



TOWN OF CORTLANDT PLANNING BOARD

LINDA D. PUGLISI
TOWN SUPERVISOR

TOWN HALL, 1 HEADY STREET, CORTLANDT MANOR, NY 10567
914-734-1080
FAX 914-788-0294
www.townofcortlandt.com
Planning Staff e-mail:
chrisk@townofcortlandt.com

Loretta Taylor
Chairperson
Thomas A. Bianchi
Vice-Chairperson
Members:
Robert Foley
Steven Kessler
George Kimmerling
Jeff Rothfeder
Valerie Myers

TOWN BOARD MEMBERS

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Debra Carter
James F. Creighton
Francis X. Farrell

You are invited to a Zoom webinar.
When: **Nov 4, 2020 07:00 PM Eastern Time** (US and Canada)
Topic: Town of Cortlandt Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89187254969?pwd=Nkw3dy9rZWRGRGZKdld5bVo0NDhGdz09>

Passcode: 925742

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WORK SESSION.....OCTOBER 29, 2020 6:00 PM

1. Discuss November 4, 2020 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD
TOWN OF CORTLANDT
7:00 PM, WEDNESDAY EVENING
NOVEMBER 4, 2020**

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETING OF OCTOBER 4, 2020
5. CORRESPONDENCE

- PB 2018-27** a. Memo dated October 23, 2020 from Holly Haight, Fire Inspector and letter dated October 21, 2020 from Daniel Richmond, Esq. as required by Condition #2 of Planning Board Resolution 4-19 to provide an update to the Planning Board on the operation of the site and any substantial code violations for Yeshiva Ohr Hameir located at 141 Furnace Woods Road.

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- PB 13-05 b.** Letter dated October 21, 2020 from Brad Schwartz, Esq. requesting the 16th, 90-day time extension of Final Plat approval for the Mill Court Crossing Subdivision located at the south end of Mill Court.
- PB 9-99 c.** Letter dated October 21, 2020 from Linda Whitehead, Esq. requesting the 35th, 90-day time extension of Final Plat approval for the Furnace Dock Inc. subdivision located on Furnace Dock Road.

6. RESOLUTIONS

- PB 2020-12 a.** Application of New York SMSA Limited Partnership, d/b/a Verizon Wireless, for the property of the Lake Mohegan Fire District, for recertification of the Special Permit for an existing cell tower located at 260 Croton Avenue.
- PB 2020-8 b.** Application of New York Presbyterian Hudson Valley Hospital for Site Plan approval and a Tree Removal Permit for the redevelopment of an approximately 37,375 sq. ft. parcel of property currently containing an existing mostly asphalted parking area located at the site of the former Citron Building to provide 118 staff parking spaces in two phases and for a new walkway for pedestrian access to the main campus buildings for property located at 1970 Crompond Road. Drawings latest revised October 21, 2020. (see prior PB's 8-13, 23-04)
- PB 2018-23 c.** Application of Mahlab Family Realty, LLC for Final Plat approval for a proposed 4 lot major subdivision (with one lot being a no-build lot) of an approximately 25-acre parcel of property located on the south side of Teatown Road, approximately 5,000 feet east of Quaker Ridge Road. Plat dated June 26, 2020, Improvement Drawings dated September 23, 2020.
- PB 2020-3 d.** Application of Heike Schneider, R.A., on behalf of 3451 Lexington Avenue, LLC, for Site Development Plan approval and for Steep Slope, Wetland and Tree Removal permits for a proposed 56,000 sq. ft., 2-story classic car storage facility, a 4,900 sq. ft. showroom and a 3,528 sq. ft. storage building on a 16.3-acre parcel of property located at 3451 Lexington Avenue. Drawings latest revised October 20, 2020.
- PB 2019-10 e.** Application of Dwayne Reith, of Custom Marine, for Site Development Plan approval for boat storage located at 301 6th Street. Drawings latest revised August 25, 2020. (see prior PB 1-15)

7. PUBLIC HEARING (ADJOURNED FROM PREVIOUS MEETING)

- PB 2017-25 a.** Public Hearing: Application of Lu Lu Properties, NY for Site Development Plan approval for an office and parking lot for a livery cab service on an approximately 41,376 sq. ft. parcel of property located on the north side of Travis Avenue, west of Albany Post Road (Route 9A). Drawings latest revised October 23, 2019 (*to be adjourned to the February 2021 meeting*)

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8. PUBLIC HEARING (NEW)

- PB 2020-14 a.** Application of Teatown Lake Reservation Inc. for renewal of a Special Permit for a Private Nature Preserve to conduct a summer camp program and a weekday public program and for amended site plan approval for tree removal and wall removal at Cliffdale Farm for the purposes of improving wildlife movement for property located on the north side of Teatown Road, approximately 3,000 feet east of Quaker Ridge Road. (see prior PB's 10-10, 5-15)

9. OLD BUSINESS

- PB 2020-6 a.** Application of Palisades Enterprises, LLC for Site Plan Approval, a Special Permit and for Tree Removal and Steep Slope permits for a proposed 2,940 sq. ft. gas station and convenience store with six fuel pumps on an approximately 1.7-acre parcel of property located at 2058 East Main Street (Cortlandt Boulevard). Drawings latest revised August 19, 2020.

10. NEW BUSINESS

- PB 2020-16 a.** Application of Dyami Architects, for the property of Pike Plaza Associates, LLC, for Amended Site Plan approval for a new outdoor cooler/freezer with a fence and gate for the King Buffet restaurant located at 2050 E. Main St. (Cortlandt Boulevard). Drawings dated October 2, 2020. (see prior PB's 14-07, 12-13, 2017-13 & 2018-17)
- PB 2020-17 b.** Application of Hemlock Hill Farm for Site Plan Approval for a seasonal beer garden, in conjunction with Captain Lawrence Brewery, to be located at the Hemlock Hill Farm, 500 Croton Avenue, as described in a packet received by the Planning Division on October 22, 2020.

11. ADJOURNMENT

Next Regular Meeting; TUESDAY, DECEMBER 1, 2020 at 7:00 PM
Agenda information is also available at www.townofcortlandt.com