  
8 mostly soccer. Now it's padel, or you guys call  
9 it pickle ball, I think it is.

10 MR. KOBASA: Oh, that's what padel?

11 MR. YANEZ: Yeah.

12 MR. KOBASA: Oh, okay. I was --

13 MR. YANEZ: Padel. Yeah, padel, pickle  
14 ball.

15 MR. KOBASA: Okay. All right. I was  
16 trying to figure out what that was.

17 MR. YANEZ: Yeah.

18 MR. ROTHFEDER: I guess what we're  
19 asking is more along the lines of how much  
20 activity is going to be there, how many cars will  
21 be going in and out, what hours, that sort of  
22 thing. We need more details about that to get a  
23 sense. I mean, you can give it to us in writing,  
24 but just to get a sense of what the project is.

1 May 5, 2026

2 MR. KESSLER: Yeah, the normal, this  
3 will get referred back to staff. We'll do some  
4 additional review. We'll come up with some of the  
5 questions. Specifically, we're hearing what the  
6 planning board is asking. We'll put those into  
7 our review memo, give you an opportunity to  
8 respond.

9 MR. KESSLER: Right. So once you get  
10 those review memos, the faster you get the  
11 answers back to us, then we can bring it back on  
12 the agenda to continue the discussion and  
13 probably then set a public hearing for your  
14 application. But the first step, we're in the  
15 very preliminary stages here, is for you to  
16 respond to staff's review.

17 MR. COOPER: Okay.

18 MR. CANTRELL: Actually, is this a metal  
19 building or a bubble?

20 MR. COOPER: Metal.

21 MR. CANTRELL: Metal.

22 MR. KEHOE: Yeah. Obviously, one of the  
23 things we'll be asking for is building  
24 elevations, get a sense of what it's going to

1 May 5, 2026

2 look like.

3 MR. COOPER: Yep. Construction.

4 MR. KESSLER: Any other comments, staff  
5 or the board? So if not, Nora.

6 MS. HILDINGER: I'd like to make a  
7 motion to refer back to staff.

8 MR. CANTRELL: Second.

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

11 MULTIPLE: Aye.

12 MR. KESSLER: Opposed? All right. See  
13 you soon. Thank you.

14 MR. COOPER: Thank you very much.

15 MR. YANEZ: Thank you.

16 MR. KESSLER: Thanks for coming in.

17 MR. KOBASA: The time is 7:44. Meeting's  
18 adjourned.

19 MR. KESSLER: Thank you.

20 (The public board meeting concluded at  
21 7:44 p.m.)

22

23

24

CERTIFICATE OF ACCURACY

I, Juan Penagos, certify that the foregoing transcript of the Planning Board meeting of the Town of Cortlandt on May 5, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By

*Juan Penagos*

---

Date: May 14, 2026

GENEVAWORLDWIDE, INC

228 Park Ave S - PMB 27669

New York, NY 10003