



# 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](http://www.townofcortlandt.com)  
Planning Staff e-mail:  
chrisk@townofcortlandt.com

Loretta Taylor  
Chairperson  
Thomas A. Bianchi  
Vice-Chairperson  
Members:  
James F. Creighton  
Peter Daly  
Robert Foley  
Steven Kessler  
Jeff Rothfeder

**TOWN BOARD MEMBERS**

Richard H. Becker  
Debra A. Costello  
Francis X. Farrell  
Seth M. Freach

**WORK SESSION.....MAY 29, 2014 7:00 PM**

A. Discuss June 3, 2014 Regular Meeting Agenda

**MEETING AGENDA.....PLANNING BOARD**  
**TOWN OF CORTLANDT**  
**TOWN HALL**  
**1 HEADY STREET**  
**CORTLANDT MANOR, NY**  
**7:00 PM, TUESDAY EVENING**  
**JUNE 3, 2014**

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 APRIL 1, 2014 AND MAY 6, 2014**
5. **CORRESPONDENCE**

**PB 23-08** a. Letter dated May 12, 2014 from John Alfonzetti, P.E. requesting the 4<sup>th</sup> 90-day time extension of Final Plat approval for the Mountain View Estates Subdivision located at the end of Joseph Wallace Drive.

**PB 5-08** b. Letter dated May 14, 2014 from Barbara Montes requesting the 8<sup>th</sup> 90-day time extension of Final Plat approval for the Radio Estates Subdivision located at the end of Radio Terrace.

**PB 13-05** c. Letter dated May 22, 2014 from David Steinmetz, Esq. regarding the separate filing of the final plot into two (2) portions in order to facilitate the sale of at least two (2) of the lots along Lexington Avenue, along with the (off site) Cortway Apartments for the Mill Court Crossing Subdivision on Lexington Avenue and Mill Court.

6. **RESOLUTION**

**PB 15-13** a. Application of Danny Porco/NY Fuel Distributors, for the property of NY Dealer Stations, for Site Development Plan Approval and a Special Permit for a new canopy for the existing Shell Service Station located at the northwest corner of the intersection of Oregon Road and Old Oregon Road as shown on a 2 page set of drawings entitled "Canopy Plan" prepared by John V. Catapano, P.E. latest revision dated March 14, 2014. (see prior PB 31-93)

7. **OLD BUSINESS**

**PB 1-14** a. Application of Hudson National Golf Club for Site Development Plan Approval and a Special Permit for a Country Club and for Wetland, Steep Slope and Tree Removal Permits for a private golf driving range and teaching facility located on an approximately 19.4 acre parcel of property located north of the existing Hudson National Golf Club, south of Hollis Lane, as shown on a 3 page set of drawings entitled "Site Plan, Hudson National Golf Course Driving Range and Teaching Facility" prepared by Ralph G. Mastromonaco, P.E. latest revision dated May 20, 2014.

8. **NEW BUSINESS**

**PB 2-14** a. Application of Mortimer Feinberg and Julie White for approval of a lot line adjustment between two properties located at 31 Brook Lane and 34 Brook Lane as shown on a drawing entitled "Lot Line Adjustment Map" prepared by Joseph R. Link, P.L.S. dated April 23, 2014.

- PB 3-14** b. Application of D&N Contracting Inc., for the property of D & N Housing, LLC for Site Development Plan approval for an office and showroom for a kitchen cabinet, window and door and tile contractor, with no on-site fabrication of items, and for four (4) existing apartments in an existing building located at 2101 Albany Post Road (Route 9A) as shown on a drawing entitled “Amended Site Development Plan for D & N Contracting, Inc.” prepared by Cronin Engineering, P.E., P.C. dated May 19, 2014 (see prior PB 40-98)
- PB 4-14** c. Application of Mongoose Inc. for Preliminary Plat approval and Steep Slope, Wetland and Tree Removal permits for a 6 lot subdivision (5 building lots and 1 open space parcel) of a 128.8 acre parcel of property located on the south side of Maple Avenue and on the east side of Dickerson Road and Hilltop Drive as shown on an 11 page set of drawings entitled “Subdivision of Abee Rose Situate in the Town of Cortlandt, Westchester County, NY” prepared by Badey & Watson Surveying and Engineering PC, dated May 16, 2014.

9. **ADJOURNMENT**

**Next Work Session: THURSDAY JUNE 26, 2014**

**Next Regular Meeting; TUESDAY, JULY 1, 2014**

**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**