



# TOWN OF CORTLANDT PLANNING BOARD

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Steve Kessler  
George Kimmerling  
Jeff Rothfeder

You are invited to a Zoom webinar.  
When: May 3, 2022 07:00 PM Eastern Time (US and Canada)  
Topic: 2022 May 3 Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83417479221?pwd=enRaVGnKQzMzWisxam1ObTN4V3g3UT09>

Passcode: 522870

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**WORK SESSION.....APRIL 28, 2022 7:00 PM**

1. Discuss May 3, 2022 Regular Planning Board Meeting Agenda.

**MEETING AGENDA.....PLANNING BOARD  
TOWN OF CORTLANDT  
7:00 TUESDAY EVENING  
MAY 3, 2022**

1. PLEDGE TO THE FLAG
2. ROLL CALL
3. CHANGES TO THE AGENDA BY MAJORITY VOTE
4. ADOPTION OF THE MINUTES OF THE MEETINGS OF APRIL 5, 2022
5. CORRESPONDENCE

**PB 13-05 a.** Letter dated April 12, 2022 from Brad Schwartz, Esq. requesting the 22<sup>nd</sup> 90-day time extension of Final Plat approval for the Mill Court Crossing subdivision located at the south end of Mill Court.

**(continued on page 2)**

- PB 16-99**      b.      Report dated April 13, 2022 from WSP regarding the Hollow Brook Golf Club 2021 Annual Water Monitoring Report and a letter dated April 13, 2022 from Eugene Peterson, Manger, Hollow Brook Golf Club requesting modifications to the required testing protocol.

**6.      NEW PUBLIC HEARING**

- PB 2022-3**      a.      Public Hearing - Application of James Connolly for Preliminary & Final Subdivision approval for a 2-lot minor subdivision of an approximately 1.49-acre parcel of property located at 49 Dutch Street. Drawings latest revised March 21, 2022. (see prior PB 38-95)

**7.      OLD BUSINESS**

- PB 2020-10**      a.      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 May 20, 2021. (*Adjourn to the June meeting per applicant's request*)

- PB 2022-4**      b.      Application of the Gurdjieff Foundation of New York for the property of the Danish Home for the Aged, Inc. for Site Plan approval and a Special Permit for a Non-School Curriculum program use of the property located at 1065 Quaker Bridge Road East. Drawings latest revised April 20, 2022.

- PB 2019-5**      c.      Application of Homeland Towers, LLC and New York SMSA Limited Partnership, dba Verizon Wireless for the property of Bezo Enterprises, LLC for Site Development Plan approval and a Special Permit for a proposed public utility personal wireless facility (telecommunications tower) on a portion of a 6-acre parcel of property located at 52 Montrose Station Road. Drawings latest revised August 5, 2021.

- d.      Referral from the Town Board of the FGEIS/FEIS and MOD Local Law for the proposed Medical Oriented District (MOD) located on Route 202 in the vicinity of the New York Presbyterian/Hudson Valley Hospital Center.

**8.      NEW BUSINESS**

- PB 2022-5**      a.      Application of Crown Castle USA, Inc. for Site Development Plan approval and a Special Permit for a Co-Location for Dish Wireless on an existing cell tower located at 3105 East Main Street (Cortlandt Town Center). Drawings latest revised November 5, 2021.

**9.      ADJOURNMENT**

**Next Regular Meeting; TUESDAY, JUNE 7, 2022 at 7:00 PM**  
**Agenda information is also available at [www.townofcortlandt.com](http://www.townofcortlandt.com)**