



# 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](mailto: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**

Richard H. Becker  
Debra Carter  
James F. Creighton  
Francis X. Farrell

You are invited to a Zoom webinar.  
When: Dec 1, 2020 06:30 PM Eastern Time (US and Canada)  
Topic: Town of Cortlandt - Official Planning Board Work Session and Meeting 12/1/2020

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84413308058>

Or iPhone one-tap :

US: +19292056099,,84413308058# or +13017158592,,84413308058#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 844 1330 8058

International numbers available: <https://us02web.zoom.us/j/84413308058>

**WORK SESSION.....DECEMBER 1, 2020 6:30 PM**

1. Discuss December 1, 2020 Planning Board Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
7:00 PM, TUESDAY EVENING  
DECEMBER 1, 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 NOVEMBER 4, 2020
5. CORRESPONDENCE

- PB 2019-16**
- a. Letter dated November 18, 2020 from Ralph G. Mastromonaco., P.E. requesting the 1<sup>st</sup>, 6-month time extension of Preliminary & Final plat approval for the Nida Associates, Inc./ Scenic Ridge at Amberlands, LLC subdivision.
  - b. Adopt the 2021 Planning Board meeting schedule.

(continued on page 2)

**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 2020-16 b.** 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)

**7. PUBLIC HEARING (ADJOURNED FROM OCTOBER MEETING)**

- PB 2020-10 a.** Public Hearing: Application of Cortlandt CSG, LLC, for the property of 202 Cortlandt, LLC for Site Development Plan approval and a Special Permit and for Tree Removal and Steep Slope permits for a proposed 2.3 MW community solar power system located on an approximately 33.86-acre parcel of property located on the north side of Route 202, west of Lexington Avenue. Drawings latest revised November 20, 2020. *(To be adjourned to the January 5, 2021 meeting at the applicant's request)*

**8. OLD BUSINESS**

- PB 2020-17 a.** 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.
- PB 2020-14 b.** 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. NEW BUSINESS**

- PB 2020-18 a.** Application of Rafael Triana of High Q Electric for Amended Site Development Plan approval and a Special Permit for a Specialty Trade Electrical Contractor for an approximately 34,000 sq. ft. parcel of property located at 1 Dogwood Rd. Drawings dated November 14, 2020. (see prior PB 8-99)

**10. ADJOURNMENT**

**Next Regular Meeting; TUESDAY, JANUARY 5, 2021 at 7:00 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**