

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

BOARD MEETING

1 Heady Street
Cortlandt Manor, New York 10567
September 1, 2026
6:25 p.m. - 7:01 p.m.

September 1, 2026

MEMBERS PRESENT:

Steven Kessler, Chairman

Thomas Bianchi, Vice Chairman

Nora Hildinger, Member

Kevin Kobasa, Member

Peter McKinley, Member

Karen Timko, Member

ABSENT:

Jeff Rothfeder, Member

Kellan Cantrell, Alternate

ALSO PRESENT:

Michael Cunningham, Esq., Deputy Town Attorney

Heather LaVarnway, CNU-A, Planner

Catherine Brosnan, P.E., Assistant Civil Engineer

Chris Lapine, P. E., Engineer

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2 (The board meeting commenced at 6:25 p.m.)

3 MR. STEVEN KESSLER: Okay. Welcome to
4 the planning board meeting for September the 1st.
5 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: Can I have the roll,
12 please?

13 MS. HEATHER LAVARNWAY: Mr. Kobasa?

14 MR. KEVIN KOBASA: Here.

15 MS. LAVARNWAY: Ms. Hildinger?

16 MS. NORA HILDINGER: Here.

17 MS. LAVARNWAY: Mr. Kessler?

18 MR. KESSLER: Here.

19 MS. LAVARNWAY: Mr. Bianchi?

20 MR. THOMAS BIANCHI: Here.

21 MS. LAVARNWAY: Ms. Timko?

22 MS. KAREN TIMKO: Here.

23 MS. LAVARNWAY: Mr. McKinley?

24 MR. PETER MCKINLEY: Here.

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2 MS. LAVARNWAY: Mr. Cantrell and Mr.
3 Rothfeder are noted as absent.

4 MR. KESSLER: Thank you. We have no
5 changes this evening to the agenda. Can I please
6 have a motion to adopt the minutes from our
7 August meeting?

8 MR. KOBASA: So moved.

9 MR. KESSLER: Second, please?

10 MS. HILDINGER: Second.

11 MR. KESSLER: And on the question, all
12 in favor?

13 MULTIPLE: Aye.

14 MR. KESSLER: Opposed? First item under
15 correspondence, it's a letter dated August 19th,
16 2026 from Jim Annicchiarico, requesting a six-
17 month time extension for preliminary plat
18 approval for the Pomona Development Subdivision
19 located on the south side of Revolutionary Road,
20 south of Eaton Lane. Good evening.

21 MR. JIM ANNICCHIARICO: Good evening.

22 MR. KESSLER: So why don't you give us a
23 quick update on where things stand?

24 MR. ANNICCHIARICO: Sure. We made an

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2 application to the health department. I think I
3 probably mentioned that in the previous time
4 extension request. We need to meet with the town,
5 and we have a meeting scheduled with the
6 engineering department for, I believe, September
7 9th. Following that meeting, we should be able to
8 I think, wrap everything up and get it back to
9 the health department and hopefully --

10 MR. KESSLER: The health department
11 still with issues or?

12 MR. ANNICCHIARICO: No, actually, the
13 town wants us to -- wants to go over some of the
14 water main extension details.

15 MR. KESSLER: Okay. And that's, were you
16 dealing with Chris or Mike?

17 MR. ANNICCHIARICO: That started with
18 Joe from your office, actually. But we'll be
19 meeting with Mike from Preziosi.

20 MR. KESSLER: Okay.

21 MR. CHRIS LAPINE: I think it started
22 before we were here. I think it started with --

23 MR. KESSLER: Get closer to the mic.

24 MR. LAPINE: It was with DOTS, DOTS

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2 called LaBella. That's the problem.

3 MR. KESSLER: Okay. Okay, so if there
4 are no issues, Nora.

5 MS. HILDINGER: I'd like to make a
6 motion to adopt resolution 2026-19, granting the
7 sixth six-month time extension of preliminary
8 plat approval for the Pomona Development
9 Subdivision.

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

11 MR. MCKINLEY: Second.

12 MR. KESSLER: And on the question, all
13 in favor?

14 MULTIPLE: Aye.

15 MR. KESSLER: Opposed? All right.

16 MR. ANNICCHIARICO: Thank you very much.

17 MR. KESSLER: Next item is the letter
18 dated August 10, 2026 from David Steinmetz and
19 Brian Sinsabaugh of Zarin and Steinmetz,
20 requesting the third one-year time extension of
21 conditional site development plan approval for
22 Bilal Ahmed for the proposed hotel located at
23 2054 East Main Street. Good evening.

24 MR. BRIAN SINSABAUGH: Good evening,

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2 Chairman, members of the board. My name is Brian
3 Sinsabaugh with Zarin and Steinmetz. Yes, we're
4 making another request for an extension of the
5 site plan approval that we had received. Most
6 recently, we've been working with engineering
7 with regard to a scope, defining the scope of
8 inspection of the sewer mains, as well as doing a
9 couple of monitoring reports as well with regard
10 to the extension, because we had to create a
11 sewer district that was created previously. I
12 think it's Bear Mountain Sewer District. And
13 we're just doing some of those reporting, trying
14 to define scope on that. I think there are some
15 other outstanding items as well in terms of
16 conditions for the approval, including SWPPP. So
17 those items will be addressed.

18 MR. KESSLER: And all that's taken three
19 years?

20 MR. SINSABAUGH: That is correct.

21 MR. KESSLER: So things are, from what
22 I'm hearing, are moving forward, and the
23 expectation is this thing is going to get done,
24 right?

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2 MR. SINSABAUGH: It is. I confirmed it
3 with the client today as well in terms of making
4 this a priority to move forward.

5 MR. KESSLER: Okay. Any questions from
6 staff of the board?

7 MR. BIANCHI: Do you have an estimate of
8 time left, required to complete everything that's
9 needed?

10 MR. SINSABAUGH: I think it's supposed
11 to be --

12 MR. BIANCHI: Will you be back in
13 another year or?

14 MR. SINSABAUGH: Hopefully not. We'll
15 make a point to try to address each of those
16 items to move forward, so.

17 MR. BIANCHI: It's a greatly anticipated
18 project for the town.

19 MR. SINSABAUGH: I understand.

20 MR. KESSLER: So any other questions? If
21 not, Karen.

22 MS. TIMKO: I'd like to make a motion to
23 adopt resolution 2026-20, allowing a third one-
24 year time extension of conditional site

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development plan approval for the Cortlandt Manor Hotel.

MR. KESSLER: Thank you. Second, please.

MS. HILDINGER: Second.

MR. KESSLER: On the question?

MR. SINSABAUGH: Thank you.

MR. KESSLER: All in favor?

MULTIPLE: Aye.

MR. KESSLER: Opposed? Okay. All right, moving on to old business, first item it's the application of VS Construction Corporation for preliminary plat approval, steep slope, wetland, and tree removal permits to permit the construction of 96 townhomes, including 10 percent affordable units with associated site improvements on an approximately 17.6 acre portion of Evergreen Manor project site. The subdivision proposes a 99-lot subdivision of the approximately 21-acre parcel two of the Evergreen Manor subdivision to create 96 individual townhome plots, a common homeowners association lot, a commercial lot, parcel three, and an open space non-building lot containing the existing

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wetland adjacent to Crompond Road. The project is located within the Medical Oriented District on property located at 2003 Crompond Road. Drawings last revised August 19, 2026. Good evening.

MR. MATT STEINBERG: Good evening, Mr. Chairman, members of the board. My name is Matt Steinberg with DTS Provident. We appeared before this board back in June, gave a brief introduction to the project, which involves VS Construction and their contract vendee, Lennar Homes. Since that time, we received comments from the planning staff. The most recent submission works to address a number of those comments. As you talked about during the work session, we are still continuing to work on some of the other comments.

Just a couple of key updates on the plan set that you just received. In the proposed subdivision layout that's contained, we adjusted the layout so that each unit is on its own small lot, which is required to be the simple homeownership, rather than the footprint being contiguous with the footprint of the unit. We've

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2 continued to advance the landscape plan. The
3 plans now include a typical unit plan showing the
4 entry and the foundation planting. We made some
5 adjustments to the lighting plan requested by
6 staff. And then the revised plans include a
7 number of additional engineering advancements and
8 utilities so that engineering staff can continue
9 their review and ultimately issue their comment
10 letter. And I believe also fire department review
11 is also pending. Those are really, that's really
12 the key updates for the plan. I can certainly
13 answer any other questions that the board might
14 have.

15 MR. KESSLER: I had one question. As I
16 was reading through some of your responses with,
17 and maybe you can't answer this and somebody else
18 can, but I was surprised when we talked about,
19 let me just find it here, the homeowners
20 association. It seemed unusual to me that both
21 the assisted living, the townhomes, and the
22 commercial property were considered to be part of
23 the HOA.

24 MR. STEINBERG: Yes. I think it -- I

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2 wrote a letter. I called it an HOA, but it's just
3 like a master, essentially a master association
4 that all of the parcels would probably be part of
5 that would maintain some of the shared
6 infrastructure. So they wouldn't be part -- so
7 there'd be an HOA --

8 MR. KESSLER: Right.

9 MR. STEINBERG: -- on the townhomes.

10 MR. KESSLER: Right.

11 MR. STEINBERG: They would have their
12 own HOA. At this point, we're showing that open
13 space parcel along Crompond would be an open
14 space parcel, so somebody would have to maintain
15 that, the idea being the three parcels would
16 share in some sharing of that. What it's legally
17 called, I think that has to be discussed.

18 MR. KESSLER: Okay. It just seems
19 unusual to have a commercial -- that the
20 commercial property was included in that.

21 MR. STEINBERG: Yeah. So I guess it
22 wouldn't be a homeowner's association. It'd be
23 just a sort of a master --

24 MR. KESSLER: Okay.

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2 MR. STEINBERG: -- association.

3 MR. KESSLER: Okay. Any other comments,
4 questions? I know that you're still going back
5 and forth with the engineering department on a
6 lot of this, and we did discuss this at the work
7 session, that we'd possibly schedule a site visit
8 for the property. But before we do that, again,
9 any comments, staff, board, on this?

10 MR. KOBASA: The pathway that goes
11 around, the walking trail, whatever that is, what
12 material is that?

13 MR. STEINBERG: So the intent is not to
14 make it a paved surface of any sort.

15 MR. KOBASA: Okay.

16 MR. STEINBERG: It would be either a
17 mulched surface in places where it needs some
18 stabilization. I believe in our earlier permits
19 to Army Corps, there were some points where it
20 might be some boardwalk. But otherwise, the point
21 is just to have it be as natural as possible --

22 MR. KOBASA: Okay.

23 MR. STEINBERG: -- around that area.

24 MR. KOBASA: The retirement community

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2 that's down below the sidewalk, you're just going
3 to have to make them aware? My guess is people
4 may want to come out, and when they hear there's
5 a trail that they can walk around up there, use
6 it. If it's not ADA accessible, you're going to
7 have to find a way to make sure the people coming
8 from that home to use that trail are aware of
9 that. That's all. But I don't think you can make
10 it accessible because you're going through a
11 bunch of wetlands, so just a way to sign that in
12 case people hear about it and want to go and walk
13 it.

14 MR. STEINBERG: Sure. Yep.

15 MR. KOBASA: The last question I have
16 is, how are you able to do that in the 100-foot
17 non-disturbance buffer?

18 MR. STEINBERG: So the trail is, it's
19 shifted over from where it was previously shown.
20 But we had previously shown a trail in that area.

21 MR. KOBASA: Okay.

22 MR. STEINBERG: The plans that were
23 ultimately approved, that --

24 MR. KOBASA: During the master plan,

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2 you're saying it was in that buffer? All right,
3 that's fine.

4 MR. STEINBERG: So we continued to
5 discuss it. We've actually moved it a little bit
6 further out of the actual wetland crossing.

7 MR. KOBASA: Yeah.

8 MR. STEINBERG: But we can continue to
9 refine that. I mean, it's --

10 MR. KOBASA: I was just asking if it was
11 in the master plan. That's a different story, so.

12 MR. STEINBERG: There was a trail that
13 did cross into that.

14 MR. KOBASA: Okay.

15 MR. KESSLER: And I know I ask this
16 every meeting. So we have a two-lot subdivision.
17 Is that where it's going to stay at? Is there
18 going to be further subdivisions here? Because I
19 know one of the comments from staff was about
20 clearly identifying the distinct areas. So where
21 are we on this?

22 MR. STEINBERG: Right. So right now,
23 we're processing that two-lot subdivision that
24 was conditionally approved by the board. That

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2 would establish the assisted living parcel, the
3 roadway --

4 MR. KESSLER: And everything else?

5 MR. STEINBERG: -- and then the balance.

6 MR. KESSLER: Okay. And then is that how
7 you --

8 MR. STEINBERG: Right. And then this
9 project is proposing to split up that balance
10 into, to have that retail parcel, so which is
11 that parcel three that we've already reviewed
12 separately.

13 MR. KESSLER: Okay.

14 MR. STEINBERG: And then further
15 subdivide for the townhomes, because each
16 townhome would be essentially on its own lot.

17 MR. KESSLER: Okay, so when does that
18 happen?

19 MR. STEINBERG: So we're --

20 MR. KESSLER: It's a chicken --

21 MR. STEINBERG: Yeah.

22 MR. KESSLER: -- to me, it's like a
23 chicken and egg thing, I don't know what needs to
24 come first.

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2 MR. STEINBERG: Right. So the
3 subdivision that we're processing now with the
4 health department, that is, we're working on that
5 one so that the assisted living and this parcel
6 can be done. We will have to provide a plat to
7 show this work. We've done a preliminary
8 subdivision plan in the set so that you can see
9 essentially what the layout that we're proposing.
10 But we do have to have the full plat prepared.

11 MR. KESSLER: With distinct, separate
12 subdivisions for the townhomes?

13 MR. STEINBERG: For the townhomes.

14 MR. KESSLER: The commercial?

15 MR. STEINBERG: Yes.

16 MR. KESSLER: And the --

17 MR. STEINBERG: There'd be this open
18 space parcel in the front.

19 MR. KESSLER: Open space.

20 MR. STEINBERG: Yeah.

21 MR. KESSLER: Got it. Okay. Any other
22 questions?

23 MR. BIANCHI: Are those subdivisions
24 shown on the drawings? What you just described,

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are they shown?

MR. STEINBERG: So there is a sheet.

MR. BIANCHI: Where is that?

MR. STEINBERG: It's sheet 0.2, so it should be the second one in from the cover. There's a master plan, and then the preliminary -

MR. BIANCHI: 0.2.

MR. STEINBERG: -- subdivision plan.

MR. BIANCHI: Oh, I see it, yeah, yeah.

MR. STEINBERG: Right. So the subdivision plan, the plat that the surveyor that's preparing, will be based on where those units kind of land. So, while we're in the process, we're catching them up at the same time so that they can, you know, it's a lot of little lots.

MR. KESSLER: When this was approved by the town board, is this basically consistent with what they reviewed in terms of the subdivision?

MR. STEINBERG: Yes, right. There was always an assisted living lot, a townhome or residential lot --

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2 MR. KESSLER: Right.

3 MR. STEINBERG: -- a commercial lot.

4 MR. KESSLER: Right, with a maximum of
5 96?

6 MR. STEINBERG: At that time, it was 99,
7 so it's up to 99 units in the master plan. Now
8 we're down to 96.

9 MR. KESSLER: I got it. Okay.

10 MR. BIANCHI: This shows us the numbers
11 of units, but not the boundaries, if that's even
12 possible to draw, the subdivision boundaries,
13 right?

14 MR. STEINBERG: The, so each lot, those
15 little squares --

16 MR. BIANCHI: Yeah.

17 MR. STEINBERG: -- that would
18 essentially be the lot for that particular unit.

19 MR. BIANCHI: So that's one subdivision?

20 MR. STEINBERG: Each one of those would
21 be a lot, correct, on that subdivision.

22 MR. BIANCHI: So you have the total is
23 what, 96 lots?

24 MR. STEINBERG: Right, 96 lots within

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2 that parcel.

3 MR. KESSLER: Everybody owns their own
4 lot.

5 MR. STEINBERG: Yes, and that's what's
6 required under the code.

7 MR. MCKINLEY: Fee simple.

8 MS. LAVARNWAY: And Matt, just correct
9 me if I'm wrong, the new lots shown on this do
10 include some yard in the front and back?

11 MR. STEINBERG: Yes. Right. So
12 previously, they were kind of contiguous with the
13 unit boundary. There was a question from
14 planning. We spoke with Lennar as well. The
15 desire was to make that so that essentially it
16 goes to the end of the driveway, and then behind
17 the patio or deck, depending on. So it
18 essentially gives each homeowner kind of their
19 own yard as part of their ownership.

20 MR. BIANCHI: And when you talk about
21 the HOA, those 96 lots belong to the HOA?

22 MR. STEINBERG: They would belong to an
23 HOA for the townhomes, correct.

24 MR. BIANCHI: And the rest of it, that's

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2 common areas would be another organization I

3 guess, to --

4 MR. STEINBERG: So --

5 MR. BIANCHI: -- maintain?

6 MR. STEINBERG: -- yeah. So each
7 homeowner would own their lot for their unit.

8 MR. BIANCHI: Correct.

9 MR. STEINBERG: And then they would be
10 part of an HOA that would control the balance of
11 the townhome lot. So essentially, the roadways,
12 the driveways, storm water, infrastructure, those
13 things would be owned.

14 MR. KESSLER: Garbage pickup, right?

15 MR. STEINBERG: Yes, most likely in this
16 type of units --

17 MR. KESSLER: I thought you said it was
18 going to be private?

19 MR. STEINBERG: -- I think the HOA
20 usually -- it would be private pickup, and then
21 usually an HOA would kind of control that
22 contract.

23 MR. KESSLER: Okay.

24 MR. LAPINE: Do the lot lines extend

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2 onto the retaining walls that are in the back of
3 some of these units?

4 MR. STEINBERG: No, we tried to stop
5 them short of the retaining walls, so that that
6 would be something that the HOA would maintain,
7 especially since they kind of obviously extend
8 beyond.

9 MR. LAPINE: Okay.

10 MR. KESSLER: Okay. Anything else?

11 MR. LAPINE: I had one other question.
12 To kind of piggyback on what Kevin was referring
13 to with regards to the trails, so are you going
14 to be grading these trails in because of the
15 steepness of the slopes around the wetland within
16 this 100-foot non-disturbance limit?

17 MR. STEINBERG: The idea is that we
18 would not try to regrade them.

19 MR. LAPINE: Okay.

20 MR. STEINBERG: We would just kind of
21 follow the natural grade since they wouldn't be
22 accessible.

23 MR. LAPINE: Some of these grades look a
24 little steep in some of these areas, and you may

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2 want to revisit the alignment of that --

3 MR. STEINBERG: Sure. Yeah, we can do
4 that.

5 MR. LAPINE: -- non-disturbance area.

6 MR. KESSLER: So if we set a site visit,
7 what are we going to see?

8 MR. STEINBERG: Yeah. So I can discuss
9 it with staff, as far as trying to set up some
10 points where it would make sense for the board to
11 walk. It's obviously a large site. I'm not sure
12 if the desire is to be able to walk the entire
13 site or if we'll try to pick some key points that
14 the board can get to, just so that you can orient
15 yourself to kind of either, you know, as you can
16 see there's previously the subdivision road was
17 marked out. I think you saw that when you were
18 there for the assisted living site visit. So from
19 that point, we can try to kind of branch out the
20 two sides so that you can have a lay of the land.

21 MR. KESSLER: How far does the current
22 road go? Just to the end of the assisted living
23 property?

24 MR. STEINBERG: I think that's the most

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2 that was marked out. A little bit beyond that, I
3 believe, it was marked out with some flags. So we
4 can try to go a little bit further down that
5 roadway so that you can see both sides.

6 MR. KESSLER: Okay. And maybe if you
7 could stake out a couple of these sections of
8 homes, maybe the ones to the right of the road,
9 to the left of the road. Will we be able to go
10 down to the wetlands?

11 MR. STEINBERG: I believe so. We'll
12 check that out. We can --

13 MR. KESSLER: Without a machete?

14 MR. STEINBERG: Well, the wetland in the
15 Crompond Road, you can definitely see down into
16 that one. That one is visible. I think we saw it
17 when we were at the retail parcel. The one in the
18 south end, we'll take another look and see how
19 close we can get.

20 MR. LAPINE: Mr. Chairman, it may be
21 beneficial to the board if they delineate the
22 centerline of the road, so that when you're
23 walking out there, you can get an idea of where
24 particular buildings are.

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2 MR. KESSLER: Right. Okay. Anything else
3 anybody wants to focus in on, on the visit?

4 MS. LAVARNWAY: Can I just ask, Chris,
5 are you talking about just the initial lollipop
6 or the roads internal to the --

7 MR. LAPINE: I'm talking about the roads
8 internal to the site.

9 MS. LAVARNWAY: Okay.

10 MR. LAPINE: So that if you're on Road
11 D, you can see where building 12 is.

12 MR. KESSLER: And maybe the center of
13 the cul-de-sac?

14 MR. LAPINE: The center of the cul-de-
15 sac as well, but, you know, if you give a
16 centerline of the roads that are traversing off
17 the lollipop, I think it'll help you in terms of
18 --

19 MR. KESSLER: Okay.

20 MR. LAPINE: -- understanding where you
21 are on the site in the particular buildings and
22 giving you an idea of the topography challenges
23 that are before them.

24 MR. KESSLER: Okay. Anything else? If

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2 not, who we got here, Peter?

3 MR. MCKINLEY: Mr. Chairman, I'd like to
4 make a motion for PB 2026-11 Evergreen Townhomes
5 to set up a site inspection on September 24th at
6 5:00 p.m., and to refer back to staff for further
7 development and technical meetings.

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

9 MR. BIANCHI: 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.

15 MR. KESSLER: See you then. All right,
16 final item this evening, it's the application of
17 Cronin Engineering on behalf of Cortlandt Self
18 Storage, Mark Giordano, for an amended site
19 development plan to construct one additional
20 8,000 square foot storage building and an outdoor
21 contractor's yard, drawings last revised August
22 19, 2026.

23 MR. SENSABAUGH: Hi, good evening,
24 Chairman, members of the board. Brian Sensabaugh

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2 with Zarin and Steinmetz. Here with me is Jim
3 Annicchiarico of Cronin Engineering. We made a
4 submission on August 19th with amended site plan
5 drawings. Jim can walk you through the changes
6 shortly. We also provide site photos. We did also
7 receive the August 28th planning department memo,
8 and we've begun reviewing and preparing
9 responses. We will submit those responses for the
10 October 6th meeting. We've already asked our
11 wetland engineer, Steve Marino of Tim Miller
12 Associates, to flag the wetlands. So we just
13 asked, and I believe there's been discussion with
14 the town, but we asked the town wetland
15 consultant to verify that flagging. And then --

16 MS. LAVARNWAY: Brian, can I just
17 interrupt you? I was under the impression that
18 our consultant would just flag. Has that changed?

19 MR. SINSABAUGH: I think, based on my
20 discussions this morning, I wish the applicant
21 were here, but that that we have Steve Marino, I
22 think he directed Steve Marino to flag.

23 MS. LAVARNWAY: Okay. Well, let's --

24 MR. SINSABAUGH: I'll make sure that we

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2 --

3 MS. LAVARNWAY: Let's confirm offline.

4 MR. SINSABAUGH: -- I'll make sure that
5 they reach out to you --

6 MS. LAVARNWAY: Okay.

7 MR. SINSABAUGH: -- on that. Or we can
8 do --

9 MR. LAPINE: I think, the Yeshiva, I
10 think their applicant flagged, and I think then
11 our consultant reviewed their flagging jointly
12 with them. Is that how they did that?

13 MS. LAVARNWAY: Yeah, we can do it
14 either way. It's just they end up kind of paying
15 twice if they have their own person go out.

16 MR. LAPINE: Okay.

17 MS. LAVARNWAY: Because then we send a
18 person out too, so.

19 MR. LAPINE: Okay. Yeah, I just remember
20 the Yeshiva, that's how they did that.

21 MS. LAVARNWAY: Yeah.

22 MR. LAPINE: Okay.

23 MS. LAVARNWAY: We'll connect offline
24 and just confirm which it is.

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2 MR. LAPINE: Okay.

3 MR. SINSABAUGH: We haven't received
4 engineering comments yet, but I believe that we
5 should be receiving those, hopefully in time for
6 the next submission, and we'll make those
7 responses by the submission deadline. We would
8 ask first for a site visit in September, possibly
9 the same day that you're doing the other site
10 visit.

11 MR. KESSLER: Wait, before that. I'm not
12 clear on what changes you made in the latest
13 revision.

14 MR. SINSABAUGH: Oh, yeah. We can walk
15 you through those first. That's fine.

16 MR. KESSLER: Please.

17 MR. ANNICCHIARICO: Hi, Jim
18 Annicchiarico with Cronin Engineering. So as
19 Brian mentioned, we made a full submission, site
20 photos of the existing buildings just so
21 everybody can get an idea of what they look like.
22 It's probably been a long time since anybody's
23 been there. We moved the building away from the
24 conservation easement line, mainly in the north

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corner. We pivoted it from the southern, southwest corner, so we got about six and a half feet away from the conservation easement line. We provided building elevations. I think that was requested by Tom. We did elevations of each side of the building. On the north side of the building, that would be accessible to the second story of the building. We also provided a section or an elevation of the south end to show that there would be access to the first story of the building from that end, since there's a 10-foot difference in both ends of the building.

We gave you elevation of the building looking at it from the road in front to see how the grade kind of dives down from right to left. And we also gave you an elevation of the back, which is really just much more flat, and you can see both stories from the back.

The plans also indicated that we would be relocating the drainage utilities that need to be relocated because of the conflict that would happen with the building, as well as the existing sewer force service. We also delineated both

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contractor, outdoor contractor yards, and we tried to give you an idea of what was going to be stored in those areas, which would be excavators, some backhoes, miscellaneous equipment, dump trucks, and some overseas storage containers. So, we gave you --

MR. KESSLER: Sorry, so where are the two contractor yards? I see one.

MR. ANNICCHIARICO: There's one on the north end, and then if somebody could pan to the --

MR. LAPINE: Previous page?

MR. ANNICCHIARICO: -- to the south, it's all the way to the south.

MR. LAPINE: It's in the low --

MR. ANNICCHIARICO: At the very southern end of the --

MR. LAPINE: If you look to the lower left-hand corner of the drawing, scan down, they have a blow-up of it.

MS. LAVARNWAY: Yeah, I just wanted to show it in context. I'm trying to --

MR. KESSLER: Which, is it the -- which,

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2 is it the dotted line on the left?

3 MR. ANNICCHIARICO: Yes. That, yep,
4 that's it right there. It's much smaller than the
5 one to the north.

6 MR. KESSLER: Right, the shaded one on
7 the right side I understand, and then it's the
8 shaded, that one on the left, got it.

9 MR. ANNICCHIARICO: That's correct,
10 right.

11 MR. KESSLER: So can you mark that out
12 for us when we do a site visit?

13 MR. ANNICCHIARICO: Yeah. It's actually
14 --

15 MR. KESSLER: In use?

16 MR. ANNICCHIARICO: There's, it's in
17 use, yes. It's not hard to see or know what we're
18 showing.

19 MR. KESSLER: Yeah, but is it in use in
20 the defined area as you now want it defined?

21 MR. SINSABAUGH: Yep.

22 MR. KESSLER: It is.

23 MR. SINSABAUGH: Yep.

24 MR. KESSLER: Okay.

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2 MR. ANNICCHIARICO: I think that's about
3 it for the changes that we made. We gave you a
4 floor plan of the proposed building, all the
5 storage units, the hallways, the access points.
6 And we did add some impervious area, had to do
7 that mainly on the south end, so we could get
8 that flattened out and get access into the units,
9 the storage units from there. We added a little
10 bit of an impervious area on the north end of the
11 building. It's a triangular shape, if you can see
12 it, which really just gives access to the, again,
13 to the doorway. There's two doorways on each end,
14 as I mentioned. And that's about it.

15 MR. KESSLER: Okay. And you'll mark out
16 the footprint of the building as well?

17 MR. ANNICCHIARICO: We already have that
18 marked out.

19 MR. KESSLER: You do?

20 MR. ANNICCHIARICO: Yes.

21 MR. KESSLER: Great. Excellent. Okay.
22 Any other comments, questions?

23 MR. LAPINE: Jim, one question I had is
24 the doorways on the west side of the building,

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2 will there be a set of stairs there for that?

3 MR. ANNICCHIARICO: There would be. We
4 did not show that, but there has to be.

5 MR. LAPINE: There's stairs in the back?

6 MR. ANNICCHIARICO: Because that's,
7 that's from the second story, yeah. On the back
8 of the building, you're saying, west side.

9 MR. KOBASA: Is that for emergency
10 egress?

11 MR. ANNICCHIARICO: As far as I
12 understand, yes. I mean I didn't understand why
13 we actually needed it, to tell you the truth, but
14 --

15 MR. KOBASA: Yeah, because --

16 MR. ANNICCHIARICO: -- it may just be
17 for the emergency access.

18 MR. KOBASA: -- I'm just wondering if
19 the access ways, you know, could we, in terms of
20 emergency egress instead of encroaching, we have
21 that setback now that you've created. Is there a
22 way that we can make the emergency egress either
23 on the north or south side of the building?

24 MR. ANNICCHIARICO: Yes, we can look at

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2 that, yeah.

3 MS. CATHERINE BROSANAN: Can you actually
4 show the points of access to the building on --

5 MR. ANNICCHIARICO: On the site plan
6 itself?

7 MS. BROSANAN: -- on the plan, yes.

8 MR. ANNICCHIARICO: Yeah. I can do that.
9 Yeah.

10 MS. BROSANAN: And do you plan on fencing
11 in the contractor's yard area?

12 MR. ANNICCHIARICO: We really would not
13 like to do that --

14 MS. BROSANAN: Okay.

15 MR. ANNICCHIARICO: -- because of the
16 size of the equipment that has to go in and out
17 of there. So it's not easy to get it in and out
18 if there's going to be a fence there. You know, I
19 mean if we had a rolling gate, it would have to
20 be like 40 feet long in order to really be able
21 to access everything.

22 MS. BROSANAN: The contractor's equipment
23 that would be on-site, would it be storage on-
24 site, or does the owner plan to maneuver it

1 September 1, 2026

2 around? I think our concern would be if there's
3 people going in and out of their storage units
4 and there's --

5 MR. ANNICCHIARICO: Right.

6 MS. BROSANAN: -- heavy equipment just
7 rolling around on the site.

8 MR. ANNICCHIARICO: No, it's taken out
9 to a job and brought back, put in its place.

10 MS. BROSANAN: On a trailer?

11 MR. ANNICCHIARICO: Certain pieces of
12 equipment, yes. The dump trucks, obviously, they
13 don't need to, they can just drive in. The
14 storage containers would obviously have to be
15 brought in on a trailer.

16 MS. BROSANAN: And what do you propose,
17 or what does the owner propose would be in those
18 storage containers?

19 MR. ANNICCHIARICO: I'd have to find
20 out.

21 MS. BROSANAN: Okay.

22 MR. ANNICCHIARICO: Just probably
23 miscellaneous tools for jobs.

24 MS. BROSANAN: Okay, it's not like oils

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2 and whatever?

3 MR. ANNICCHIARICO: No, no.

4 MS. BROSANAN: Okay.

5 MR. ANNICCHIARICO: Nothing like that.

6 And I think it was brought up during the work
7 session, it was asked if there would be outdoor
8 materials storage, like sand and gravel and
9 things. There would not be any of that.

10 MR. LAPINE: So the containers are
11 basically what you see at a site work project
12 where contractors have containers for --

13 MR. ANNICCHIARICO: Right, for their
14 tools. So the --

15 MR. LAPINE: Their travel control
16 devices get stored in there, their tools get
17 stored in there and --

18 MR. ANNICCHIARICO: Correct.

19 MR. LAPINE: Okay.

20 MS. BROSANAN: If you have two different
21 contractors' yards on either end of the site, the
22 owner doesn't plan on going back and forth
23 between the two yards? I'm just thinking about
24 pedestrians.

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2 MR. ANNICCHIARICO: No.

3 MS. BROSNAN: Okay.

4 MS. LAVARNWAY: That's not been my
5 experience on the site, so that's part of the
6 concern is that machines have been observed
7 moving back and forth between areas. An excavator
8 was observed --

9 MR. ANNICCHIARICO: I haven't obviously
10 observed that so.

11 MS. LAVARNWAY: -- digging things, so,
12 or moving material so there's definitely movement
13 on there. And so if there isn't interest in
14 fencing, we would ask that you think about some
15 other way to ensure that there can't really be a
16 conflict between members of the public who are
17 there to access their self-storage units and
18 heavy equipment driven by people with hard hats
19 in the same area that the public is traversing.
20 I'm not sure how else you can solve that, but if
21 you could put some thought into that, that'd be
22 great.

23 MR. ANNICCHIARICO: Yeah, we'll think
24 about that, and we'll certainly talk to you guys

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2 about it at the site walk.

3 MR. KESSLER: Yeah. And Jim, why can't
4 you fence three-quarters of it?

5 MR. ANNICCHIARICO: I guess that may be
6 a compromise, yeah.

7 MR. KESSLER: I understand, you might
8 need a big opening in the front --

9 MR. ANNICCHIARICO: Right.

10 MR. KESSLER: -- but, you know, three-
11 quarters or 75 percent of it probably could be
12 fenced in, leaving enough opening for --

13 MR. ANNICCHIARICO: Yeah.

14 MR. KESSLER: I mean you raise the issue
15 of how big some of this equipment's going to be.

16 MR. ANNICCHIARICO: Yeah. Well we can
17 look at all that.

18 MR. LAPINE: Mr. Chairman --

19 MR. ANNICCHIARICO: -- at the site walk
20 and talk about it.

21 MR. KESSLER: Okay. We'll go through it
22 there.

23 MR. LAPINE: I agree with your
24 assessment. I think from looking at it, we should

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2 at least have a fence along property lines, so it
3 doesn't encroach on neighboring properties. I
4 think where it's running parallel to the
5 conservation easement that wasn't filed, I think
6 we should have a fence along that as well so that
7 we don't encroach upon that.

8 MR. KESSLER: Okay.

9 MS. LAVARNWAY: The heavy equipment and
10 machinery, where does the owner propose they will
11 be mechanically serviced? Would it be on the
12 site?

13 MR. ANNICCHIARICO: Yes. There's an
14 actual mechanics bay in, I guess if you go to the
15 lower end of the site, I think it's building
16 three, I can't remember.

17 MS. LAVARNWAY: There weren't labels on
18 all of the buildings, but it is --

19 MR. ANNICCHIARICO: There are labels on
20 the buildings, yeah. They're all numbered, yeah.

21 MS. LAVARNWAY: Well, it's this one.

22 MR. ANNICCHIARICO: Yep. That is the
23 mechanics building. So that's accessed from the
24 lower road, so anything would be done there. The

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2 building that was more recently built, the most
3 recently built --

4 MR. LAPINE: Building, yeah.

5 MR. ANNICCHIARICO: -- the one on the
6 southeast corner.

7 MS. LAVARNWAY: This one?

8 MR. ANNICCHIARICO: That also, there's
9 equipment storage in that.

10 MR. LAPINE: I think --

11 MR. ANNICCHIARICO: I don't believe they
12 do any mechanic work in there, though.

13 MR. LAPINE: I think building nine, and
14 building three weren't labeled on the plans, is
15 what Heather was referencing.

16 MR. ANNICCHIARICO: Okay. I don't know
17 how that happened.

18 MS. LAVARNWAY: It's just blank. It's --

19 MR. ANNICCHIARICO: Okay, yeah.

20 MS. LAVARNWAY: -- something just got
21 turned off. It's just blank boxes. So there won't
22 be any work done out on the --

23 MR. ANNICCHIARICO: No.

24 MS. LAVARNWAY: -- pavement? Okay.

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2 MR. ANNICCHIARICO: We can put that in
3 the resolution.

4 MS. LAVARNWAY: We'll want to add that
5 as a note on the plans.

6 MR. KESSLER: Correct.

7 MS. BROSANAN: And then the contractor's
8 storage areas are outside of the wetlands? Or I
9 know you guys are going to delineate them again.

10 MR. ANNICCHIARICO: Yes.

11 MS. BROSANAN: But they are outside?

12 MR. ANNICCHIARICO: Yes, but my view of
13 the last wetland markings for the 2007 approval,
14 you see the wetland line is way down in the
15 middle of the conservation easement. So, I can't
16 imagine it's crept up the steep slope or anything
17 like that.

18 MS. BROSANAN: Okay.

19 MR. ANNICCHIARICO: But we're obviously
20 going to re-delineate it, and I would imagine it
21 hasn't moved very far. We may need a wetland
22 permit, because we're technically in the buffer
23 for the building, but I think that's it.

24 MR. LAPINE: I think what you're

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referring to is that there are two wetlands.

There was the DEC and the town wetland back in 2000 and, well, 1995 and then 2006. So I think you're saying you're in the town buffer, not the DEC buffer?

MR. ANNICCHIARICO: Correct. Correct.

MR. LAPINE: Okay.

MR. ANNICCHIARICO: Yeah.

MS. BROSAN: But regardless, both will be delineated?

MR. ANNICCHIARICO: Yes. So just to get back to Heather's comment about the -- so I think Mark's intention was just to have Steve Marino go out there because he can get it done quickly. I guess you still have to get the town to confirm that. But we can, he has Steve Marino set to go there this week, I believe, or early next week. So we can talk about it offline, like you mentioned, but I think it was just a thing where we can get Steve out there right away to do it, and --

MS. LAVARNWAY: Yes. That is what he indicated when I mentioned he might be paying for

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2 the work twice. I thought he was rethinking it.

3 MR. ANNICCHIARICO: Yeah, I don't think
4 he minds.

5 MS. LAVARNWAY: He may have sent an
6 email to that, but it's fine. I just need to know
7 what I'm asking someone to do.

8 MR. ANNICCHIARICO: Understood.

9 MR. KESSLER: All right. Any other
10 comments? If not, Tom?

11 MR. BIANCHI: Okay. I'll cover a couple
12 of things in this motion, I guess. First of all,
13 I move that we declare ourselves lead agency.

14 MS. LAVARNWAY: No, you declare your
15 intent to be.

16 MR. BIANCHI: Intent to be lead agency.

17 MS. LAVARNWAY: Yeah.

18 MR. BIANCHI: Sorry. Secondly, I'd like
19 to set a site visit for October 24th at about
20 5:45, if that's enough time to do the other site
21 visit first. So 5:45, and then I move that we
22 refer this back to staff for further comment.

23 MR. KESSLER: Okay. Second on the --

24 MS. HILDINGER: September.

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MR. KOBASA: September 24, I believe.

MR. KESSLER: September 24, what'd he say?

MR. KOBASA: He said October.

MR. BIANCHI: I said October, I'm sorry.

MR. KESSLER: Okay. September 24. Thank you. So three motions. Can I have a second, please?

MS. HILDINGER: Second.

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

MULTIPLE: Aye.

MR. KESSLER: Opposed? See you then.

MR. SINSABAUGH: Yes. The one thing that never got said, asked before you guys get to this, we wanted to set a public hearing, if at all possible, for October meeting. And if it needs to be pushed out, pushed out, but our client is obviously --

MR. KESSLER: Anxious.

MR. SINSABAUGH: -- anxious to get this moved along, and obviously taking --

MR. KESSLER: I've got to go by staff

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here. I think we need to do the site visit. I think there's still a lot of issues that need to get settled before we invite the public in.

MR. SINSABAUGH: Okay.

MR. KESSLER: So, I appreciate it, but I think we're going to have to wait one more month on that. So we had the motion. We had a vote. Yeah. Okay. Anything else? If not?

MR. KOBASA: The time is 7:01, meeting's adjourned.

MR. KESSLER: Thank you.

(The public board meeting concluded at 7:01 p.m.)

CERTIFICATE OF ACCURACY

I, Gabriela Rodriguez, certify that the foregoing transcript of the Planning Board meeting of the Town of Cortlandt on September 1, 2026 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: September 24, 2026

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