

TOWN OF CORTLANDT – PLANNING BOARD APPLICATION



CHECK TYPE OF APPROVAL(S) REQUESTED

- Preliminary Subdivision
- Lot Line Adjustment
- Site Development Plan
- Special Permit
- Steep Slopes Permit
- Cell Tower
- Conventional
- Change of Use
- Site Plan Amendment
- Wetlands Permit
- Tree Removal Permit
- Accessory Apartment

For Official Use Only
 PB Case No. 2020-17
 Date Received: 10/22
 Fee Paid: 9250
 # 1007

NOTE: Please see INSTRUCTIONS AND CHECKLIST.

NAME OF PROJECT: THE BEER GARDEN @ HHF **SBL:** 45.12-1-1
ADDRESS OF PROJECT: 500 CROTON AVE **OR SITE LOCATION: ON THE**
East **SIDE OF** Croton Avenue **ZONING DISTRICT:** R-40
DIRECTION STREET

OWNER:
NAME: DEMARIA'S Hemlock Hill Farm
MAILING ADDRESS: 500 CROTON AVE
EMAIL: HHF500@GMAIL.COM **TELEPHONE #:** 914-844-5379

APPLICANT: (*IF NOT OWNER, AN OWNER CONSENT FORM MUST BE ATTACHED)
NAME: _____
MAILING ADDRESS: _____
EMAIL: _____ **TELEPHONE #:** _____

ENGINEER/ARCHITECT
NAME: N/A
ADDRESS: _____
EMAIL: _____ **TELEPHONE #:** _____

ATTORNEY OR OTHER CONTACT FOR THIS APPLICATION
NAME: DAN PANCOTTI
ADDRESS: 104 GRAND ST. CROTON - ON - HUDSON NY 10520
EMAIL: PAN@MODICASNOWPANCOTTI.COM **TELEPHONE #:** 914-271-9595

SCOPE/DESCRIPTION OF PROJECT
FOOD + DRINK SERVED THUR-SAT @ IN A DESIGNATED AREA
ON THE FARM. CAPTAIN LAWRENCE BREWERY WILL LEASE THE SPACE
FROM Hemlock Hill Farm + SERVE FOOD + DRINK.
This will BE A family (ATTACH ADDITIONAL DOCUMENT IF NECESSARY)
community ATTRACTION.

MARY E. BREINING
Receiver of Taxes, Town of Cortlandt

J.E.

OCT 26 2020

CONFIRMATION OF ALL TAXES PAID:

RECEIVER OF TAXES

DATE

STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

I LAURA DEMARIA hereby depose and say that the above statements and the statements contained in the papers submitted in association with this application are true.

SIGNATURE OF OWNER, APPLICANT, REPRESENTATIVE

J. De Maria

If signing on behalf of an entity*: DeMaria's Hemlock Hill Farm LLC

NAME

TITLE

PLEASE PRINT

NAME: LAURA DEMARIA

DATE: 10/22/20

NOTARY PUBLIC
STATE OF NEW YORK
COUNTY OF WESTCHETER
TOWN OF CORTLANDT

On this, the 22 day of 10, 2020, before me a notary public, the undersigned personally appeared Laura De Maria known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained. In witness hereof, I hereunto set my hand and official seal.

Notary Public.

CATHERINE CORNU QUINN

Notary Public, State of New York

No. 01CO6243469

Qualified in Westchester

Commission Expires July 18, 2023

Catherine Cornu Quinn

NOTARY PUBLIC

*If you are not the owner you need to fill out a separate "Owner Authorization" form.

Proposal: CL Beer Garden at Hemlock Hill Farm

We are proposing a seasonal beer garden at Hemlock Hill Farm. This would be a family attraction. Attached is a summary of our plan for Spring-Fall 2021.

Captain Lawrence Brewery (who we have been working partnership since 2006) will lease an enclosed space from Hemlock Hill Farm 6 months out of the year to sell food and beer.

The location would be our former vegetable garden. A very level flat piece of land, roughly 25,000 square feet. CLB would lease that space from us and have all of their required permits and insurance. CLB would sell bbq food (meat sourced from our farm) and also beer and soft drinks. A tent may be used, weather depending. The area is not visible from the road; there is a 250+ foot buffer which is all corn crops. A picture of the garden space is attached (one with a tent and one without) and also the food trailer/drink trailer. We will have 4-6 porta potties designated to this area. The space would be secured from the rest of the farm/property. Cars and persons would be limited depending.

We have a large flat parking area; a former hay field of hard dirt and grass with a fence all around. (We use this parking area for thanksgiving week as it's our highest traffic volume)

There will not be any significant environmental impacts associated with the proposed operations.

We will get the required approval for outdoor dining and food preparation from DOH. All requirements for sanitary and potable water shall be met.

We will obtain all necessary permits from DOTS, Division of Code Enforcement for the structure, plumbing and electrical improvements existing (w/o permit), required or proposed.

We propose this to be a seasonal venue, operating from May-October on Thursday-Saturday from 3PM-9PM.

We understand the demand for folks to dine outside and it's a great opportunity for us to utilize this space for just that for our community.

We have had small private events here in the past such as harvest fests where we have a pumpkin patch, a food truck, and local vendors (those which we carry their products here in the store), the feedback is very positive and customers are constantly asking for more!

We also used to have a food truck here full time and it was a hit!

Thank you for your time,
Laura DeMaria