

### **Right to Know / FOIL**

Information contained herein is compiled and made available for informational purposes only. While every effort has been made to provide correct and timely information, neither the Town nor its employees or agents assume any legal liability or responsibility for the accuracy, scope or timeliness of its content. The Town reserves the right to alter or remove any material or information posted or contained on this website without notice. The DRAFT Resolutions and documentation herein are for the convenience of the Board and should not be construed as an indication as to how the Board will vote. The Resolutions are only proposed and **do not** become final until approved by a majority of the Board.

TO: Thomas Bianchi  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, New York 10567

FROM: Rory Eblen  
Permitting Specialist  
Bloom Energy  
1284 Pacific Street, Apt. 4B  
Brooklyn, NY 11216  
516-974-6824

RE: Proposed solid-oxide fuel cell (clean energy generator) installation at Home Depot, 3051 East Main Street, Mohegan Lake, NY 10547


Mr. Thomas Bianchi,

I hope you are well!

Bloom Energy is proposing a solid-oxide fuel cell (clean energy generator) installation at the Home Depot located in Mohegan Lake. The energy generator will supply 200 kW of clean electricity to the facility and will cut utility costs for Home Depot. We feel that this is a great solution for Home Depot to minimize electricity costs in a market where utility rates are high. Our proposed location for our equipment is in the rear, on the south side of the facility. Please find the attached design drawings, letters of authorization, and spec sheets relevant to our project.

If you have any questions or concerns, please do not hesitate to contact me.

Respectfully,

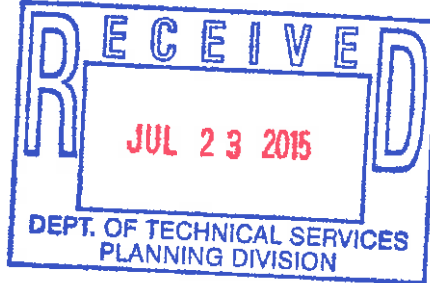
  
Rory Eblen  
Permitting Specialist  
Bloom Energy  
1299 Orleans Drive  
Sunnyvale, CA 94089

Copies .....<sup>7</sup>..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
**MIKE**..... DOTS Director  
..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 7-21-15

Copies ... 7 ... Planning Board

July 17, 2015

Loretta Taylor, Chairman  
 Town of Cortlandt Planning Board  
 Town Hall, 1 Heady Street  
 Cortlandt Manor, NY 10567



Re: *Site Development Plan*  
*Parishioner parking facility*  
*St. Patrick's Catholic Church*  
*240 11<sup>th</sup> Street, Verplanck*

- ..... Town Board
- ..... Zoning Board
- ... 1 ... Legal Dept.
- ..... DOTS Director *Mike*
- ... 1 ... C.A.C.
- ..... A.R.C.
- ..... Applicant

Dear Chairman Taylor and Members of the Planning Board:

Sent 7-23-15

Find enclosed the following information for the above referenced project:

1. Letter of Authorization from the property owner (to be submitted under separate cover).
2. Twelve copies of the Site Development Plan.
3. One copy of the Short Environmental Assessment Form.

This office has been retained by the St. Patrick's Catholic Church to seek approval from the Town of Cortlandt to construct parishioner parking lots with approximately 90 parking spaces in total. The project site is located on the north side of the western terminus of 11<sup>th</sup> Street and the west side of the northern terminus of Highland Avenue. The property is situate in the R-15 Zoning District.

**PROJECT NARRATIVE**

The project will comprise approximately 0.9 acres of land now or formerly owned by the Consolidated Edison Co. (Con Ed) for the construction of parking lots that will have to access points onto the north side of 11<sup>th</sup> Street and the west side of Highland Avenue. The parking lots will be constructed in two separate locations. The small lot will provide parking for approximately 20 cars and is located on the west side Highland Avenue and the larger lot will provide parking for approximately 70 cars, located on the north side of 11<sup>th</sup> Street.

Due to the proposed expansion of the Algonquin Pipeline, the existing parking area currently located on the Con Edison site granted through an easement with the Church will be disturbed, displacing all parking for parishioners. Spectra/Algonquin as required in the FERC Order (see attached) requires temporary parking mitigation, summarized below.

Pursuant to the US Federal Energy Regulatory Commission Docket #CP14-96-000, "Order Issuing Certificate and Approving Document, Issued March 03, 2015, item F.84, the following is stated:

"As recommended in the final EIS and to ensure that impacts on St. Patrick's Church are further minimized, Environmental Condition 23 in this order requires Algonquin to file a revised site-specific construction plan for St. Patrick's Church, including a detailed schedule for construction activities during weekday morning masses and weekend services, provisions for alternate parking or shuttle service for use by parishioners when the church's parking areas are disrupted, and measures to restore the parking areas to their preconstruction condition immediately following completion of construction activities. The final EIS concludes that these measures are sufficient to minimize impacted on St. Patrick's Church to less than significant levels".

Condition 23 states the following: Prior to construction of the Stony Point to Yorktown Take-up and relay segment, Algonquin shall file with the Secretary, for review and written approval of the Director of OEP, a revised site-specific construction plan for St. Patrick's Church. The plan shall include:

- a. A detailed schedule for construction activities within the HDD pullback area located on church property.....;
- b. In addition to avoiding construction activities during weekend services, avoidance of construction activities during morning masses held at 9:00 am each Monday, Tuesday, Wednesday and Friday;
- c. Provisions for an alternate parking area and/or shuttle service for use by parishioners during the time the church's parking areas are disrupted by construction activities; and
- d. Restoration of the church's parking areas to their preconstruction condition immediately following completion of construction activities in the HDD pullback area.

Based on this, we have prepared a construction plan for the development of temporary parking facilities to serve St. Patrick's Church during construction.

We would like to have this application placed on August 04, 2015 Planning Board meeting agenda. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,

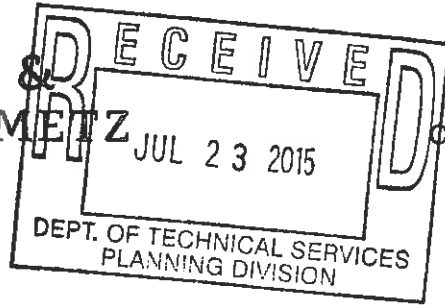


Keith C. Staudohar  
Cronin Engineering P.E. P.C.

cc: St Patrick's Church w/ encl.



ZARIN & STEINMETZ



July 22, 2015

- Copies ... 7 ... Planning Board
  - ..... Town Board
  - ..... Zoning Board
  - ..... Legal Dept.
  - ..... DOTS Director
  - ..... C.A.C.
  - ..... A.R.C.
  - ..... Applicant
  - ..... \_\_\_\_\_
  - ..... \_\_\_\_\_
  - Sent 7/23/15
- David J. Cooper
  - Jody T. Cross ◊
  - Marsha Rubin Goldstein
  - Jeremy E. Kozin
  - Helen Collier Mauch ▲
  - Daniel M. Richmond
  - Brad K. Schwartz
  - Lisa F. Smith ◊
  - David S. Steinmetz ◊
  - Krista E. Yacovone
  - Michael B. Zarin
- ◊ Also admitted in D.C.
  - ◊ Also admitted in CT
  - ▲ Also admitted in NJ

**By Hand Delivery**

Hon. Loretta Taylor  
Chairman of the Town of Cortlandt Planning Board  
and Members of the Planning Board  
Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

**Re: Hanover Estates**

Dear Chairman Taylor and Members of the Planning Board:

As you know, we represent Croton Realty & Development, Inc. (Mr. Seth Jacobson and his family) in connection with the proposed Hanover Estates Subdivision.

Enclosed please find Subdivision Alternative D3, together with an updated Table 2 (Comparative Analysis Chart), both dated July 17, 2015. As discussed at the prior meetings, Alternative D3 shows a reconfigured 27-lot cluster layout, including a new Open Space Parcel C in the northeast corner of the property.

In addition, and as discussed with the Board, the Applicant is committed to providing trees having a caliper of 3 inches in the north buffer supplemental planting area (see FEIS Figure 8.1). The Applicant will also provide 3 inch caliper trees for the street tree program, and the stormwater basin tree plantings. A final tree replacement plan would be provided as a condition of Preliminary Subdivision Plat approval.

[intentionally left blank]

We respectfully request that the Board close the Hearing on August 4<sup>th</sup>, and bring this matter back in September for adoption of SEQRA Findings/Preliminary Subdivision Plat Approval based on Alternative D3.

Respectfully submitted,

ZARIN & STEINMETZ

By: \_\_\_\_\_

David S. Steinmetz

Brad K. Schwartz

Encls.

cc: Mr. Seth Jacobson  
John J. Klarl, Esq.  
Chris Kehoe, AICP  
Michael Preziosi, P.E.  
Tim Cronin, III, P.E./Keith Staudohar, CPESC CPSWQ

**TABLE 2 – COMPARITIVE ANALYSIS CHART, JULY 17, 2015**

	Base Plan	Alt A	Alt B	Alt C	Alt D	Alt E	Alt D3
# of Houses	25	3 existing	23	17	27	27	27
New Residents	109	0 (±10 existing)	100	74	118	118	118
New Public Age School Children	22	0 (± 4 existing)	20	15	23	23	23
Estimated Average Selling Price per Residence (2013)	\$850,000	n/a	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
Estimated Total Market Value of Project (2013)	\$21,250,000	\$3,219,251	\$19,550,000	\$14,450,000	\$22,950,000	\$22,950,000	\$22,950,000
Projected Assessed Value (2013)	\$397,375	\$60,200	\$365,585	\$270,215	\$429,165	\$429,165	\$429,165
School Tax Revenue	\$537,839	\$81,479	\$494,615	\$365,730	\$580,866	\$580,866	\$580,866
Town Tax Revenues	\$79,232	\$12,003	\$72,894	\$53,878	\$85,571	\$85,571	\$85,571
Tax revenue per capita	\$727	\$1,200	\$729	\$728	\$725	\$725	\$725
Excess Town revenue per capita	\$116	\$589	\$116	\$117	\$114	\$114	\$114
Excess Town revenue	\$12,644	\$5,890	\$11,663	\$8,658	\$13,452	\$13,452	\$13,452
Total Tax Revenue	\$744,597	\$112,802	\$685,030	\$506,326	\$804,165	\$804,165	\$804,165

	Base Plan	Alt A	Alt B	Alt C	Alt D	Alt E	Alt D3
Domestic Water Usage (gpd)	10,000	1,200	9,200	6,800	10,800	10,800	10,800
Road Length (lineal ft.)	2038 (2,318)	0	2,062	2,098	2,957	3,022	2,957
Dedicated Open Space (ac.)	5.08	0.00	0.00	10.29	16.78	16.82	16.86
Average lot size	49,493 sq ft (1.136 ac.)	N/A	63,251 sq ft (1.452 ac.)	58,301 sq ft (1.338 ac.)	24,723 sq ft (0.567 ac.)	24,628 sq ft (0.565 ac.)	24,641 sq ft (0.566 ac.)
Total Site Disturb. (ac.)	17.30	0.00	16.46	17.32	13.74	16.27	13.26
0-10% Slopes Disturbance (ac.)	11.48	0.00	11.54	12.21	9.49	10.97	9.27
10-15% Slopes Disturbance (ac.)	4.68	0.00	3.97	4.01	3.43	4.17	3.09
15-20% Slopes Disturbance (ac.)	0.91	0.00	0.75	0.87	0.63	0.88	0.71
>20% Slopes Disturbance (ac.)	0.22	0.00	0.20	0.23	0.19	0.25	0.19
Tree Removal	739	0	673	729	543	454	485
Wetland Disturbance (ac.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wetland Buffer Disturbance (ac.)	0.15	0.0	0.15	0.49	0.15	0.64	0.15



	Base Plan	Alt A	Alt B	Alt C	Alt D	Alt E	Alt D3
Impervious Areas (ac.)	3.92	2.4	3.69	3.17	4.59	4.96	4.59
Total Cut (cu. yd.)	16,050	0.0	15,400	38,350	13,400	38,550	13,400
Total Fill (cu. yd.)	650	0.0	1,950	3,750	5,500	6,350	5,500
Septic/ Sewer	Septic	Septic	Septic	Septic	Sewer	Sewer	Sewer
Multi-Purpose Sports Field	No	No	No	Yes	No	Yes	No
Connection to Apple Hill Drive	Yes	No	No	No	No	No	No

SOURCE: CRONIN ENGINEERING, P.E., P.C. OR OTHERWISE REFERENCED IN THIS DOCUMENT

**NOTES:**

1. DOMESTIC WATER USAGE CALCULATED AT 400 GALLONS PER DAY PER DWELLING.
2. THE WETLAND BUFFER DISTURBANCE SHOWN FOR THE BASE PLAN AND ALTERNATIVES A, B, D & D3 INVOLVE THE WETLAND BUFFER ENHANCEMENT PROGRAM WHERE THE EXISTING IMPERVIOUS AREAS ARE BEING REMOVED AND THE BUFFER AREA IS PLANTED WITH NATIVE PLANTINGS AND SEED MIX.
3. CUT AND FILL ESTIMATES SHOWN INCLUDE STORMWATER BASINS, THE ROAD INFRASTRUCTURE, THE SPORTS FIELD / PARKING AREA WHERE APPLICABLE. NO INDIVIDUAL LOT CONSTRUCTION WAS INCLUDED.
4. BASED ON THE CURRENT TOWN POPULATION AND TAX REVENUES GENERATED, THE TOWN REVENUE PER CAPITA IS APPROXIMATELY \$611.
5. ROAD LENGTH FOR THE BASE PLAN IS 2,038 FEET ON THE PROJECT SITE PLUS AN ADDITIONAL 280 FEET THROUGH THE APPLE HILL SUBDIVISION RIGHT OF WAY FOR A TOTAL OF 2,318 LINEAR FEET.

**LEGEND**

- EXIST. PROPOSED LANE
- EXISTING COUNTOUR BY
- EXISTING COUNTOUR 7'
- EXISTING HETLAND
- EXISTING HETLAND
- ADJUT
- PROJ. PROPERTY LINE
- PROJ. RESIDENTIAL LANE
- PROJ. RESIDENCE
- PROJ. AT 150' AREA
- PROJ. CONTOUR
- PROJ. LANE OF 150'
- PROJ. WETTER MAIN
- PROJ. WETTER MAIN
- PROJ. HANOVER LANE
- PROJ. OPEN SPACE
- QUALITY MASON

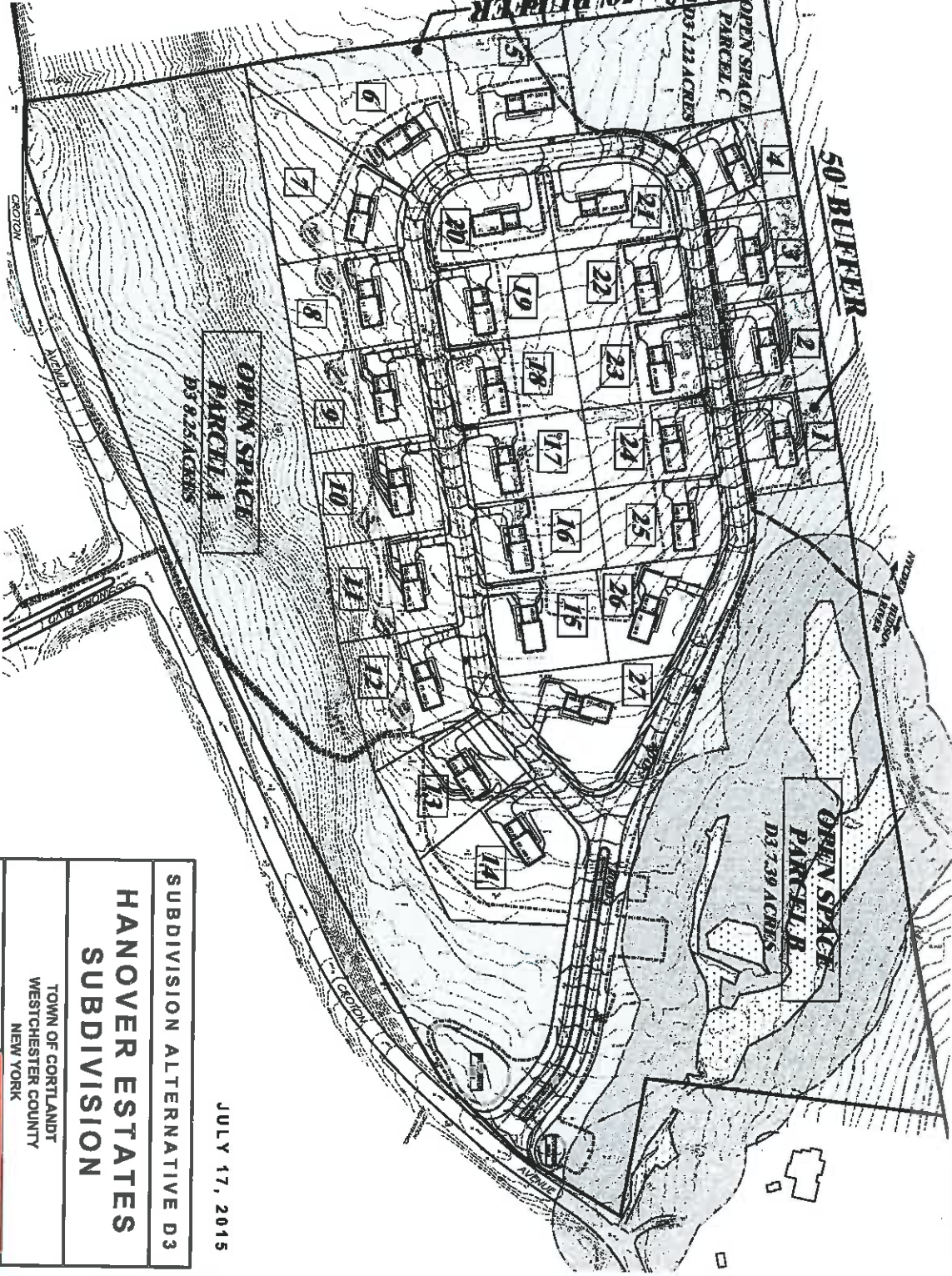
0 75 150

SCALE: 1" = 150'

**CRONIN ENGINEERING**

PROFESSIONAL ENGINEERING & CONSULTING

39 ARLO LANE, CORTLANDT, NEW YORK  
 (P) 914-736-3884, (F) 914-736-3883  
 WWW.CRONINENGINEERING.NET



SOURCE: CRONIN ENGINEERING, P.E., P.C.

SUBDIVISION ALTERNATIVE D3

**HANOVER ESTATES**

**SUBDIVISION**

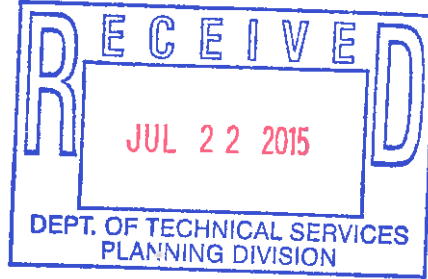
TOWN OF CORTLANDT  
 WESTCHESTER COUNTY  
 NEW YORK

**FEIS** **FIGURE F-4a**

JULY 17, 2015

July 22, 2015

VIA HAND DELIVERY



Hon. Loretta Taylor  
Chairman of the Town of Cortlandt Planning Board  
and Members of the Planning Board  
Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: Acadia Cortlandt Crossing, LLC ("Acadia")  
Proposed Cortlandt Crossing Retail Development  
PB No. 14-13

Copies 7 .....

- ..... Planning Board
- ..... Town Board
- ..... Zoning Board
- 1..... Legal Dept.
- ..... DOTS Director *Mike*
- ..... C.A.C.
- ..... A.P.C.
- ..... Applicant
- .....
- .....

Sent 7-22-15

Dear Chairman Taylor and Members of the Planning Board:

On behalf of Acadia Cortlandt Crossing, LLC (the "Applicant") we are pleased to submit revised plans in support of the pending Site Plan application. The updated plans included herewith were modified in response to comments from both the Planning Board and the public at the June 2 public hearing, and discussions with staff. The revisions include: (i) a modified landscaping plan with respect to the plantings on the berm, (ii) the addition of a spillway and a pedestrian bridge to enhance the pedestrian amenities around the daylighted stream (iii) modifications to the retaining wall design along the western property line shared with the VanCortlandtville Elementary School, (iv) the addition of a guide rail along the Cortlandt Boulevard streetscape (Route 6); and (v) the addition of bicycle racks to the site.

Comments made at the June 2 Planning Board hearing pertaining to the Town's on-going SEQRA review will be addressed in the FEIS, which will be submitted shortly to the Town Board as part of the SEQRA process.

Divney Tung Schwalbe, LLP  
Re: Acadia Realty Trust

July 22, 2015  
Page 2

1. **Comment:** *Explore using larger trees to completely block the view of the proposed shopping center from Lucs Lane.*

**Response:** Sheet SP 4.2 *Conceptual Landscape Plan* illustrates the revised landscaping plan proposed for the berm which is generally located in the northeastern portion of the site and has been updated to include three (3) distinct areas of planting; a meadow, transitional planting area and a forested buffer.

A meadow mix, comprised of a mix of grasses with some perennials, is planned for the south and west facing slopes which will provide a more appropriate transition from the daylighted stream and the existing pond into the northern, undeveloped portion of the site. The middle area will include a transitional planting of 1- 1½ and 1½-1¾ caliper shade trees with native shrubs and meadow mix which will provide a gradual shift from the open meadow portion on the western side of the berm to the reforested portion along the eastern side of the berm.

To buffer adjacent properties a 50 ft buffer is proposed on the northern side of the berm and a 100 ft buffer along the eastern side, which borders Lucs Lane. Both of these buffer areas will include 2-2½ and 2½-3 inch caliper shade trees planted 20 feet on center as well as a restoration seed mix for erosion control and groundcover beneath the trees. The Applicant, as indicated on the plans is preserving existing trees and vegetation near the property line to the extent feasible and is proposing larger caliper trees within the 100 ft buffer along the eastern side which will enhance the landscape buffer and provide additional visual screening of the site for the properties along Lucs Lane. It should be noted that the berm is approximately six (6) to eight (8) feet higher than Lucs Lane and will provide screening in addition to the plant material proposed.

This planting plan is more representative of a traditional successional

Divney Tung Schwalbe, LLP  
Re: Acadia Realty Trust

July 22, 2015  
Page 3

planting plan occurring in nature. As described above, the plan provides three (3) distinct wildlife habitat areas: a meadow, transitional area and a forested buffer area. Because the proposed planting is more typical of what occurs naturally in nature, 200 fewer trees are proposed on the berm than in the previous plan. The revised plan indicates that 550 trees will be planted on the site. Specifically, the south and west facing slope show a reduction of approximately 170 trees while the transitional planting area shows a reduction of approximately 30 trees as well as a reduction of 40 trees elsewhere on the site due to modifications. The decrease in the number of trees allows for a more appropriate transition between the meadow and the forested buffer planting.

2. **Comment:** *Consider opening the connection between the pond and the stream and adding a bridge.*

**Response:** A spillway has been designed along the eastern end of the daylighted stream which will create the effect of a waterfall for visitors to the site. This detail has been added to Sheet SP 4.2 *Conceptual Landscape Plan*. A 40 ft. long and 4 ft. wide pre-fabricated pedestrian bridge has also been added to the Conceptual Landscape Plan. The bridge will allow employees, patrons and visitors to the site the opportunity to traverse the daylighted stream and enjoy the amenities, such as the gazebo and picnic benches, which are adjacent to the proposed meadow planting area. The bridge has been positioned to maximize pedestrian access to this area of the site while allowing for easy access across the stream and creating an idyllic setting for site visitors to relax in and enjoy.

3. **Comment:** *Revise the retaining wall design as rip rap will look like a highway interchange. Along the shared property line with the school, the fence should be at least six (6) feet high and the material should be aesthetically pleasing, not simply a chain link fence with slats.*

**Response:** In response to the comments from Board Members and the public, rip rap is not proposed for the retaining wall along the western boundary

Divney Tung Schwalbe, LLP  
Re: Acadia Realty Trust

July 22, 2015  
Page 4

with the VanCortlandtville Elementary School. Sheet SP 4.5 *Site Grading and Landscape Plan (retaining wall)* denotes detail sections of the proposed retaining wall along the western property line. The slope along the southern portion of this property will have a stabilized and planted 1:1 slope. This area will be planted with deciduous shrubs and a steep slope seed mix which is primarily composed of a mix of native grasses and perennials including annual rye grass for quicker establishment. Erosion control fabric will further stabilize and anchor the plantings. As one traverses north the slope increases to 1:12 and will be supported by the exposed rock and trees and shrubs. A Keystone or similar modular retaining wall will be located above the trees and shrubs. Deciduous shrubs and woody groundcover is proposed above the retaining wall which will enhance the attractiveness of this portion of the site. As illustrated in Figure 1, a modular Keystone or similar retaining wall is proposed along this western boundary.

4. **Comment:** *The addition of a guide rail to the Cortlandt Boulevard (Route 6) streetscape.*  
**Response:** Sheet SP 4.3 *Landscape Details* includes the addition of a guide rail/ bumper rail to the detail drawings that depict the Cortlandt Boulevard streetscape. This detail was added as an extra safety measure for cars where there is a steeper slope between the parking lot and Cortlandt Boulevard.
5. **Comment:** *Please add bicycle parking to the site.*  
**Response:** Bicycle racks have been added to SP-4.1 *Conceptual Landscape Plan* and are shown in front of the retail buildings.

Divney Tung Schwalbe, LLP  
Re: Acadia Realty Trust

July 22, 2015  
Page 5

We look forward to answering any questions you may have regarding the revised plans at the Board's August 4<sup>th</sup> continuation of the public hearing. We would like to resolve any outstanding questions so that the Board is ready to complete the Site Plan process following the Town Board's completion of SEQRA.

Very truly yours,

DIVNEY TUNG SCHWALBE, LLP



Matthew N. Steinberg, AICP  
Associate

Enclosures

cc: John Swagerty  
Matthew Harrison  
David Steinmetz  
Brad Schwartz  
757

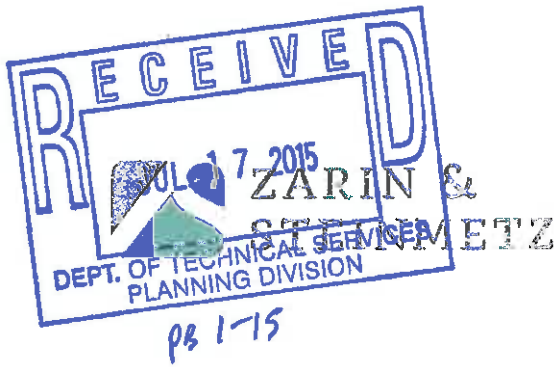


**EXAMPLES OF KEYSTONE MODULAR RETAINING WALLS LOW-MEDIUM HEIGHT**  
**LOCATION: ENTRY WALLS AND OTHER LOW WALL AREAS**  
**STYLE: CENTURY WALL OR SIMILAR**  
**COLOR: TO BE DETERMINED (BASED ON SUPPLIER AVAILABILITY)**



**RETAINING WALL IMAGES**  
**CORTLANDT CROSSING**  
**TOWN OF CORTLANDT, NEW YORK**





Copies ..... 7 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept.  
..... DOTS Director  
..... C.A.C.  
..... A.R.C.

July 17, 2015 ..... Applicant

..... \_\_\_\_\_

..... \_\_\_\_\_

Sent 7/17/15

- David J. Cooper
- Jody T. Cross
- Marsha Rubin Goldstein
- Jeremy E. Kozin
- Helen Collier Mauch
- Daniel M. Richmond
- Brad K. Schwartz
- Lisa F. Smith
- David S. Steinmetz
- Krista E. Yacovone
- Michael D. Zarin

- Also admitted in D.C.
- Also admitted in CT
- Also admitted in NJ

**By Email**

Hon. Loretta Taylor  
Chairman of the Town of Cortlandt Planning Board  
and Members of the Planning Board  
Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

**Re: Application for Site Development Plan  
Montauk Student Transport LLC  
301 6th Street, Cortlandt, New York (the "Property")**

Dear Chairman Taylor and Members of the Planning Board:

As you know, we represent Montauk Student Transport, LLC (Mr. John Mensch) in connection with its School Bus Depot at the Property. We respectfully request that the continuation of the Public Hearing be adjourned until the Board's September meeting. The Applicant and its Development Team request additional time to respond to the various comments raised by the Town and public.

We also ask that the Town arrange to ensure that the traffic study requested by the Board is conducted in September when school is in session.

Thank you for your attention.

Respectfully submitted,

ZARIN & STEINMETZ

By:   
Brad K. Schwartz

**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516

(845) 265-4400

www.timillerassociates.com Mike

7  
..... Town Board  
..... Zoning Board  
..... Legal Dept.

July 21, 2015

Town of Cortlandt Planning Board  
Attn: Loretta Taylor, Chairperson  
Town Hall - 1 Heady Street  
Cortlandt Manor, NY 10567-1249

..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 7-22-15

RE: Abee Rose Subdivision Application

Dear Planning Board:

On behalf of the applicant for the Abee Rose Subdivision, we are transmitting ten (10) copies of the following materials for your information:

- Updated Integrated Plan
- Updated road and driveway profiles
- Updated Tree Plans
- Property Survey

Also transmitted herewith, as requested by the Board, is a memo and attachments from John Kirkpatrick regarding the rights remaining from the old easements that pass over the parcel that will be Town Open Space land in the proposed plan.

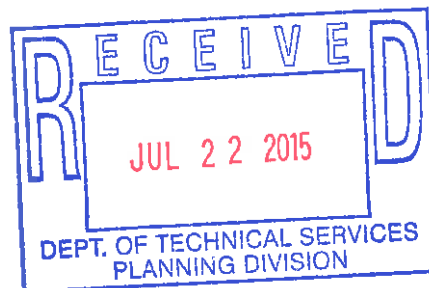
The project engineer has been revising the proposed plan as we discussed at the last Board meeting in consideration of comments we received from Board members, Town staff, and Steve Coleman. In particular, we were advised by the Town Engineer that the project should use a conventional 96'-diameter turnaround. Areas of the plan being refined include: align the turnaround in the best topographic position to provide lot access; use walls to reduce grading; identify the stormwater management areas necessary to conform to the State regulations; and refine the limits of disturbance.

The current plan provides for the preservation of approximately 120 acres in woodland cover on the 129-acre site. Comparison of various site factors is provided on the following page.

We respectfully request that this matter be scheduled for a public hearing at the September meeting. Please contact me if you have any questions.

Sincerely,

Frederick Wells, RLA  
Senior Vice President  
TIM MILLER ASSOCIATES, INC.



**Memorandum:**

To: Town Planning Board  
 From: Frederick Wells, RLA  
 Date: July 20, 2015  
 Subject: Abee Rose Subdivision Application

The latest revised plan for the Abee Rose subdivision prepared by the project engineer includes further revisions as per our discussions with Town staff. The 7/20/15 plan as submitted takes into account further detail of the lot grading including the SSDS areas, a new location of the 96' diameter turnaround, and reductions in grading by adding retaining walls where feasible.

This plan includes a permanent Open Space lot of approximately 105.6 acres.

Environmental factors associated with this plan are listed below:

	<u>Current plan</u>	
Total area of disturbance	8.85 ac	= 6.9% of the site
Steep Slopes (>15%) disturbance	4.20 ac	= 5.8% of the steep slopes onsite
Wetland disturbance	0.18 ac	= 1.3% of the wetlands onsite
Wetland buffer disturbance	1.25 ac	
Vernal pool CUH (750' radius) disturbance	5% of CUH	(Critical Upland Habitat)
Total area of site undisturbed	119.91 ac	= 93% of the site

Slopes disturbance	<u>Current plan</u>	
0 to 15%	4.65 ac	
15 to 20%	0.93 ac	
20 to 30%	1.51 ac	
Over 30%	1.76 ac	
Steep slopes undisturbed	124.55 ac	= 94% of steep slopes on the site

**Tim Miller Associates, Inc.**  
 10 North Street  
 Cold Spring, NY 10516  
 845-265-4400  
 fax: 845-265-4418  
[www.timillerassociates.com](http://www.timillerassociates.com)

Tim Miller, AICP  
 Steve Marino, PWS  
 Frederick Wells, RLA, LEED-GA  
 Stephen Lopez, AICP, RLA  
 Jon Dahlgren  
 James Garofalo, AICP CTP  
 Ann Cutignola, AICP  
 Maureen Fisher  
 Jill M. Butler

**TIM  
MILLER  
ASSOCIATES, INC.**

10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax

July 13, 2015

Mr. Ed Vergano, Director  
Department of Technical Services  
Town of Cortlandt, Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: Hudson National Golf Club  
Proposed Driving Range/Teaching Facility

Dear Mr. Vergano:

In response to Steve Coleman's memo dated June 1, 2015, we have revised both the site plans and mitigation plan for the referenced project, and revised the Biodiversity/Wetland report, both of which are included with this submission. In his letter, Steve makes a number of recommendations that we believe we have addressed. Following is a recap of his recommendations and our responses:

1. "The report is lacking sufficient detail to evaluate whether the proposed mitigation measures will offset the permanent loss of regulated wetland and wetland buffer areas." The report has been updated to include a more detailed assessment of the impacted wetland and buffer areas and the revised proposal for mitigation. Also attached is the revised mitigation plan which now includes the expansion/restoration of the existing pond.
2. "Army Corps of Engineers regulation." It is likely that the ACOE will have jurisdiction over this activity, which will qualify for a nationwide permit due to the small amount of disturbance. Once plans are finalized with the town, a pre-construction notification (PCN) will be filed with the ACOE.
3. "Wetland functional assessment." Additional information regarding the function of the wetland and adjacent areas is provided in the revised report.
4. "Wetland buffer disturbance." A total of 1.58 acres of the wetland buffer area will be disturbed for this proposal. It must be noted that due to the generally linear and narrow nature of the wetland, the amount of buffer far exceeds the amount of regulated wetland. As noted in the report and previous correspondence, no hard structures will be constructed within the wetland buffers; rather the buffers will be converted from second growth forest to a combination of maintained turf and shrubby slope. Drainage from these altered areas will be captured and treated, ensuring that the hydrology to the wetland remains clean, and 1,000 shrubs of various native species will be planted along the newly created slopes.

Copies... 7... Planning Board  
..... Town Board  
..... Zoning Board  
..... Legal Dept  
..... Director  
www.timsmillerassociates.com  
..... C.A.G.  
..... A.R.C.  
..... Applicant  
.....  
.....  
Sent 7-23-15

5. "Amount of actual wetland disturbance." A total of 7,550 square feet of town regulated wetlands and watercourses will be filled or diverted as a result of this proposal. The proposed mitigation plan is expected to result in the creation of approximately 16,000 square feet of new and enhanced wetland, for a greater than 2:1 ratio.

6. "Town mitigation policy." Please see the response to Item 5 above.

7. "Size of the proposed mitigation plan." Please see Item 5 above. The mitigation plan has been revised to include the expansion and enhancement of the existing pond on the golf club property, which will ensure adequate hydrology, increased biodiversity and habitat opportunities and an improved aesthetic amenity for the golf course.

8. "Size/location of proposed mitigation." During the course of our conversation with the Planning Board and Town staff we quickly reached the conclusion that our original mitigation plan was inadequate, and therefore revised the plan as noted above to include the restoration and expansion of the existing pond further to the south. With relatively minor grading this pond can be expanded, the fringing wetland areas enlarged and the quality of water leaving the course improved. The planting plan will introduce 19 new trees and 125 shrubs to the pond area, as well as a diverse variety of new herbaceous plants.

9. "Possibility of off-site mitigation." Please see the response to Item 8 above.

10. "Wetland and buffer monitoring and maintenance plan." A monitoring and maintenance plan which proposes three years of monitoring with annual reports is now included on the mitigation plan.

11. "Value of conservation easement." The intent of the proposed conservation easement is to ensure that future development of the course will not impact those areas that are intended for preservation, particularly adjacent to the Audubon properties to the south. Based on the discussions with the Town, it is now thought that the placement of deed restrictions and establishment of a dedicated "Open Space Area" is a more effective tool to this end.

12. "Treatment of runoff and non-point source pollution." The Club currently operates under a comprehensive turf and pest management plan, which is attached as part of this submittal, as part of its original approval in the Village of Croton. This same plan and maintenance routine will extend to the driving range parcel. A SWPPP has been prepared by Ralph Mastromonaco for the capture and treatment of runoff from the newly opened areas.

13. "Invasive species management plan." An invasive species management plan is included with the revised mitigation plan. A description of the proposed hardy kiwi eradication program was included in previous submissions relating to the tree mitigation and reforestation under the Town tree ordinance.

14. "Wildlife habitat assessment." The revised biodiversity report now includes a list of animal and plant species that were observed on the site over the course of two days in May of 2015.

15. "Additional impacts to wildlife." The cutting of second growth trees and replacement with managed turf will have some impact on resident species. However, as noted in the report, the 19.4 acre site was open agricultural and residential land until fairly recently. No particularly sensitive species were observed during the two days of dedicated site inventory or in the

months prior to that as other evaluations of the site were being conducted. The wildlife populations on the site are not of a high density and the open space areas to the north, east and west are expected to be able to absorb the displaced animals.

16. "Tree removal." The report includes lists of the trees that were observed on the site, as well as those that will be replanted. The applicant has worked for many months to come to agreement with the Town regarding the tree removal and mitigation plans. As noted in the report, approximately 1,200 trees will be removed, to be replaced with 100 large trees, 250 smaller trees and 1,000 shrubs. Almost 700 regulated trees will be preserved on the property, as well as an unknown but similarly large number of unregulated trees.

17. "Maintenance of new plantings and protection from deer." The wetland mitigation plan and the Arborist's report include descriptions of the planting methods, maintenance plan and protection of planted trees and shrubs.

We trust that this and the new submission responds to the issues that remained outstanding. Feel free to contact me if you have any additional comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Marino". The signature is fluid and cursive, with a small mark at the end.

Steve Marino, PWS  
Senior Wetland Scientist  
Tim Miller Associates, inc.



**STEPHEN W. COLEMAN**  
 ENVIRONMENTAL CONSULTING, LLC

July 28, 2015

Ed Vergano, Director  
 Department of Technical Services  
 Town of Cortlandt, Town Hall  
 1 Heady Street  
 Cortlandt Manor, New York 10567

- Copies ..... 1 ..... Planning Board  
 ..... Town Board  
 ..... Zoning Board  
 ..... 1 ..... Legal Dept  
 ..... 1 ..... DOTS Director  
 ..... 1 ..... C.A.C.  
 ..... A.R.C.  
 ..... 1 ..... Applicant  
 ..... 1 ..... Robert Davis, Esq.  
 ..... 1 ..... Ralph Mastromarino, P.E.  
 Sent 7/29/15



- Environmental Planning & Site Analysis
- Wetland Mitigation & Restoration Plans
- Wetland Delineation & Assessment
- Natural Resource Management
- Pond & Lake Management
- Wildlife & Plant Surveys
- Breeding Bird Surveys
- Landscape Design

**Re: Hudson National Golf Course – additional review of Wetland and Habitat Assessment, and Wetland Mitigation Measures for the proposed Driving Range and Teaching Facility**

Dear Ed:

I met with the applicant’s consultants and Town staff on 06-12-15 to discuss environmental and wetland related issues with the proposed action. Based upon this meeting and responses from the Planning Board, the applicant has revised their proposed wetland mitigation strategy and have identified an alternative location on the Golf course property to satisfy the required mitigation measures. The applicant has submitted a revised set of plans and have also responded to my prior review comments. Based upon my review of the revised plans, I offer the following comments:

**Changes to Proposed Plans and Reports**

The project as proposed will result in the loss of approximately 7,550 sq.ft., of Town regulated wetland and watercourse areas. This is considered an unavoidable loss by the applicant in order to create the proposed driving range. Drainage will be collected and diverted via storm water practices and discharge in the same approximate existing location down slope and along the edge of the driving range area. In addition to the direct wetland disturbance, approximately 1.58 acres of wetland buffer area will also be permanently impacted from construction of the proposed driving range.

The applicant has revised the proposed site plans to reflect the use of an alternate location for implementing their wetland mitigation plan. They are now proposing to restore and enhance an existing pond that is located to the south of the proposed driving range. This new location is a much more acceptable location for meeting the required compensatory wetland mitigation. Approximately 16,000 sq.ft., of new wetland will be created to mitigate the loss of wetland area. This is consistent with the recommended criteria outlined in the Town’s mitigation policy.

No specific mitigation plan has been developed that addresses the loss of wetland buffer area. As part of the proposed tree removals, the plan will add 100 larger trees, 250 smaller trees and 1,000 shrubs to the site. In addition, the golf course will be involved with Saw Mill River Audubon to assist with the eradication of a new invasive species called "hardy kiwi", which has become well established in small pocket areas on the Sanctuary property and also on golf course property. An invasive plant removal strategy has also be proposed that will occur within regulated buffer areas.

The wetland and habitat assessment report has been updated to include actual field data from recent field surveys of the proposed project area. A comprehensive turf and pest management plan report has also been submitted to illustrate the golf courses current management program, and they have stated that the golf course will follow the same protocols for the driving range.

## Recommendations

1. As noted in my prior comments, the proposed Driving Range/Teaching Facility will result in the permanent loss of wetland areas, loss of existing topography, extensive vegetative removal, displacement of resident wildlife, and the permanent conversion of approximately 12+ acres to turf grasses. The construction of a driving range is an important and integral component of a golf course. It represents a legitimate use of the property. The current design however, shows a driving range in excess of 300+ yards.
2. In an effort to comply with the intent of the Town's wetlands ordinance, it appears that a significant amount of the proposed wetland disturbance could be avoided or minimized. The scale of the proposed driving range appears to be excessive as the average golfer does not routinely drive a golf ball that distance. The length of the proposed driving range could be shortened to avoid impacting the wetland area in the northern corner of the project area. Based upon the site plan, the tee box area "labeled 509", could be shifted to the south and placed in front of the existing watercourse. A retaining wall could be constructed on the northern, western and eastern sides of the tee box to minimize disturbance to the watercourse. This would still allow approximately 280+ yards for the driving range and avoid a lot of unnecessary wetland disturbance.
3. If the above recommendation is considered, this would substantially reduce the amount of required mitigation.
4. The revised plans provide a much better location for mitigating direct wetland impact. The existing pond to the south of the driving range area will be the location of the proposed wetland mitigation. The wetland mitigation plan includes restoration and enhancement of the existing wetland and also extension of the existing wetland boundary with new plantings. The restoration will include the removal of a large stand of phragmites and invasive plant species that have become well established in the wetland and wetland buffer areas to the pond. This is an ambitious effort and will require a lot of monitoring to evaluate whether it will be successful long-term. In addition, they are proposing re-planting with 19 new trees, 125 shrubs and a variety of herbaceous plants.
5. The proposed mitigation planting plan should label the location of proposed plantings and also provide more details on the quantities and locations of herbaceous plants.



6. The plans address a “wetland and buffer monitoring and maintenance plan”, however, more specific details should be included that address specific evaluative criteria to gauge successful establishment of restoration efforts. The applicant should submit a separate 3 year wetland and wetland buffer monitoring and maintenance plan that more closely follows the Town’s guidelines that are used for other projects (for example Round Top, Shoppes at the Boulevard, Hudson Valley Hospital, etc.).
7. The plans originally proposed creation of a Conservation Easement for the adjacent land (approximately 3.6 acres). Based on discussion with Town staff, this area will be changed to include deed restrictions and establishment of a dedicated “Open Space Area”. The covenants for this Open Space Area will need to be developed further to make sure it is consistent with other town open space areas.
8. As requested previously, an evaluation of the trees to be removed should be provided that addresses the functions provided by the type of trees to be removed. The tree replacement should address what type of trees (seed, fruit bearing, cover type, etc.) will be planted that will replicate the functions provided by the trees to be removed. The proposed species of shrubs should also be indicated.

This completes my additional review of the proposed Wetland and Habitat Assessment, and Wetland Mitigation Measures, for the proposed Driving Range and Teaching Facility. The applicant has made a lot of improvements to the overall site plan, but some fundamental impacts need to be addressed in an effort to comply with the intent of the Town’s wetlands ordinance. Please let me know if you have any questions or require additional information.

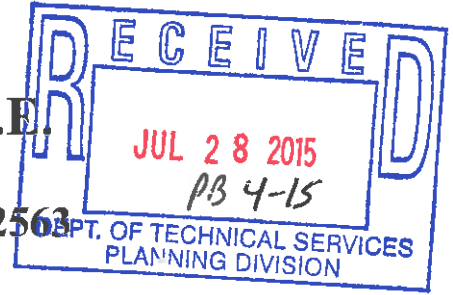
Sincerely,

*Stephen W. Coleman*

Stephen W. Coleman

cc: C. Kehoe  
M. Preziosi

**JOHN KARELL, JR., P.E.**  
121 CUSHMAN ROAD  
PATTERSON, NEW YORK, 12563  
845-878-7894 FAX 845 878 4939  
jack4911@yahoo.com



July 25, 2015

**MJD CONTRACTING, 16 HILLCREST AVENUE, CORTLANDT (T)  
RESIDENTIAL SITE PLAN APPLICATION**

**RESPONSE TO COMMENTS MICHAEL PREZIOSI, P.E., JULY 17, 2015**

1. The SWPPP has been revised as requested to indicate that both lots are presently vacant. It is noted that a building permit has been issued for the construction of one house on the entire lot.
2. The plans have been revised to indicate the areas of disturbance and tree removals on each lot. It is noted that the total area of disturbance for the construction on both lots is less than 1 acre.
3. Rain gardens have been provided to treat the roof runoff from each house. The SWPPP has been revised to reflect this proposal.
4. A 10 foot buffer to the property lines has been provided to the rain gardens. The rip rap outlet has been eliminated.
5. The septic system on lot # 2 has been approved by the Health Department. Copies of the approved plans have been previously provided to the Town as part of the Building permit submittal for this lot. Preliminary testing on lot # 1 has indicated that the soils are similar to those on lot # 2. A formal application to the Health Department has not been made to date. Such application will be made as this application proceeds further and copies of all deep and percolation test data provided to the Town.
6. Driveway slopes have been added to the profiles.
7. The comment relative to construction details are noted.

**RESPONSE TO COMMENTS CHRIS KEHOE DATED JULY 17, 2015**

1. The tree plan has been submitted as a full sized copy. Trees to be removed have been delineated with an "x".

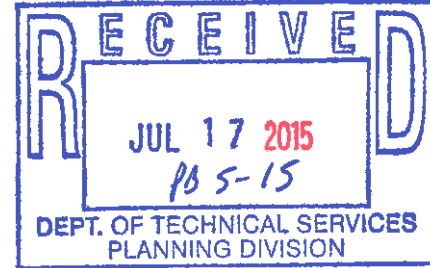
Copies ..... 7 ..... Planning Board  
..... Town Board  
..... Zoning Board  
..... 1 ..... Legal Dept. *Mike*  
..... 1 ..... DOTS Director  
..... 1 ..... C.A.C.  
..... A.R.C.  
..... Applicant  
..... \_\_\_\_\_  
..... \_\_\_\_\_  
Sent 7/29/15



**TEATOWN**  
LAKE RESERVATION  
A Nature Preserve & Education Center

July 16, 2015

Loretta Taylor  
Planning Board Chairperson  
1 Heady St.  
Cortlandt Manor, NY 10567



RE: Special Use Permit Renewal PB 10-10 Res 49-10

Dear Ms. Taylor,

Teatown Lake Reservation herewith submits its application for renewal of PB 10-10, a Special Use Permit to conduct education programs at Teatown's Cliffdale Farm. The previous renewal was approved on October 5, 2010, Resolution 49-10.

At this time we request a renewal of our special use permit with no adjustments. Thank you for your consideration.

Sincerely,

Dianne Barron  
Managing Director

- Copies ..... <sup>7</sup> Planning Board
- ..... Town Board
- ..... Zoning Board
- ..... Legal Dept.
- ..... DOTS Director (Mike)
- ..... C.A.C.
- ..... A.R.C.
- ..... Applicant
- ..... \_\_\_\_\_
- ..... \_\_\_\_\_
- Sent 7/17/15

# Expanded Environmental Assessment

**PROPOSED SPECIALITY HOSPITAL  
2016 QUAKER RIDGE ROAD  
TOWN OF CORTLANDT, NY**

*Prepared for:*

**Hudson Education and Wellness Center  
72 North State Road, Suite #502  
Briarcliff Manor, NY 10510**

*Prepared by:*



Project 14088

Date: July 20, 2015

## **I. INTRODUCTION**

---

This Expanded Environmental Assessment (EEA) Report has been prepared to evaluate potential environmental impacts associated with the proposed change of use of an approximately 20.83 acre property located at 2016 Quaker Ridge Road in the Town of Cortlandt, NY, Tax Map ID 79.11-1-18 (Figures I.1 and I.2), which would restore its prior decades long use as a specialty hospital serving private patients/clients ("clients") with alcohol and substance use disorders. This EEA Report discusses measures that are incorporated into the project design in order to mitigate any environmental impacts to the maximum extent practicable. This Report also addresses the property's satisfaction of the applicable Town Code standards, including those relating to the necessary waiver of or area variance from the subject Special Permit requirement for State road frontage, and to Special Permit and Site Plan Approval.

This Report includes a New York State Environmental Quality Review Act (SEQRA) Full Environmental Assessment Form Part 1 (Appendix A), plus supporting plans, documents, and studies.

## **II. DESCRIPTION OF THE PROPOSED ACTION**

---

### **A. PROPOSED USE**

The Applicant, Hudson Education Wellness Center (HEWC) proposes to reuse the seven existing buildings on the property to provide a high-end/luxury 92-bed private residential treatment program for individuals who are recovering from chemical dependency. This use would be consistent with historical use of the site for this purpose, as discussed below. The Applicant has already renovated several of the smaller buildings and is continuing to renovate the other buildings to prevent their further deterioration and improve the overall appearance of the property. The proposed use will preserve the look and feel of this unique property as it has existed over its history of primarily institutional uses, including the original construction and use as a specialty rehabilitation hospital (see Section II.B). By limiting site disturbances to some additional parking, upgrading of utilities and installation of two new septic fields, site disturbance will be kept to a minimum (Figure II.A-1).

Recent substantial plantings, including evergreen trees, serve to buffer the use from adjoining properties (Appendix C, Figure P-13).

As described in "Hudson Education and Wellness Center Project Narrative Description" in Appendix B, the HEWC addiction program philosophy and program model will utilize the Twelve (12) Step - Disease Concept model of addictions, which is based on the principles of Alcoholics Anonymous and abstinence. The residential addictions treatment model includes, but is not limited to, diagnostic assessment, person-centered treatment planning, individual, group and family counseling, Twelve Step interventions, with flexible treatment goals, including daily AA meetings, a strong emphasis on the new client screening and intake/admission process, the effective balance of medical care, psychosocial and psychological care, and family involvement with monthly weekend family programs.

To ensure a safe and effective recovery treatment environment for clients and staff, Hudson Education and Wellness Center places a high priority on new client screening and intake/admission process. Clearly established new client admission criteria utilized by highly trained professional staff screeners and intake/admission specialists will ensure appropriate treatment program admission which will exclude individuals with a history of serious psychiatric, violent or criminal backgrounds. The target population identified for residential treatment admission are affluent adults who have a substance use disorder. Clients will predominantly be professional people, including, but not limited to physicians, lawyers, professional athletes, business executives, politicians, etc. with the financial means to afford this "premier" addictions treatment facility. Many will be attending as part of a treatment program sponsored by their corporate employer.

The HEWC new client screening and intake/admission process includes professionally performed background checks on all potential new admissions by nationally recognized background screening organizations. The clients will not have a criminal background, except in some instances for alcohol and drug abuse related legal issues, to ensure a safer,

secure recovery treatment environment for clients and staff. Notwithstanding, security of the facilities/grounds is a priority to create and maintain a strong recovery environment, and security personnel will be present on the property 24/7.

All prospective HEWC clients will be well screened and supervised by professional staff in a luxurious treatment setting. All new HEWC new client admissions are generally stable, non-violent, well respected family members, friends or neighbors who do not constitute any risk to others, or to themselves, except to themselves, through their own alcohol and/or drug abuse and addiction problems. HEWC clients have either already completed detoxification elsewhere or do not require it. The clients are commencing their initial formal addictions treatment, having been “transferred” after completion of medical detoxification from alcohol and/or drugs, or else do not require medical detoxification, or have had a period of absence from a prior formal treatment episode(s). Post-detoxification clients admitted to HEWC are continuing their ongoing medical treatment process that began with their medical detoxification from alcohol and/or drugs and the others are undergoing appropriate medical treatment as well. Many of the clients will be attending as part of a treatment program sponsored by their corporation. Thus the HEWC facility is a specialty hospital, not sober/recovery housing. HEWC does not accept client referrals from the penal system or government assistance programs such as Medicaid/Medicare.

The program philosophy focuses on the following elements which will occur within the existing buildings on the property:

- Disease model and abstinence focus;
- Flexible goals and lengths and levels of care;
- Twelve Step Program connections and approaches, daily meetings;
- Emphasis on the proper balance of medical care, psychosocial and psychological care;
- Family Involvement – Organized Monthly Weekend Family Programs;
- Group, individual, didactic, family, and Twelve Step interventions;
- Minimized, but appropriate use of psycho-active medications;

- Skills Building Training;
- Healthy Peer Dynamics and Confrontation;
- Organized Program Design;
- Client involvement in all treatment plan development
- Client involvement in length of stay decisions
- Addition of strong relaxations components (i.e. acupuncture, massage, yoga, meditations, exercise, etc.)

Clinical and Medical program services will include, but not be limited to Diagnostic Assessment (approximately three to five days); Health and Physical Examination, Residential Treatment (approximately 28 to 45 days total), including Individual, Group and Family Counseling, Case Management, Urine Drug Screening, Psychiatric Assessment, if available and indicated, and Psychiatric Medication Management, as indicated, Specialty Care services, Extended Care, Continuing Care and Transition / Discharge Planning.

Organized client activities are scheduled 5 to 7 days per week, roughly 10 hours per day. Daily residential client and family weekend schedules would approximate those below, subject to final determination by HEWC addictions clinical leadership personnel.

Family weekends will be scheduled for one day every weekend for family member visitation, family education and group counseling. These family weekends will be staggered, so as the facility approaches and reaches full capacity, only one quarter of the client population will have their family weekend each weekend of the month. Family contact and visits are generally minimized to enable the client to transition from their previous typical routines as well as to separate and distance themselves from those contacts while in the facility for an effective and long lasting treatment.



A typical scheduled day for a client is as follows:

**7:00 am Wake Up**

**7:30 am Breakfast**

**8:15 am Community Meeting**

Clients meet as a community to discuss environmental needs, community issues, individual goals and other general recovery areas.

**9:00 am Acupuncture, relaxations and anxiety relief.**

**10:15 am Lecture or AA Meeting**

Clients attend on-site lectures about a variety of topics related to drug and alcohol addiction. These are interactive lectures with room for personal reflection and discussion.

**11:15 am Addiction Group**

Addiction group gives clients a chance to take an in depth look at how dependency on drugs and/ or alcohol has impacted their lives. Clients share homework assignments with one another to get supportive feedback from peers and counselors. This is also a time for sharing the difficulties and successes of daily life with the recovery community.

**12:00 am Lunch**

**1:00 pm Group Therapy**

Group Therapy is a time when clients share treatment plan work major life impacting issues they are currently facing or will in the future. This is the opportunity for the power of the group to provide feedback, support and advice.

**3:00 pm Break**

**3:30 pm 12-Step Orientation**

During this time, volunteers from local twelve step meetings or staff give an overview of what clients can expect from meetings. Connecting with other recovering people is a unique opportunity that gives clients a chance to see how recovery works.

**5:30 pm Dinner**

**7:30 pm On-site AA Meeting (Closed to the public)**

**9:00 pm Meditation Group**

To close the day, clients meet in community for a nightly meditation. This group instills a process of self-reflection on the day and the goals set earlier. It allows for individual spiritual

growth as well as support from peers. It is a relaxing group, prepares clients for a restful night.

**10:30 pm Lights Out**

### **Family Weekend Schedule**

**9:00 am Family Education / Lecture Series.**

**10:30 am Al Anon Family Meeting**

Family members and clients attend lectures about a variety of topics related to drug and alcohol addiction. These are interactive lectures with room for personal reflection and discussion.

**11:30 am Free Time / Visitation**

**12:00 am Lunch**

**1:00 pm Family Group Therapy**

Family Group Therapy is a time when family members and clients share and discuss major life issues they are currently facing or will in the future. This is the opportunity for the power of the family group to provide feedback, support and advice.

**2:30 pm Free Time / Visitation**

**4:00 pm 12-Step Orientation**

Volunteers from local twelve step meetings or staff give an overview of what families and clients can expect from Al Anon meetings. Connecting with other recovering family members is a unique opportunity that gives family members and clients a chance to see how recovery works.

**5:00 pm Dinner**

**6:30 pm Free Time / Visitation**

**7:30 pm Al Anon Meeting**

With a projected initial average census of 42 residential clients (year one), 78 Full Time Equivalents (FTE's) clinical and support staff complement are anticipated for the 24 hour/day, 7 day/week staffing pattern for clinically effective and safe staff coverage. The projected total of 78 FTE's would be spread over all 3 shifts during the first year, with a

projected average census of 42 during year 1. However, there will be a lesser number of FTE's on any particular shift, ranging from 36 for the peak morning shift down to 9 on the overnight shift.

The HEWC FTE build-up will gradually increase as the census increases up to an average of 92 clients at full capacity. The staff to client ratio will likely be approximately one (1) staff per one (1) client at start-up to full capacity of 92 clients, and hence, at full capacity, the staff to client ratio would be approximately 92 staff to 92 clients. The estimated 92 staff would be divided between all 3 shifts during the average day, with the highest concentration of staff on site during the 1st shift. Employee work schedules will be established to minimize the impact of increased traffic congestion by scheduling the staff arrival / departure times "outside of the "normal" shift change/rush hour times (i.e. shift start times to begin at 6:00am, 2:00pm and 10:00pm during the 24 hour day, seven day per week period). Additional details regarding staffing levels is provided in Appendix B.

**B. EXISTING CONDITIONS AND HISTORY OF THE SITE**

The site contains approximately 20.83 acres and is located in the R-80 Single Family Residential district. The site is adjacent to the Town of New Castle municipal boundary to the south (Figures I.1 and I.2) and is bounded by Quaker Ridge Road on the west. The site contains two local wetlands along the southerly portion, and a pond to the east, none of which, nor the buffers associated therewith, are proposed to be disturbed by the Proposed Action. The site contains seven existing buildings which are proposed to remain and be utilized by the proposed rehabilitative hospital use (site photographs, Appendix C). The site utilities include existing well and septic systems. The site improvements proposed are some additional parking, the installation of two new septic fields, improvements to the water systems and related fire protection, as well as electrical upgrades. The existing buildings will be brought up to the current Building Code, including installation of fire suppression sprinklers and heat/smoke/carbon monoxide detectors, and energy efficiency will be emphasized in the restoration and operation of the buildings. Substantial plantings have

been installed to-date (Appendix C, Figure P-13). Extensive interior and exterior renovations have been completed and are on-going.

The property was previously used as a hospital, having been purchased in 1920 by a New York physician, Dr. Robert Lamb, who designed the site to serve as a specialized medical care center ("sanitarium") as noted in the original property building card, see Appendix I) with the purpose of providing highly individualized care for his patients (especially those requiring mental rehabilitation) (Appendix M). Dr. Lamb's design of the site and the main building reflected his belief that a typical hospital-like atmosphere should be avoided. The hospital was closed in 1948 and leased to several tenants and the rental income used to finance grants to the Albany Medical School and the University of Vermont Medical College, as specified by Dr. Lamb. The outbuildings were constructed in the 1950's with the exception of the maintenance garage, which was constructed in the 1970's (Appendix I)

Subsequent tenants included the Maryknoll Sisters, who needed interim accommodations while their new convent was being built in Ossining. The Sisters left in 1957 and the estate was sold to IBM, whose Research Division used the site until 1961 when the Thomas J. Watson Research Center was completed in Yorktown. In 1957, the Lamb Foundation made an application for a special permit to permit IBM to use the property for laboratory and office use. This entailed the construction of a parking area for 55 cars with the provision for another 35 cars in the future. The permit was subsequently granted as Zoning Board of Appeals (ZBA) case No. 3A-57, 4-57. The Zoning Board's 1968 resolution in case No. 2-68 granted an amendment to the special permit previously issued to the Hudson Institute, thereby documenting that permit. In 1981, a Certificate of Occupancy was filed for the one family residence on the site. (Appendix M.1-M.7)

The site was occupied beginning in 1962 and into the 1970's and early 1980's by the Hudson Institute, a private, non-profit research institute studying public policy issues. The Institute moved its headquarters to Indianapolis in 1984.

In ZBA Case No. 170-86, a special permit was issued in 1989 for a hospital and/or nursing home to operate as a Residential Community Re-entry Facility for persons who suffered brain injuries was issued. This had been denied twice by the Board and was finally directed by the Supreme Court of Westchester County, via Judge Rosato in Article 78 proceeding, Index No. 12830/88. There was a Planning Board Resolution as well in PB 46-86. The ZBA's notable conditions of approval included the limitation to 75 patients, but with a total 225 combined patients and employees permissible. Apparently this hospital did not commence operations.

**C. PROJECT PURPOSE AND NEED**

In August 2012, Hudson Education and Wellness Center engaged the services of Brown Consulting, Ltd., Toledo, Ohio to conduct a comprehensive study to determine the feasibility for the development of successful "high end" residential addictions treatment programs within the greater New York City and Westchester County market areas. The Feasibility Analysis concluded that a 92-bed capacity residential addictions program providing treatment services to affluent individuals and families experiencing chemical dependency can be successfully developed by Hudson Education and Wellness Center at the site.

**D. PERMITS AND APPROVALS REQUIRED**

The Proposed Action requires permits and approvals from the following agencies.

<b><u>Agency</u></b>	<b><u>Approval/Permit</u></b>
1. Town of Cortlandt Planning Board	<ul style="list-style-type: none"><li>• SEQR Determination</li><li>• Hospital Special Permit</li><li>• Parking Waiver or Special Permit for waived and/or landbanked parking</li><li>• Waiver of State Road Frontage Requirement for Existing Hospital Facility</li><li>• Site Development Plan Approval</li></ul>
2. Town of Cortlandt Zoning Board of Appeals	<ul style="list-style-type: none"><li>• Variance from Special Permit requirement of state road frontage per 2004 Code amendment (If no Planning Board waiver)</li></ul>
3. Town of Cortlandt Department of Technical Services Engineering Division	<ul style="list-style-type: none"><li>• Stormwater Management Plan Approval</li></ul>
4. Town of Cortlandt Department of Technical Services Code Enforcement Division	<ul style="list-style-type: none"><li>• Building Permit</li></ul>
5. Westchester County Department of Health	<ul style="list-style-type: none"><li>• Subsurface Sewage Treatment System Approval</li><li>• Public Water Supply (PWS) Approval</li></ul>
6. New York State Department of Environmental Conservation	<ul style="list-style-type: none"><li>• Potential coverage (depending on extent of disturbance) under SPDES General Permit GP-0-15-002 for Stormwater Discharges from Construction Activity for disturbances over one acre</li></ul>

**III. IMPACT ANALYSES**

**A. LAND USE AND ZONING**

**1. Special Permit Required**

The site comprises approximately 20.83 acres and is located in the R-80 Single Family Residential district. Permitted uses within the R-80 district include:



2016 QUAKER RIDGE ROAD **PROPOSED SPECIALITY HOSPITAL** TOWN OF CORTLANDT, NEW YORK

**AERIAL PHOTOGRAPH**

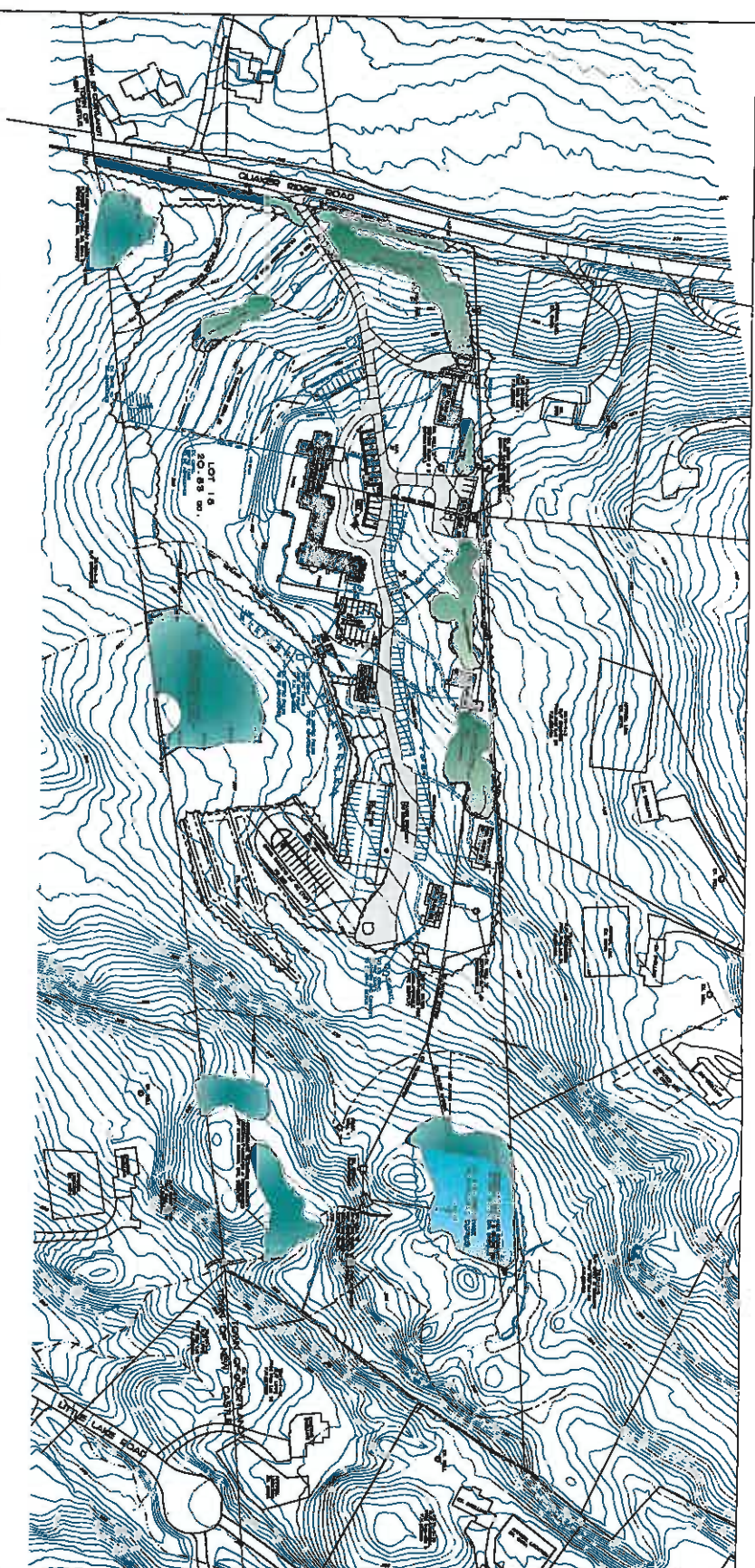
DATE: 01/30/2015 JMC PROJECT: 14088

FIGURE: L2 SCALE: 1" = 200'



**JMC**  
 SITE DEVELOPMENT CONSULTANTS  
 120 BEDFORD ROAD • ARMONK, NY 10904  
 voice 914.273.5225 • fax 914.273.2102  
 www.jmcplc.com

COPYRIGHT © 2014 by JMC. All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTANTS, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and voidable.



### ZONING INFORMATION

Lot No.	Area	Zone	Area	Zone
100	100	100	100	100
101	101	101	101	101
102	102	102	102	102
103	103	103	103	103
104	104	104	104	104
105	105	105	105	105
106	106	106	106	106
107	107	107	107	107
108	108	108	108	108
109	109	109	109	109
110	110	110	110	110
111	111	111	111	111
112	112	112	112	112
113	113	113	113	113
114	114	114	114	114
115	115	115	115	115
116	116	116	116	116
117	117	117	117	117
118	118	118	118	118
119	119	119	119	119
120	120	120	120	120

Lot No.	Area	Zone	Area	Zone
121	121	121	121	121
122	122	122	122	122
123	123	123	123	123
124	124	124	124	124
125	125	125	125	125
126	126	126	126	126
127	127	127	127	127
128	128	128	128	128
129	129	129	129	129
130	130	130	130	130

The Board of Health, Planning and Zoning, after reviewing the site plan and site plan description, and after holding a public hearing, hereby certifies that the site plan and site plan description conform to the zoning ordinance of the Town of Westchester, New York, and that the Board of Health, Planning and Zoning has approved the site plan and site plan description.

Approved by the Department of Environmental Services  
 Director  
 Date: \_\_\_\_\_

Approved by the Department of National Services  
 Director  
 Date: \_\_\_\_\_

Prepared this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by  
 \_\_\_\_\_  
 Engineer of the Department of Environmental Services

**RALPH G. MASTROMARCO, P.E. P.C.**  
 9 One Oak Orchard-Albany Turnpike, Westchester County, New York 10590  
 (914) 681-1100 FAX (914) 681-1101

**SITE PLAN**  
 HUDSON RIDGE  
 WELLNESS CENTER  
 Located at  
 201 & CLAUER RIDGE RD  
 TOWN OF WESTCHESTER  
 CO. OF NY  
 JULY 16, 2015  
 SHEET 1 OF 3

**LEGEND**

- EXISTING IMPROVEMENTS
  - EXISTING BUILDING
  - EXISTING DRIVEWAY
  - EXISTING PAVEMENT
  - EXISTING SIDEWALK
  - EXISTING CURB
  - EXISTING UTILITY
  - EXISTING FENCE
  - EXISTING WALL
  - EXISTING SIGN
  - EXISTING LIGHT
  - EXISTING TREE
  - EXISTING LANDSCAPE
- PROPOSED IMPROVEMENTS
  - PROPOSED BUILDING
  - PROPOSED DRIVEWAY
  - PROPOSED PAVEMENT
  - PROPOSED SIDEWALK
  - PROPOSED CURB
  - PROPOSED UTILITY
  - PROPOSED FENCE
  - PROPOSED WALL
  - PROPOSED SIGN
  - PROPOSED LIGHT
  - PROPOSED TREE
  - PROPOSED LANDSCAPE

DATE OF THIS SHEET: 07/16/15  
 SCALE: 1" = 40' (SEE NOTES)  
 DRAWN BY: R. MASTROMARCO  
 CHECKED BY: R. MASTROMARCO  
 APPROVED BY: R. MASTROMARCO