

Chapter 15: Cultural Resources

A. PROPOSED ZONING ACTION (GENERIC ANALYSIS)

EXISTING CONDITIONS

STATE AND FEDERAL REQUIREMENTS RELATED TO HISTORIC AND CULTURAL RESOURCES

Federal and State regulations and processes govern the designation of historic and cultural resources in the Town of Cortlandt. The National Register of Historic Places (NRHP) is the official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture. Eligible properties must be at least 50 years old, possess integrity of physical characteristics, and meet at least one of four criteria of significance. These criteria include: 1) the property is associated with events that have made a significant contribution to the broad patterns of our history; or 2) the property is associated with the lives of persons significant in our past; or 3) the property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or presents a significant and distinguishable entity whose components lack individual distinction; or 4) the property has yielded, or is likely to yield, information important in prehistory or history.

Under Section 106 of the National Historic Preservation Act and Section 14.09 of the New York State Historic Preservation Act (SHPO), the SHPO's role in the review process is to ensure that effects or impacts on eligible or listed properties are considered and avoided or mitigated during the project planning process. In addition, the SHPO advises local communities on local preservation environmental reviews, upon request, under the provisions of the State Environmental Quality Review Act.

POTENTIALLY HISTORIC PROPERTIES AND AREAS OF ARCHAEOLOGICAL SENSITIVITY

According to the New York State Cultural Resource Information System (CRIS), there are four sites within the MOD Zoning Area boundary or within a 0.25 mile of the MOD Zoning Boundary that are listed or are eligible for listing on the State and National Register of Historic Places (see **Table 15-1**)

Table 15-1
Listed or Eligible Properties in or near the MOD

Site and Location	Category
Villa Loretto, US Route 202, Peekskill, NY	Listed
*Evergreen Manor, 2003 Crompond Road, Cortlandt Manor, NY	Eligible
*Caretakers House, 2003 Crompond Road, Cortlandt Manor, NY	Undetermined
*Residence, Colonial Revival Style (c. 1910) and barn, 2024 Crompond Road, Cortlandt Manor, NY	Eligible
Source: New York State Cultural Resource Information System (CRIS) *Property located within Proposed MOD Zoning Boundary	

FUTURE WITHOUT THE PROPOSED ACTION (NO-BUILD CONDITION)

In the Future without the Proposed Action, no known changes to any eligible historic properties or archeologically sensitive sites would be expected to occur within the Proposed MOD Zoning Area.

PROBABLE IMPACTS OF THE PROPOSED ZONING (BUILD CONDITION)

The Proposed MOD Zoning is not anticipated to adversely impact historical or archeological resources as it does not directly authorize a specific development. Any projects proposed under MOD Zoning would be required to complete site specific SEQR, which would include an analysis of the project’s potential to impact historic or archeological resources.

MITIGATION

All projects proposed under MOD Zoning would be required to complete a site specific SEQR analysis to identify the potential for specific impacts on historic or archeological resources. If any impacts are identified modification to the project or mitigation would be required to avoid or lessen the potential for significant adverse impacts to historic or cultural resources.

B. MOD DEVELOPMENT PLAN

EXISTING CONDITIONS

EVERGREEN

Potentially Historic Properties and Areas of Archaeological Sensitivity

A Phase 1A Literature and Sensitivity Assessment (**see Appendix 15**) was prepared by Hudson Valley Cultural Resources Consultants (HVCRC) in compliance with the requirements and standards of the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP).

The Evergreen Manor Project Site is located in the Lower Hudson Valley, an area that had an extensive prehistoric occupation according to the Phase 1A Assessment. Seven previously documented archeological sites have been identified within a one-mile radius of the Site. As shown

in **Table 15-1**, six of these sites are from the Precontact time period and one is from the Historic time period.

Table 15-1:
Archaeological Sites within a 1-mile radius of the Evergreen Manor Site

Site Number	Site Name	Distance from Project Area	Time Period	Site Type/Material Recovered
11902.000073	Ferguson-Williams Historic Site (NYSM 11710)	2640' / 800 m	Precontact	Historic Materials redeposited through surface erosion. Mid-19th century.
11902.000074	Paul J. Higgins Historic Precontact Site (NYSM 11711)	3960' / 1.2 k	Precontact	Historic materials and debitage redeposited through surface erosion. Mid-19th century.
11902.000075	Ryan Thomas Precontact Site (NYSM 11712)	3960' / 1.2 k	Precontact	Projectile pint, Poplar Island, Isolated find.
11902.000076	Cote Precontact Site (NYSM 11713)	5280' / 1.6 k	Precontact	Debitage and glass bead
11902.00013	Furnace Brook	3960' / 1.2 k	Precontact	Lithic Scatter
11902.00013	Little Stream/Pleasantide	3960' / 1.2 k	Precontact	Late Archaic Camp Site
11902.000023	Crompond Historic Archeological Site	2640' / 800 m	Historic	Late 18th century- 19th century deposit
<i>Source: Phase IA Assessment, HVCRC</i>				

Two properties listed on the National Register of Historic Places were identified within a one-half-mile radius of the Site, the locations of which can be seen in **Figure 15-1**, *Cultural Resources Map*. The Villa Loretto was originally the House of the Good Shephard, built in 1929, and the Beecher-McFadden Estate was built in the early twentieth century.

No buildings on the Evergreen Manor Project Site are currently listed on the National Register of Historic Places. There is an existing structure on the Site, referred to as Evergreen Manor Hotel, which dates to the mid-nineteenth century. A historic map from 1937 shows the additions of the existing barn and caretaker's residence, near the hotel structure. Throughout the twentieth century, the hotel structure was modified and updated. It is currently in a state of disrepair and has not been occupied since approximately 2002.

Coordination with the Office of Parks, Recreation and Historic Preservation (OPRHP)

The Applicant has initiated consultation with the State Historic Preservation Office (SHPO) at OPRHP. In a letter dated January 17, 2018 OPRHP indicated that it had no further archaeological concerns regarding the Project. In a letter dated January 28, 2018 OPRHP indicated that it determined that the existing former hotel building and barn are eligible to be listed on the State and National Register of Historic Places (S/NRHP).

GYRODYNE

Potentially Historic Properties and Areas of Archaeological Sensitivity

A Phase 1A Literature Search and Sensitivity Assessment for the Gyrodyne Project Site was completed by Hudson Valley Cultural Resource Consultants, Ltd. (HVCRC) in October 2018 (see **Appendix 15**) in compliance with the requirements and standards of the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP).

HVCRC examined historical maps of Westchester County to identify possible archaeological and/or historic resources that could possibly be located within the Gyrodyne Project Site. Dating back to an 1858 “Map of Westchester County,” by F.C. Merry, was the earliest map examined that showed a structure located within the boundaries of the Gyrodyne Project Site. The structure is depicted on the map as being located on the southern side of present day Crompond Road, west of present day Lafayette Avenue. This location is currently the area occupied by 1989 Crompond Road. A residence continues to be shown in this same location on maps from 1868, 1883, 1914, 1937 and 1957. On maps from 1883 and 1914, there are two buildings shown fronting along Crompond Road within the Gyrodyne Project Site. The Phase 1A report prepared by HVCRC indicated that the undisturbed portions of the Gyrodyne Project Site are sensitive for precontact and historical resources and eight previously documented archeological sites have been identified within a one-mile radius of the Site. As shown in **Table 15-1**, seven of these sites are from the Precontact time period and one is from the Historic time period.

**Table 15-2:
Archaeological Sites within a 1-mile radius of the Gyrodyne Site**

Site Number	Site Name	Distance from Project Area	Time Period	Site Type/Material Recovered
11902.000073	Ferguson-Williams Historic Site (NYSM 11710)	2640' / 800 m	Precontact	Historic Materials redeposited through surface erosion. Mid-19th century.
11902.000074	Paul J. Higgins Historic Precontact Site (NYSM 11711)	3960' / 1.2 k	Precontact	Historic materials and debitage redeposited through surface erosion. Mid-19th century.
11902.000075	Ryan Thomas Precontact Site (NYSM 11712)	3960' / 1.2 k	Precontact	Projectile pint, Poplar Island, Isolated find.
11902.000076	Cote Precontact Site (NYSM 11713)	5280' / 1.6 k	Precontact	Debitage and glass bead
11902.00013	Furnace Brook	3960' / 1.2 k	Precontact	Lithic Scatter
11902.00013	Little Stream/Pleasant side	3960' / 1.2 k	Precontact	Late Archaic Camp Site
11902.00002	Crompond Historic Archeological Site	2640' / 800 m	Historic	Late 18th century- 19th century deposit
NYSM 5138	Sachus / Sachois	5280' / 1.6 k	Precontact	Village near Peekskill Creek
<i>Source: Phase 1A Assessment, HVCRC</i>				

Following the recommendation by HVCRC, a Phase 1B Archaeological Field Reconnaissance Survey for the Gyrodyne Project Site was completed by HVCRC on November 21, 2018 (see **Appendix 15**). No significant cultural material was recovered from the shovel tests that were completed within the boundaries of the proposed limits of disturbance. Testing was completed primarily on the northern portion of the site where the two existing historic structures are located, and in the level area north of the existing medical office complex. Additional testing was attempted in the southern portion of the site on the eastern bank of Orchard Lake.

No significant cultural material or archaeological sites were identified as a result of the field investigations completed. Therefore, HVCRC has recommended that no further archaeological investigations are warranted for the proposed project.

Coordination with the Office of Parks, Recreation and Historic Preservation (OPRHP)

Both the Phase 1A and the Phase 1B reports were reviewed by the Office of Parks, Recreation and Historic Preservation (OPRHP). In correspondence dated December 20, 2018, the OPRHP stated that it had no further cultural resource concerns regarding this project, and concurred with the recommendation made by HVCRC (see **OPRHP Letter Appendix 15**).

The two existing historic structures (1987 and 1989 Crompond Road) located on the Gyrodyne Project Site were evaluated by the Office of Parks, Recreation and Historic Preservation in October 2018 and are not considered to be eligible for listing on the National Register.

PROBABLE IMPACTS OF MOD DEVELOPMENT PLAN

EVERGREEN

Potential Cultural Resources on Evergreen Manor Project Site

A Phase 1B Archaeological Field Reconnaissance Survey was conducted in the undisturbed areas within the Area of Potential Effect (APE) to rule out the presence of prehistoric and/or historic cultural resources. The APE was considered to be the entirety of the approximately 28-acre property. Shovel tests were completed in potentially sensitive areas on the Site and yielded fragments of chert debitage, window glass, and whiteware in addition to modern debris. The shovel tests in the area immediately surrounding the former hotel identified few fragments of historic ceramic commingled with modern trash. In the yard area of the historic structure, no significant cultural material was found. It was determined by HVCRC that, because of the disturbed condition of the soil and the mix of modern debris with historic materials, there are no intact cultural deposits within the boundaries of the Site.

A Historic Building Assessment of the Evergreen Manor Hotel was conducted by HVCRC. It utilized the National Register Evaluation Criteria for historic significance to assess the hotel structure. In HVCRC's opinion, the existing structures on the Evergreen Manor Project Site would not appear to meet the criteria of eligibility for listing on the S/NRHP. As discussed above, it is OPRHP's opinion that the structures would be eligible. Being deemed eligible for listing on the S/NRHP indicates that SHPO considers the structure worthy of being listed, but it does not obligate private property owners to have their property listed.



**Figure 15-1
CULTURAL
RESOURCES**

Medical Oriented District
Draft Generic Environmental
Impact Statement



DIVNEY • TUNG • SCHWALBE
Intelligent Land Use



GYRODYNE

There are two National Register Listed sites located within a ½ mile radius of the Gyrodyne Project Site (see **Figure 15-2**). The first property is the Villa Loretto, located approximately ½ mile west of the Project Site, off of Crompond Road. The historic “H” shaped institutional brick building was built by the Sisters of the Good Shepherd in 1928. It was added to the Register in 1989. The second National Register Listed site is the Beecher-McFadden Estate, which is located approximately ½ mile directly north of the Project Site, off of E. Main Street. This brick mansion estate was built in 1875 in the Victorian gothic style. It was originally developed by Rev. Henry Ward Beecher, and later purchased by the McFadden Family in 1902. The house was added to the Register in 1987.

Eight previously documented archaeological sites have been identified within a one mile radius of the Gyrodyne Project Site. A total of four completed archaeological surveys were identified within a one mile radius of the Project Site. These surveys had already been identified as previously recorded archaeological sites. Some of the materials recovered at these sites date from the late 18th century through the mid-19th century. The sites are predominantly located between 0.5 and 1.0 mile away from the Project Site.

Both identified sites that are National Register Listed and located within a ½ mile radius of the Gyrodyne Project Site will not be impacted by the Gyrodyne Project. Both sites are approximately ½ mile away from the Project Site and have no direct connection. The Villa Loretto structure has a couple of residential neighborhoods between it, and the Gyrodyne Project Site and the Beecher-McFadden Estate has a shopping center and a hospital between it and the Site.

MITIGATION

EVERGREEN

The Evergreen Manor project will not impact the nearby archaeological sites or properties listed on the National Register of Historic Places. The Applicant will continue to work with OPRHP to identify the appropriate mitigation measures to be incorporated into the Evergreen Manor Project related to the demolition of the existing on-site structures.

GYRODYNE

The Gyrodyne Project will not impact the two identified cultural resources that are National Register Listed and no mitigation measures are proposed..

**Proposed Gyrodyne Project
Historic Resources**

**Beecher-McFadden Estate
NRHP #: 87001894**

**Villa Loretto
NRHP #: 88000148**

**Gyrodyne
Project
Site**

Approx.
2,600 Feet

Approx. 1,600 Feet

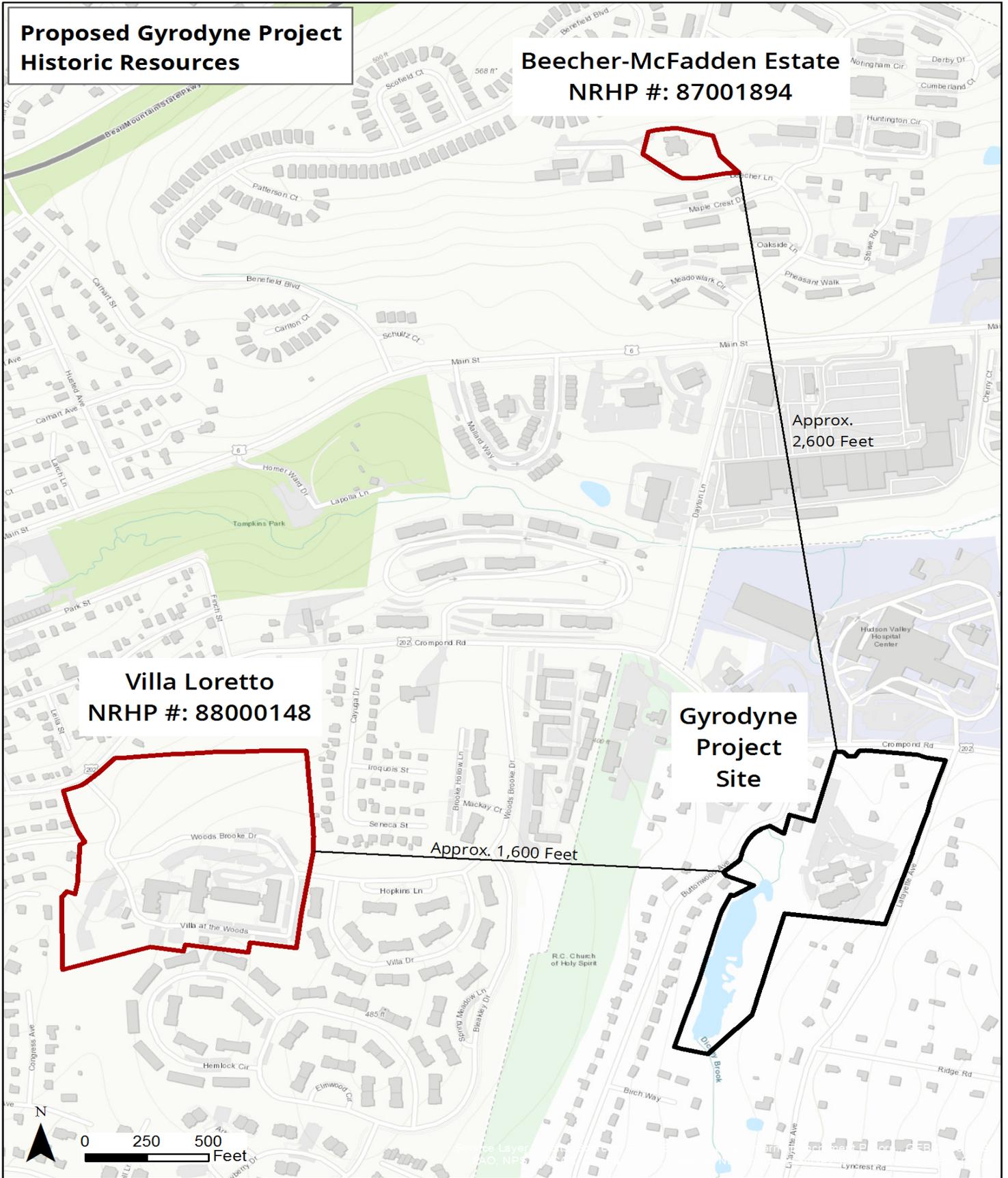


Figure 15-2

**Gyrodyne
Cultural Resources**

Medical Oriented District
Draft Generic
Environmental Impact
Statement



**CAMBRON ENGINEERING
& ASSOCIATES, LLP**
Professional Engineers
Professional Land Surveyors
Professional Geotechnical Engineers
Professional Environmental Engineers

Not to scale: approximate location of cultural resources near Gyrodyne

