

**Full Environmental Assessment Form**  
**Part 1 – Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonable available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D, & E, most items contain an initial question that must be answered either “Yes” or “No.” If the answer to the initial question is “Yes,” complete the sub-questions that follow. If the answer to the initial question is “No,” proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information**

Name of Action or Project:  
**Establishment of Medical Oriented District (MOD) and redevelopment of two development sites within the MOD**

Project Location (describe, and attach a general location map):  
**Route 202/35 (See Figure 1)**

Brief Description of Proposed Action (include purpose or need):

**The Proposed Action is: 1) the adoption of a Medical Oriented District (MOD) in the area surrounding the existing New York Presbyterian Hospital (NYPH) facility to support the creation of a mixed-use commercial center; and 2) the redevelopment of a number of parcels within the MOD with a mix of medical, residential, and commercial uses (see attached Project Description ).**

**Medical Oriented District**

**The Town of Cortlandt is proposing to establish an optional “Medical Oriented District (MOD)” along Route 202/35 in the area surrounding NYPH generally bounded by the municipal boundary with the City of Peekskill to the west and Conklin Avenue to the east (see Figure 1). Property owners with eligible parcels in this district can apply to receive a MOD campus designation which can be affixed to a qualifying parcel of land. Once a parcel receives MOD campus designation, the parcel is governed by the use, dimensional and other provisions of the MOD zoning regulations and MOD zoning replaces the existing zoning. The intent of the MOD is to encourage economic revitalization in the area surrounding the hospital center and to enable and implement the goals and recommendations outlined in the Town’s 2016 Sustainable Comprehensive Plan titled “Envision Cortlandt.” It is further the intent of this district to provide a continuum of care and allow patients access to a wide range of health services and other complementary uses in one central area with the look, feel and function of a future “Town Center.”**

**Proposed Redevelopment**

**The Proposed Action also includes two mixed-use development proposals on two sites comprised of several parcels within the proposed MOD (see Figure 2). The two sites shall be referred to as the Gyrodyne Site and the Evergreen Site. These sites are proposed to be redeveloped with a mix of medical, residential, and commercial uses.**

***Gyrodyne Site***

**The Proposed Project would include the redevelopment of eight contiguous parcels totaling 13.8 acres with 100,000 sf of medical office, 4,000 sf of complementary retail, 200 residential units (10% studio, 10% 2-bedroom, and 80% one bedroom), 180 structured parking spaces and 383 at-grade parking spaces. The proposed new development would replace the existing medical office buildings (33,000sf) and single-family home on the site. The development would also include a publicly accessible hamlet green and plaza area, publicly accessible open space around Orchard Lake, pedestrian pathways, sidewalks along the Route 202**

frontage, landscaping, and a new transit stop.

***Evergreen Site***

The Proposed Project would include the redevelopment of three vacant contiguous parcels totaling 28 acres with the following: 120 unit assisted living residence; 90 room hotel with 13,000 square feet of retail space; mixed use building containing 9,000 square feet of retail space and 18,000 square feet of office space; 166 residential units consisting of 152 one-bedroom units and 14 two-bedroom units; and approximately 550 parking spaces.

Name of Applicant/Sponsor: <b>Town of Cortland Town Board</b>		Telephone: <b>914-734-1002</b>
		E-Mail: <a href="mailto:judip@townofcortlandt.com">judip@townofcortlandt.com</a>
Address: <b>1 Heady Street</b>		
City/PO: <b>Cortlandt Manor</b>	State: NY	Zip Code: 10567
Project Contact (if not same as sponsor; give name and title/role):		Telephone: <b>845-221-4303</b>
<b>Michael Preziosi, P.E., Director of Technical Services</b>		E-Mail: <a href="mailto:michaelp@townofcortlandt.com">michaelp@townofcortlandt.com</a>
Address: <b>1 Heady Street</b>		
City/PO: <b>Cortlandt Manor</b>	State: NY	Zip Code: 10567
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town Board Zoning Text and Map amendment	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board zoning referral, site plan approval, wetland permit, tree removal permit	
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Westchester County GML 239m, Department of Health	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDOT, NYSDEC	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	USACE	
i. Coastal Resources		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,		
ii. If the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1.

**C.2. Adopted land use plans.**

a. Do any municipally adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? **The 2016 Sustainable Comprehensive Plan recommends the creation of a Medical Oriented District in the area surrounding the existing hospital center.**  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

**Town of Cortlandt Open Space Final Report 2004**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance?  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
CC, R-10, R-20, R-40

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,  
i. What is the proposed new zoning for the site? Medical Oriented District (MOD)

**C.4. Existing community services.**

a. In what school district is the project site located? Lakeland Central School District

b. What police or other public protection forces serve the project site?  
New York State Police, Westchester County Police

c. Which fire protection and emergency medical services serve the project site?  
Lake Mohegan Fire District

d. What parks serve the project site?  
No public open space currently exists within the MOD. The Proposed Project would establish publicly accessible open space.

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
Mixed-Use: residential, commercial, recreational

b. a. Total acreage of the site of the proposed action? Total acreage of parcels proposed to be rezoned to MOD is 98.357 acres

b. Total acreage to be physically disturbed? **Proposed Project** 23.6 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 41.80 acres

c. Is the proposed action an expansion of an existing project or use? **The Proposed Project would create new medical office space, residential apartments, and commercial uses surrounding the existing hospital center.**  Yes  No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Mixed-use medical, residential, commercial

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? TBD

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases? Yes,  Yes  No

i. If No, anticipated period of construction: 24 months

ii. If Yes:

- Total number of phases anticipated 1 phase
- Anticipated commencement date of phase I (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: NYPH Site: Phase I 36,000 sf Me

f. Does the project include new residential uses?  Yes  No

If Yes, show number of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	
Initial Phase	_____	_____	_____	Multiple Family (four or more) <b>366 units plus 120 assisted living</b>
At completion of all phases	_____	_____	_____	<b>366 Units plus 120 assisted living</b>

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

- i. Total number of structures 3
- ii. Dimensions (in feet) of largest proposed structure: 60 feet height; 260 feet width; and 224 feet length
- iii. Approximate extent of building space to be heated or cooled: 404,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: stormwater retention
- ii. If a water impoundment, the principal source of the water:  Ground Water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading, or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No

If Yes:

- i. What is the purpose of the excavation or dredging?
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
  - Volume (specify tons or cubic yards):
  - Over what duration of time?
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe.
- v. What is the total area to be dredged or excavated?
- vi. What is the maximum area to be worked at any one time? vii. What  
would be the maximum depth of excavation or dredging? viii. Will the  
excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes,

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):  
 Cyrodyne Site: 1.5 acre Town regulated wetland at the north of the site  
 Evergreen Site: approximately 1.5 acres of USACE and Town regulated wetlands

i. Describe how the proposed action would affect that water body or wetland, e.g., excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

**Gyrodyne Site: disturbance to wetland including grading and fill to allow for construction of parking, patio, residential and retail building**

**Evergreen Site: disturbance to wetland including grading and fill, and placement of structures**

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No

If Yes, describe: **Any disturbance would be minimized to the maximum extent practicable**

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No

If Yes:

- acres of aquatic vegetation proposed to be removed \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion \_\_\_\_\_
- purpose of proposed removal (e.g., beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance:

**Gyrodyne Site: Southernmost wetland would be preserved and restored/enhanced to mitigate impacts to northern wetland.**

**Evergreen Site: Mitigation for wetland disturbance TBD**

c. Will the proposed action use, or create a new demand for water?  Yes  No

If Yes:

i. Total anticipated water usage/demand per day: **~113,000 gallons/day**

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: **Cortlandt Consolidated Water District**
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district? **Portions of the site are within an existing water district**  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: **TBD**
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project:

\_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: **113,000 gallons/day**

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

**Sanitary wastewater**

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: **Peekskill Sanitary Sewer District STP**
  - Name of district: **Peekskill Sanitary Sewer District STP**
  - Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
  - Is the project site in the existing district?  Yes  No
  - Is expansion of the district needed?  Yes  No
  - Do existing sewer lines serve the project site?  Yes  No
  - Will line extension within an existing district be necessary to serve the project?  Yes  No
- If yes:
- Describe extensions or capacity expansions proposed to serve this project: **TBD**

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

\_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste

\_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e., ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e., sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or **13 acres** (impervious surface)

\_\_\_\_\_ Square feet or **41.8 acres** (parcel size)

ii. Describe types of new point sources

**Curbs, gutters, and swales**

\_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e., on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

**On-site stormwater management facilities will be constructed. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared during site plan review in accordance with NYSDEC permit requirements.**

\_\_\_\_\_

• If to surface waters, identify receiving water bodies or wetlands: **Pond and wetland at south of site**

• Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) \_\_\_\_\_

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) \_\_\_\_\_

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) \_\_\_\_\_

g. Will any air emission sources in D.2.f (above) require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V permit?  Yes  No

If Yes,

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes,

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing: Gyrodyne 176 Evergreen 0  
 Net increase/decrease: Gyrodyne +387 Evergreen +550

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Gyrodyne Site: signalize and widen site driveway and add second exiting lane  
Evergreen Site: construct 2 new access points to Crompond Rd and emergency access to/from Lafayette

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
Con Edison

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday – Friday: 7AM to 7PM
- Saturday: 7AM to 7PM
- Sunday: NA
- Holidays: NA

ii. During Operations:

- Monday – Friday: 24hrs/day
- Saturday: 24hrs/day
- Sunday: 24hrs/day
- Holidays: 24hrs/day



<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 40px;"><b>Certain construction activity may temporarily increase ambient noise levels but these will be restricted to the hours specified above in accordance with Section 197-16.A of the Town of Cortlandt Code.</b></p> <p style="margin-left: 20px;">ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe:</p> <p style="margin-left: 40px;"><b><u>Gyrodyne Site:</u> Trees will be removed from site during construction. New trees and landscaping will be planted.</b></p> <p style="margin-left: 40px;"><b><u>Evergreen Site:</u> Approximately 2.5 acres of tree cover is proposed to be removed. Landscaping will be installed.</b></p>
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 40px;"><b>All proposed lighting will comply with Town Zoning regulations.</b></p> <p style="margin-left: 20px;">ii. Will proposed action remove existing natural barrier that could act as light barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">Describe:</p> <p style="margin-left: 40px;"><b>Trees will be removed from the Gyrodyne and Evergreen sites during construction. New trees and landscaping will be planted.</b></p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p style="margin-left: 20px;">If yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) <b>TBD</b> or chemical products (185 gallons in above ground storage or any amount in underground storage)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes,</p> <p style="margin-left: 20px;">i. Product(s) to be stored _____</p> <p style="margin-left: 20px;">ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p style="margin-left: 20px;">iii. Generally describe proposed storage facilities _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe proposed treatment(s):</p> <p style="margin-left: 40px;"><b>Evergreen site will use pesticides/herbicides typical for landscape maintenance and termite control in wood structures.</b></p> <p style="margin-left: 20px;">ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per \_\_\_\_\_ (unit of time)
- Operation: 385 tons per year (unit of time) [Gyrodyne Site: 301 tons/yr Evergreen Site: 84 tons/yr]

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: **Where possible asphalt will be milled and used on site**
- Operation: **Recycling will be utilized on-site**

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: **Materials will be moved off-site to approved disposal site**
- Operation:  
**Solid waste will be disposed by private carter**

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:

Medical waste

ii. Generally describe processes or activities involving hazardous waste or constituents:

Medical waste is collected and stored in specified containers for removal by a licensed medical waste hauler.

iii. Specify amount to be handled or generated: TBD tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:

NA

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility:

Any medical waste will be handled by a licensed medical waste hauler

If No: Describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

NA

**E. Site and Setting of Proposed Action**

**E.1 Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all land uses that occur on, adjoining and near the project site.

- Urban       Industrial       Commercial       Residential (suburban)       Rural (non-farm)  
 Forest       Agriculture       Aquatic       Other (specify): **Institutional/Religious**

ii. If mix of uses, generally describe:

**The area proposed to be rezoned MOD includes the existing hospital campus, medical offices, the Pataki Center, a veterinary office, residential homes, vacant land, and a church. Residential, commercial, recreation, and community uses surround the MOD.**

b. Land uses and covertypes on the project site.

Land use or covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	Gyrodyne Site: 3.21 Evergreen Site: 0.5	Gyrodyne Site: 6.04 Evergreen Site: 8.7	Gyrodyne Site: +2.83 Evergreen Site: +8.2
• Forested	Gyrodyne Site: 0 Evergreen Site: 15.3	Gyrodyne Site: 0 Evergreen Site: 8	Gyrodyne Site: 0 Evergreen Site: -7
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	Gyrodyne Site: 0 Evergreen Site: 6.4	Gyrodyne Site: 0 Evergreen Site: 0	Gyrodyne Site: 0 Evergreen Site: -6.7
• Agricultural (includes active orchards, field, greenhouse, etc.)	Gyrodyne Site: 0 Evergreen Site: 0	Gyrodyne Site: 0 Evergreen Site: 0	Gyrodyne Site: 0 Evergreen Site: 0
• Surface water features (lakes, ponds, streams, rivers, etc.)	Gyrodyne Site: 0 Evergreen Site: 0.8	Gyrodyne Site: 0 Evergreen Site: 0.8	Gyrodyne Site: 0 Evergreen Site: 0
• Wetlands (freshwater or tidal)	Gyrodyne Site: 1.6 Evergreen Site: 2.5	Gyrodyne Site: 1.6 Evergreen Site: 2.4	Gyrodyne Site: 0 Evergreen Site: -0.1
• Non-vegetated (bare rock, earth or fill)	Gyrodyne Site: 0 Evergreen Site: 0	Gyrodyne Site: 0 Evergreen Site: 0	Gyrodyne Site: 0 Evergreen Site: 0
• Other Trees/landscaped/grass area	Gyrodyne Site: 8.99 Evergreen Site: 2.5	Gyrodyne Site: 6.16 Evergreen Site: 8.1	Gyrodyne Site: -2.83 Evergreen Site: +7.3

c. Is the project site presently used by members of the community for public recreation?  Yes  No

i. If yes: explain:

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No

If Yes:

i. Identify Facilities:

**New York Presbyterian Hudson Valley Hospital Center and the Pataki Center.**

e. Does the project site contain an existing dam?  Yes  No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_

iii. Provide date and summarize results of last inspection:

\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No

If Yes:

i. Has the facility been formally closed?

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities:

\_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store, and/or dispose of hazardous waste?  Yes  No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

**At the Gyrodyne Site Medical waste is collected and stored in specific containers and removed from the site by a licensed medical waste hauler.**

\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No

- Yes -- Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_
- Yes -- Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_
- Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:

\_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No

If yes, provide DEC ID number(s):

(i), (ii) or (iii) above, describe current status of site(s):

\_\_\_\_\_  
\_\_\_\_\_

iv. If yes to

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? Gyrodyne site: greater than 50 feet Evergreen Site: >6.5 feet

b. Are there bedrock outcroppings on the project site?  Yes  No

If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_%

Gyrodyne		Evergreen Site	
RhB-Riverhead loam	33.5%	PnC- Paxton fine sandy laom	26%
ChD-Charlton fine sandy loam	28.4%	Leicester loam	26%
Fr- Fredon silt loam	10.4%	ChD-Charlton fine sandy loam	41%

d. What is the average depth to the water table on the project site? Gyrodyne: NA Evergreen: >6.5 feet

e. Drainage status of project site soils:  Well Drained: Gyrodyne 80% of site Evergreen: 70% of site  
 Moderately Well Drained:  
 Poorly Drained: Gyrodyne 20% of site Evergreen: 30% of site

f. Approximate proportion of proposed action site with slopes: :  0-10%: Gyrodyne: 69% of Site Evergreen: 47% of site  
 10-15%: Gyrodyne: 0% of Site Evergreen: 45% of site  
 15% or greater Gyrodyne: 31% of Site Evergreen: 8% of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features:

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.1.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information.

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: NYPH site: \_\_\_\_\_

Gyrodyne Site: Name Federal Waters, Federal Waters Approximate Size 1.6 acres, 0.62 acres  
Evergreen Site: Name Federal Waters, Federal Waters Approximate Size 1.5 acres  
 Wetland No. (if regulated by DEC)     

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired:  
 \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer:      Primary Aquifer, Principal Aquifer \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site:  
**Gyrodyne site: Eastern wormsnake, Dusky dancer, Eastern Grasswort, Downy Milk-pea**  
**Evergreen site: Disturbed woodland forest**

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation):  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Source(s) of description or evaluation:      NYSDEC Environmental Mapper \_\_\_\_\_

iii. Extent of community/habitat:

- Currently: \_\_\_\_\_ acres
- Following completion of project as proposed: \_\_\_\_\_ acres
- Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
**According to the NYSDEC Environmental Mapper, there are no known occurrences of endangered, threatened, or rare species or a Significant Natural Community on the site. According to the USFWS, there is potential for Indiana bat and Northern Long Eared bat in the vicinity of the project sites.**

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing, or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near the Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Marks Law, Article 25-AA, Sections 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s) \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent:  
 \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state-listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  Yes  No  
 If Yes:  
 i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District  
 ii. Name: \_\_\_\_\_  
 iii. Brief description of attributes on which listing is based:  
 \_\_\_\_\_  
 \_\_\_\_\_

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No  
**According to the Cultural Resource Information System (CRIS) the sites are located within a known archeologically sensitive area.**

g. Have additional archaeological or historic site(s) or resourced been identified on the project site?  Yes  No  
 If Yes:  
 i. Describe possible resource(s): \_\_\_\_\_  
 ii. Basis for identification: \_\_\_\_\_

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No  
 If Yes:  
 i. Identify resource: **Hudson River, Hudson Valley Scenic Area of Statewide Significance**  
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): **New York State Area of Statewide Significance**  
 iii. Distance between project and resource: **4 miles.**

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contain in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: Town of Cortlandt

Date: January 25, 2018

Signature: Michelle L Robbins  
Michelle Robbins, AICP

Title: Assistant Planner for the Town of Cortlandt