

Chapter 19: Alternatives

A. PROPOSED ZONING ACTION (GENERIC ANALYSIS)

INTRODUCTION

The State Environmental Quality Review Act (SEQRA) and its implementing regulations require the consideration of project alternatives, which are formulated in response to potential impacts of the Proposed Action. The adopted Scope requires consideration of three alternatives for comparison to the Proposed Action. The alternatives are designated as either “No Action” (i.e., what land use would occupy the site should the Proposed Action not be approved and developed); “Development Under Existing Zoning,” which analyze impacts to the MOD Zoning Area without the adoption of the proposed MOD Zoning modifications and construction of the MOD Development Plan and “Reduced Residential Alternative,” which proposes a maximum of 150 residential units in the MOD excluding assisted living units.

Potential environmental impacts from each of these alternatives have been analyzed to a level of detail sufficient to allow reasonable comparison with the Proposed MOD Zoning at full build-out and the MOD Development Plan.

Each of the subject areas analyzed in this DGEIS/DEIS has been analyzed for these alternatives. Using conclusions from the preceding chapters, the potential impacts of each alternative are compared to the potential impacts of the Proposed Project.

A. ALTERNATIVES

ALTERNATIVE 1: NO ACTION ALTERNATIVE

The No Action Alternative assumes that neither the MOD nor the MOD Development Plan would be approved and no development would occur within the 105-acre MOD Zoning Area. The No Action Alternative would not be consistent with the goals and objectives of *Envision Cortlandt*, the Town’s Comprehensive Plan adopted in 2016, which envisioned a Medical Oriented District in the MOD Zoning Area to provide for a continuum of care, centralize medical services, create a mixed use center, and support the continued economic development of the Route 202/35/Crompond Road corridor.

The Evergreen Manor Project Site which consists of three parcels and is predominantly undeveloped would continue to be an underutilized property, as the existing Evergreen Manor hotel building is no longer operating and the existing structure would require significant renovations in order to make it serviceable for any proposed use. The proposed invasive species monitoring and control program would not be implemented on the Site and no new residential units or assisted living would be constructed. Without the proposed Evergreen Manor Project, the Town would not achieve its goal of providing a range of housing options that allow for residents

to age in place. The proposed traffic improvements would not be installed and the proposed sanitary sewer designed to provide additional sewer piping to facilitate connections for a future Tamarack Sewer District would also not be constructed. It is anticipated that under the No-Action Alternative, the current assessed value of the three parcels would continue to total approximately \$30,500 and generate tax revenues of \$17,800 to the Town/County and \$44,700 to the LCSD. Compared to the Proposed Evergreen Manor Project, this No-Action alternative would not generate the estimated approximately \$2.2 million in additional tax revenues to these jurisdictions.

If no action is taken on the Gyrodyne Project Site, the existing Cortlandt Medical Center medical office complex would remain and continue to provide medical services for local residents. In addition, all of the existing residential structures would remain. Orchard Lake and existing open space would remain in their current states and no public recreational resources would be constructed. Traffic volumes and any other external impacts to the site would remain constant until future change is proposed. Under the No Action Alternative, the Town's MOD goals and objectives of economic development, job creation, vibrancy and sustainable growth would not be achieved.

With the No Action Alternative, no impact to the natural environment would be expected, no additional project generated traffic would occur on the existing street network and no impacts on the demand for community services would be expected to occur. The No Action Alternative would also eliminate the potential for significant project-generated property, sales, and hotel occupancy tax revenue to the Town, County, School, and other relevant taxing jurisdictions. The No Action Alternative would generate neither temporary construction jobs, nor permanent on-site part- or full-time employment.

The No Action Alternative does not achieve the development objectives of the Town or the Applicants and therefore the No Action Alternative is considered infeasible by the Applicants.

ALTERNATIVE 2: DEVELOPMENT UNDER EXISTING ZONING

If the MOD Zoning is not adopted, this alternative evaluates the relative impacts on the MOD Zoning Area being developed in accordance with the existing zoning regulations.

The existing zoning regulations would allow for development to occur on selected sites within the MOD provided the sites and the proposed development meet certain criteria. The majority of the parcels in the Proposed MOD Zoning Area are zoned for single family residential use with two-family residential uses permitted by special permit. A small number of commercially zoned parcels are located in the Proposed MOD, but these parcels are limited by the Community Commercial (CC) Zoning which was designed to provide shopping facilities and services for persons residing in immediately adjacent areas. Therefore, the size of businesses that can be constructed under CC Zoning is restricted in order to limit traffic volumes to a level appropriate to the character of the districts.

By comparison, the Proposed MOD would allow for new uses and mixed uses on parcels that receive a MOD designation by the Town Board. In addition, MOD Zoning would permit higher residential, commercial, and medical densities than currently allowed under the existing zoning. Medical uses are currently permitted within the MOD Zoning Area under existing zoning by special permit but are permitted at a lower density. New uses that are not currently permitted by the existing underlying zoning in the Proposed MOD Zoning Area but would be permitted under the Proposed MOD Zoning include: assisted living (up to 130 units); a hotel (up to 100 rooms);

and multifamily residential (up to 400 bedrooms). The MOD Zoning would also introduce a broader range of housing options in close proximity to the NYPH campus. In addition, the MOD zoning would permit up to 60,000 square feet of new commercial/retail uses in the Proposed MOD Zoning Area. Under the existing zoning, commercial uses are limited to the portion of the Proposed MOD Zoning Area with CC as the underlying zoning.

The as-of-right zoning alternative would likely result in fewer impacts compared to the Proposed Action related to demand on schools, sewer infrastructure, water supply, solid waste generation, recreation use, emergency service calls, traffic increases, air quality, noise, natural resources, wetlands, land disturbance, stormwater, energy use, and visual impacts. The as-of-right zoning would not result in the fiscal benefits expected from the Proposed Action and would not be consistent with the Town's Comprehensive Plan, which recommends the establishment of a MOD as one of Town's four strategic planning initiatives.

EVERGREEN MANOR

The Evergreen Manor Project Site is located within the R-40, Single-Family Residential zoning district as discussed in Chapter 2, "*Land Use, Zoning, and Public Policy*," which primarily permits residential uses including single-family dwellings and accessory uses. As shown on **Figure 19-1**, under this alternative a subdivision consisting of 18 residential lots on the three existing parcels could be constructed. As part of the subdivision, open space parcels totaling approximately six acres could be located adjacent to Route 202/35/Crompond Road and within the southern portion of the Site arranged around the existing wetland areas.

Access to the proposed subdivision would be located between Ogden Avenue and Conklin Avenue to the west of the existing driveway. The main road (Road A) would extend into the eastern portion of the Site, with a second road (Road B) extending from the main road to provide access to the western portion. Two lots would have access to Crompond Road and/or Lafayette Avenue. Both roads have been shown at approximately 1,000 feet in length with turnarounds at the ends.¹ Both roads could be connected near the southern end of the property. However, this would result in additional impervious surface and potential disturbances to the existing wetland and buffer area.

Nearby properties within the R-40 zoning district and LCSD have an assessed value of approximately \$10,000 and generate approximately \$6,000 in tax revenue to the Town/County and \$13,000 in tax revenue to the LCSD. Under this alternative, it is estimated that the 18 lots would generate approximately \$108,000 to the Town/County and \$234,000 to the LCSD. This would represent approximately \$2 million less in tax revenue to these jurisdictions than under the proposed Evergreen Manor Project.

GYRODYNE

An alternate site plan that utilizes the existing zoning on the Gyrodyne Project Site is the construction of a religious institution. A church or other place of worship and religious instruction, parish house, rectory or convent and nursery school is permitted by right in the R-40 zoning district. The alternate site plan includes a 48,842 square foot two-story building, with 60,886 square feet of floor area, located in the north half of the property facing Crompond Road, with a

¹ Per Section 265-17F - A dead-end street shall not exceed five hundred (500) feet in length, except in exceptional cases, and shall be provided with a turnaround at the closed end.

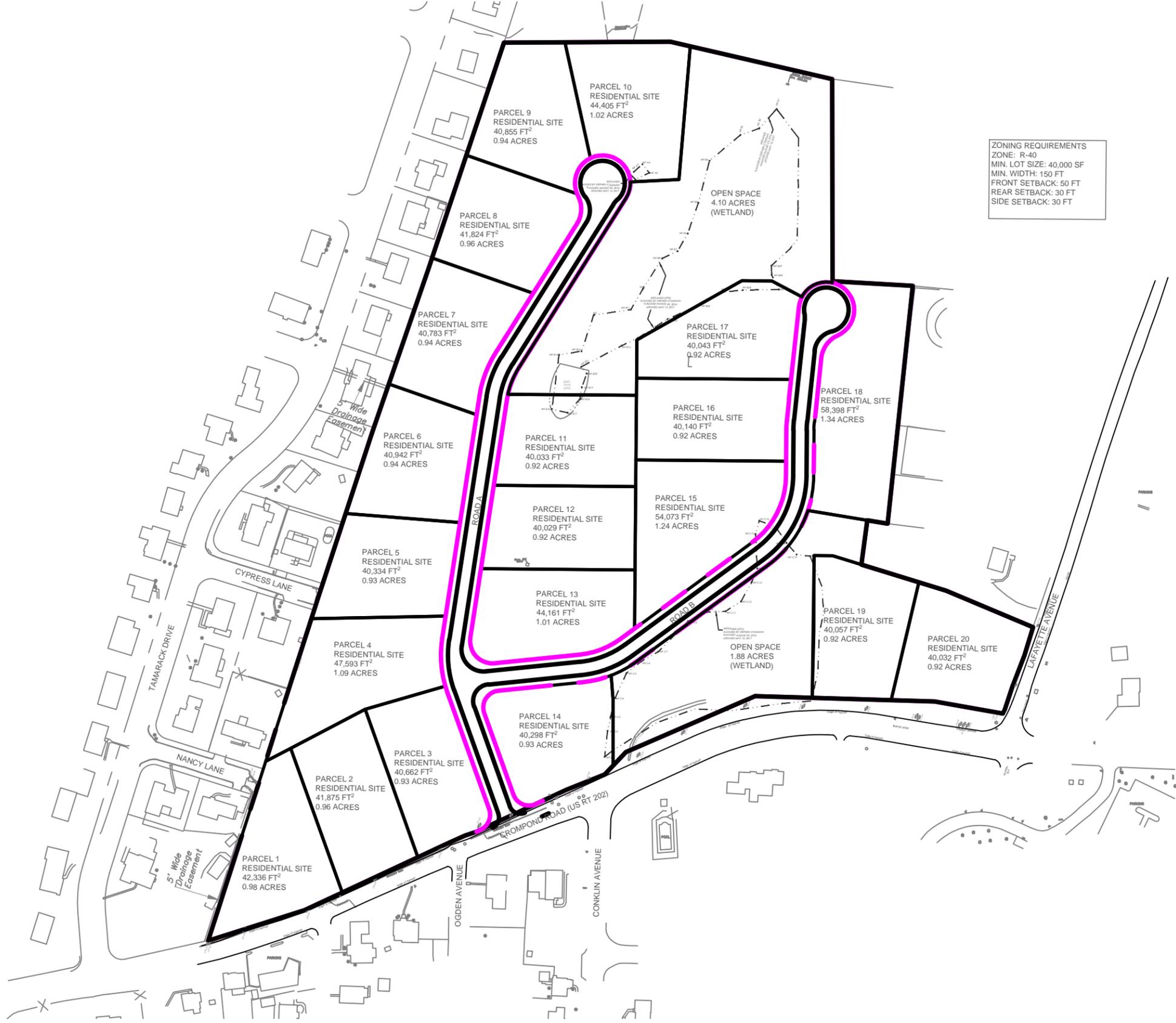


Figure 19-1
DEVELOPMENT
UNDER EXISTING
ZONING
 Medical Oriented District
 Draft Generic Environmental
 Impact Statement



DIVNEY • TUNG • SCHWALBE
 Intelligent Land Use



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parking lot comprised of 342 parking spaces located behind the building in the south half of the property. The Town's zoning code allows for buildings to have a maximum height of 2½ stories or 35 feet, and a maximum building coverage of 65% of the allowed FAR (see **Figure 19-2**).

Although the alternate site plan proposes a smaller building footprint and fewer parking spaces in comparison to the Proposed Action, the alternate site plan presents a “traditional” site plan orientation with an institutional-style building located adjacent to the main street with a large open area of parking located behind the building. The use itself would generate a large number of peak-hour vehicle trips compared to the proposed uses due to the presence of a school. However, the largest number of vehicle trips would be every Sunday for services and during holidays, which would result in heavy traffic volumes entering and exiting the property from Crompond Road, which may require added traffic control to assist with the heavy traffic. If there is also a school associated with the church, traffic volumes will also increase during morning drop-off and afternoon pick-up periods.

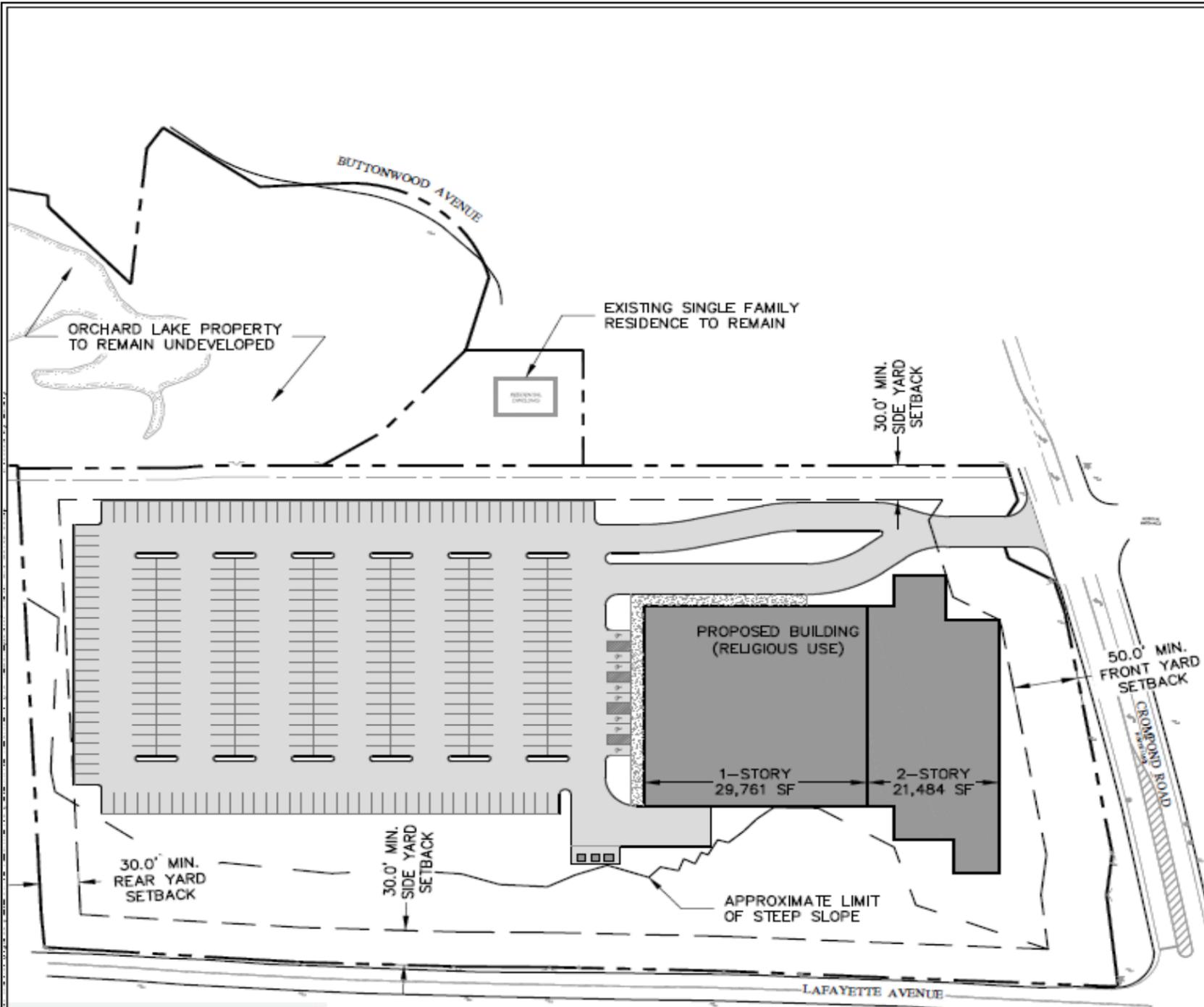
The creation of a religious institution on the Gyrodyne Project site will not be an economic stimulus that is discussed as main intent in the proposed MOD code, which speaks to encouraging economic revitalization in the area surrounding the hospital center, as compared to the economic benefits associated with the Proposed Action for the project site. The proposed religious institution would be replacing the existing jobs that are associated with the existing medical office buildings with a far fewer amount of jobs that are unrelated to the healthcare profession. In addition, there would be a far greater amount of jobs created by the proposed medical office building that would contribute to the economic revitalization of the area surrounding the hospital. Furthermore, the Town would be losing the potential tax revenue associated with the proposed development of the site with a medical office building and a multi-family residential building.

The alternative development plan would not create or introduce advanced environmental impacts that are different from those created by the Proposed Action.

ALTERNATIVE 3: REDUCED RESIDENTIAL ALTERNATIVE WITH A MAXIMUM OF 150 RESIDENTIAL UNITS EXCLUDING ASSISTED LIVING

This Alternative evaluates the relative impacts of the MOD Zoning if the residential density were reduced from 400 bedrooms to a maximum of 150 units.

The Proposed MOD Zoning would allow a maximum of 400 bedrooms to be constructed as part of the MOD. By comparison, under this alternative, fewer residential units would be constructed. Fewer residential units would reduce the density of the development and the number of people living in the MOD. This would result in the generation of fewer school children, emergency service calls, sewage and solid waste and would reduce the demand for water. It is likely that less residential development would also result in less disturbance to the MOD project sites as well as less impacts to natural resources and surface water/wetlands. Less development would also result in fewer parking spaces, less impervious surface, and reduced rates of runoff. Energy use would be reduced with fewer residential units and traffic volumes would decrease because fewer people would be living in and traveling to and from the MOD. Smaller buildings and less traffic would reduce the potential for air quality and noise impacts and would reduce the amount of time it would take to construct the projects resulting in fewer construction related impacts. Smaller buildings would also mean less disturbance to the ground and a lower likelihood of encountering cultural resources and hazardous materials. While shorter buildings would reduce the potential for visual



PARKING SUMMARY

PLACE OF WORSHIP:
 38,000 GSF / 200 SF PER PARKING SPACE = 190 SPACES

PRIVATE SCHOOL
 75 STAFF + 2 PARKING SPACES = 150 SPACES
 TOTAL REQUIRED: = 340 SPACES

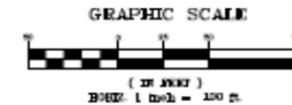
PARKING PROVIDED:
 342 PARKING SPACES
 *INCLUDING 8 ADA ACCESSIBLE SPACES

SITE DATA

- WESTCHESTER COUNTY TAX MAP: SECTION 33.12 / BLOCK 1 / LOT (S) 1, 2, & 3
 SECTION 33.11 / BLOCK 3 / LOT (S) 5, 6, 7, 8, & 36
- TOTAL SITE AREA: 600,793.38 SF (13.79 ACRES)
- ZONING DISTRICT: R-10 & R-40
- OWNER / APPLICANT: GYRODYNE, LLC
 1 FLOWERFIELD, SUITE 24, ST JAMES, NY 11780
- THIS PLAN REFERENCES THE FOLLOWING:
 A "SURVEY" PREPARED BY THOMAS C. MERRITTS LAND SURVEYORS, P.C., 394 BEDFORD ROAD,
 PLEASANTVILLE, NY 10570, LAST DATED 09/15/2016.
- PARKING: REFER TO ADDITIONAL INFORMATION ON THIS SHEET
- PROPOSED BUILDINGS:
 RELIGIOUS USE PLACE OF WORSHIP AND PRIVATE SCHOOL



AS OF RIGHT ZONING SITE PLAN



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MARCH 29, 2019

Figure 19-2

Gyrodyne
 As-of-Right
 Alternative



Not to scale

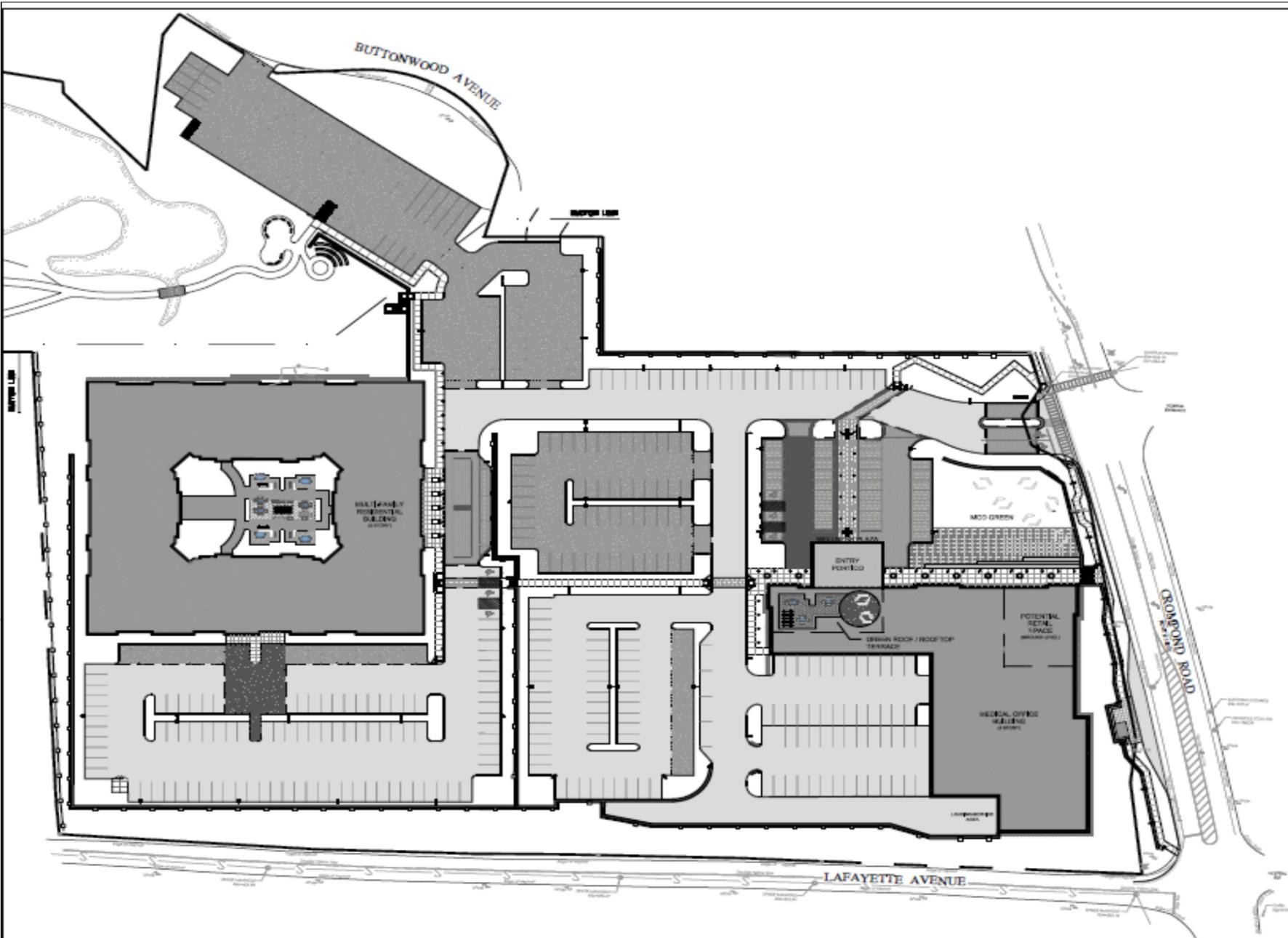
impacts. In regards to fiscal impacts, permitting fewer residential units would result in less tax revenue to the Town and could have fiscal implications for developers building in the MOD. Less residential units would affect the number of people living in close proximity to the commercial uses in the MOD and could impact the viability of the mix of uses that rely on residential customers.

ALTERNATIVE 4: GYRODYNE PROJECT WITH INCREASED NUMBER OF 2-BEDROOM UNITS

An additional alternative to the Proposed Gyrodyne Project would be to construct a similar project with the only difference being a different mix of bedroom types, specifically an increased number of two-bedrooms units (see **Figure 19-3**). Under this alternative, the number of total units would still remain 200, but the number of 2-bedroom units would be increased from 20 to 50, the number of studio units would be increased from 20 to 30, and the number of 1-bedroom units would be reduced from 160 to 120. Developer interest from reputable national and regional multi-family developers has consistently emphasized the need for this type of residential bedroom mix based on the project location. Since marketing and absorption of the residential units could be hampered by the improper balance of units, altering the distribution more towards 2-bedroom units could make it easier to rent the units. Optimizing the unit mix and responding to the real estate market would allow for the highest project success.

To complement the additional 2-bedrom units, Gyrodyne would include several additional amenities for the general public into its proposed development plan that are significantly beyond the traditional amenities that are offered for a development of this type. Two open space areas would be proposed to front the medical office building: the MOD Green and a wellness Plaza. . The MOD Green would provide a landscaped open space gathering area, while the wellness plaza would serve as an accessible drop-off area, which can also be closed off during non-peak times to allow for outdoor markets or community events. One large amenity being provided on-site is the public access to Orchard Lake, which creates opportunities for passive recreation. There would also be trails and fixed docks that would provide a healthy living component to the development for residents as well as the public. Central to the educational component of the development is the creation of an amphitheater and environmental education gateway intended to allow groups to conduct instructive activities with school children and local community groups. All of these amenities being provided would be for the use and enjoyment of the general public and go beyond those amenities that would be required to serve only the needs of the subject property.

To accommodate the unit mix proposed, the building footprint would be expanded, resulting in full building elevations on the south and west sides of the building. The architecture for the two sides of the building would be continued along each of the sides. The existing residences on Lafayette Avenue may see a slightly larger portion of the south side of the building, but due to the location of the closest house, the change in elevation and the proposed landscape screening, the visual impact from the south side of the building may remain the same as compared to the Proposed Action. Based upon the view sheds from the residences located on Buttonwood Avenue, adjacent to Orchard Lake, the visual impact whould be nearly the same as the Proposed Action, due to the short extension of the west elevation of the building and the proposed landscape screening. The alternative development plan would not create or introduce advanced environmental impacts that are different from those created by the Proposed Action.



PROGRAMMING & PARKING SUMMARY

Shared Parking Comparison

200 total units	Site Breakdown		Parking Ratios		# Spaces
	30	Studio	1.2	per unit	36
120	1 BR	1.3	per unit	156	
50	2 BR	1.6	per unit	80	
100,000	SF Medical Office	1	per 220 SF	455	
2,000	SF Retail	1	per 250 SF	8	
1,000	SF Dining Space	1	per 50 SF	20	
8	Rest. employees	1	per emp.	8	
					763

Shared Parking Chart (Clifton Park Section 208-29, Table A.1)

Use Type	Weekdays			
	8am-6pm	6pm-12am	12am-8am	8am-6pm
Residential	50%	100%	100%	80%
Office	100%	20%	5%	30%
Retail	90%	80%	5%	100%

Site Parking Usage by Time of Day

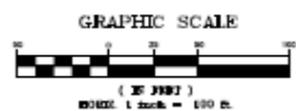
Use Type	Weekdays			
	8am-6pm	6pm-12am	12am-8am	8am-6pm
Residential	136	272	272	218
Office	455	91	23	136
Retail	32	29	2	36
Project Total	623	392	297	390

PROPOSED PARKING

450 SURFACE PARKING SPACES
 191 STRUCTURED PARKING SPACES
 641 TOTAL PARKING SPACES PROVIDED



ALTERNATE RESIDENTIAL PLAN INCREASE BEDROOM COUNT



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Figure 19-3
 Gyrodyne
 Increase 2-Bedroom
 Alternative



Not to scale

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Chapter 19: Alternatives

This alternative would exceed the number of two bedroom units currently permitted as part of the proposed MOD Zoning.