

## **Chapter 1: Project Description**

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### **A. INTRODUCTION**

#### **ORIGIN AND BACKGROUND OF MOD ZONING CONCEPT**

In 2014-15, the Master Plan Committee (MPC) as part of the Town's comprehensive planning process developed the idea for a Medical Oriented District (MOD) in the area surrounding the New York Presbyterian-Hudson Valley Hospital Center along the Route 202/35/Crompond Road corridor. The Town Board, MPC and Town Staff, with the assistance of planning consultants, worked to create and envision a concept for how the MOD area could be redeveloped into a walkable, visually cohesive medical district with first class medical services, appropriate neighborhood scale redevelopment and amenities such as sidewalks, open space plazas, and eateries. It was understood that in order to realize the ideas and visions outlined in *Envision Cortlandt*, the existing zoning for this area of town would need to be reconsidered, and consensus built among local residents and property owners about how it should work. Three public workshops were held to invite local residents, business owners and landowners to discuss what they would like to see. The result of these dialogs was used to inform the development of the MOD zoning

#### **PURPOSE AND NEED**

The purpose of the MOD is to foster economic development by building on the existing medical institutions in Town while also providing residents access to a continuum of care and creating a walkable, neighborhood scale town center that provides services and amenities to local residents, workers and visitors to the MOD. Specifically, the intent of the MOD zoning is to:

- Centralize and improve medical services by providing for a broader spectrum of high quality health care services;
- Allow residents to age in place by providing a continuum of care through various life stages in close proximity to medical services;
- Provide a broader range of housing options for people of all ages;
- Provide for a dynamic mix of uses including complementary and accessory commercial uses such as eateries, coffee shops, hotel, assisted living, pharmacies, medical supplies.,;
- Provide opportunities to share infrastructure such as parking and pedestrian amenities (crosswalks, streetscape);

- Improve walkability in the area surrounding the hospital center;
- Create a sense of place through vibrant outdoor spaces, streetscape improvements, sidewalks, and pedestrian amenities (such as benches and street lighting);
- Connect the MOD to the Town and Region via various transit options including micro-mass transit (shuttles) and Westchester County beeline bus services.

The adoption of the proposed MOD zoning (see **Figure 1 “Proposed MOD Zoning Area”**) would allow property owners with eligible parcels in the district to apply to the Town Board to receive a MOD campus designation which would be affixed to a qualifying parcel of land. Once a parcel receives a MOD campus designation, the parcel would be governed by the uses, dimensional requirements and other provisions of the MOD zoning regulations and the MOD zoning would replace the existing zoning.

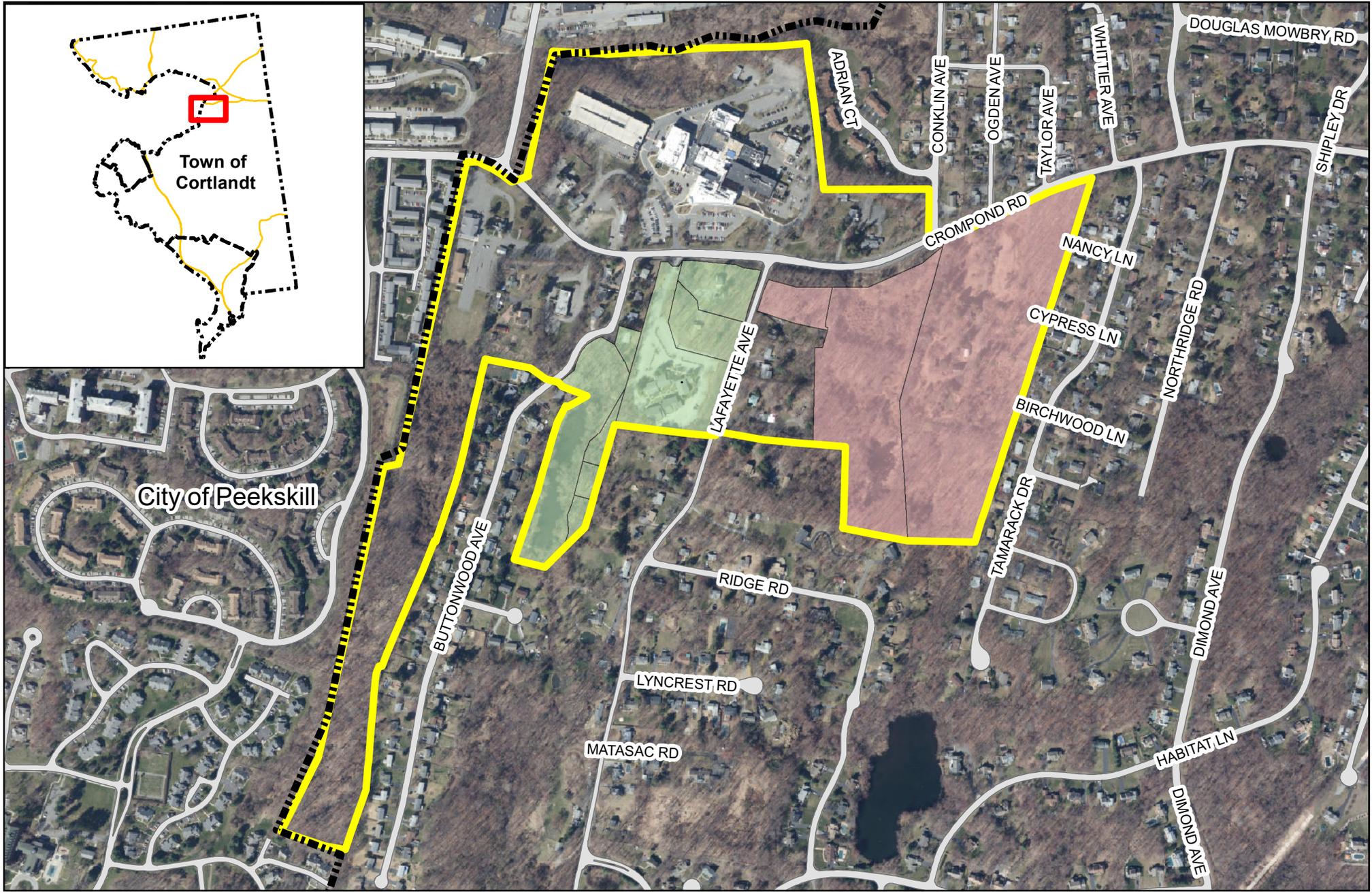
Gyrodyne, LLC and VS Construction (referred to as “the Applicants”) are applying for a MOD campus designation and proposing to develop a mix of uses on several parcels totaling approximately 42 acres within the proposed MOD Zoning Area. Together these projects are referred to as the “MOD Designated Sites.”

## **THE PROPOSED ACTION**

The Proposed Action and subject of this combined Draft Generic Environmental Impact Statement (DGEIS) and Draft Environmental Impact Statement (DEIS) is comprised of two elements: 1) the adoption of zoning to establish the Medical Oriented District (MOD) in the area of Route 202/Route 35/Crompond Road; and 2) site plan and subdivision approval for the MOD Designated Sites (Evergreen Manor/VS Construction and Gyrodyne, LLC or “the Applicants”) which includes a mix of medical, residential, and commercial uses as well as parking and public amenities on multiple parcels within the MOD.

To develop within the MOD, the applicants have initiated the following: First, the Applicants have applied for a MOD designation from the Cortlandt Town Board to enable the development of the Evergreen Manor and Gyrodyne site plans. The approval of the MOD designation is contingent on the Town Board adopting the MOD Zoning and the proposals meeting the intent, requirements, and bulk standards of the proposed MOD zoning amendment. Second, the Applicants are concurrently seeking Site Plan and Subdivision Approval from the Planning Board for the MOD Designated Sites, which will include medical offices, a hotel, an assisted living facility, residential apartments, retail, restaurants, and other office uses. The location of the MOD Designated Sites is shown on **Figure 1**. The Applicants intend to begin the first phase of construction of the MOD Development Plan by 2021, pending receipt of the necessary approvals. To evaluate the impacts of the proposed MOD zoning a Draft Generic Environmental Impact Statement (DGEIS) will be prepared. The DGEIS will also include a site specific Draft Environmental Impact Statement (DEIS) to analyze the potential impacts of the proposed mixed-use projects on the MOD Designated Sites.

For ease of understanding, each technical chapter of the combined DGEIS and MOD Development Plan DEIS will be organized to include a generic analysis of the proposed MOD zoning and a site specific analysis of the proposed MOD Designated Sites. Within each chapter the existing



**Figure 1-1  
Proposed  
MOD Zoning District  
Boundary Map**

Medical Oriented District  
Draft Generic Environmental  
Impact Statement

<b>Legend</b>	 Municipal Boundary	<b>Sites Proposed for MOD Designation</b>
	 Proposed MOD Boundary	
		 Gyrodyne LLC







Project #: 1234567  
Map Created: January 2019

The town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use. Data Sources: Westchester County GIS, Town of Cortlandt GIS, ESRI

conditions, future without the MOD Zoning and MOD Designated Sites, probable impacts of the MOD zoning and MOD Designated Sites, and mitigation will be discussed.

## **B. PROJECT SITE DESCRIPTION AND SETTING**

### **MOD ZONING AREA**

The MOD zoning area is comprised of approximately 105 acres and 34 parcels (**see Figure 1**). It is roughly bound to the north by the Beach Shopping Center (located in the City of Peekskill), to the south by Ridge Road and Tamarack Road, and to the west by the City of Peekskill. The MOD Zoning Area is characterized by a mix of medical, residential and institutional uses and is largely developed with a small number of vacant and underutilized parcels.

### **MOD DESIGNATED SITES**

The MOD designated sites are comprised of the Evergreen Manor (V.S. Construction) and Gyrodyne project sites. Each site is described below.

#### *EVERGREEN*

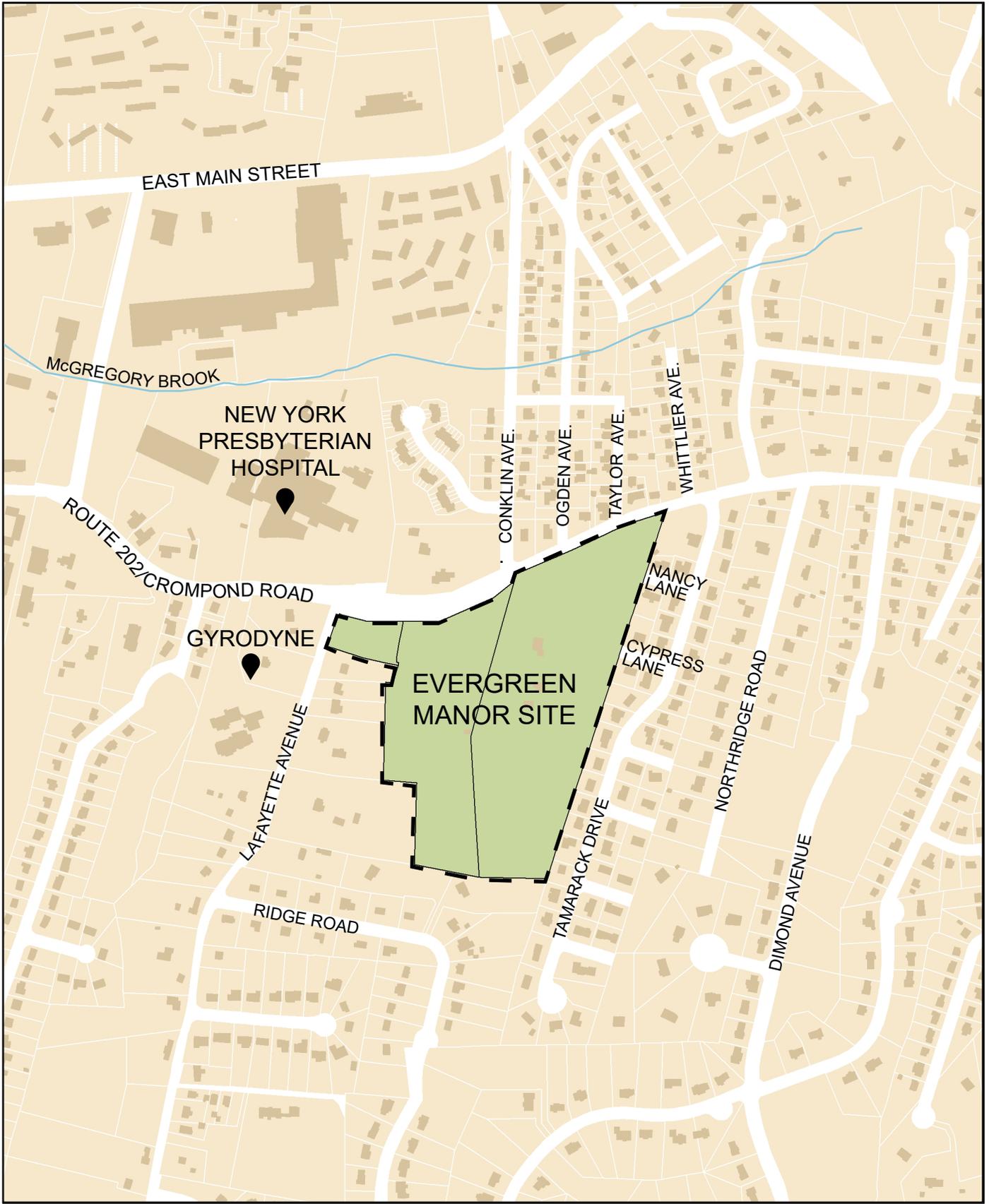
The Evergreen Manor Project Site is comprised of three parcels totaling approximately 28 acres including a 17-acre parcel located at 2003 Crompond Road (containing a vacant two-story wood structure formerly known as the Evergreen Manor Hotel and a one to two-story wood frame dwelling occupied by the property's caretaker) owned by VS Construction (the "Applicant"), and two undeveloped parcels totaling 11 acres owned by 202 Medical Associates with VS Construction as the contract vendee. Portions of the site are heavily wooded and contain regulated Federal and Town wetlands.

The Evergreen Manor Project Site is located to the southeast of the New York Presbyterian Hudson Valley Hospital and has approximately 1,500 linear feet of frontage located on the south side of Route 202/Crompond Road (US Route 202) and approximately 150 linear feet of frontage on the east side of Lafayette Avenue, as shown on **Figure 1-2, Location**. The Evergreen Manor Project Site is divided by a ridgeline that generally runs east-west through the center portion of the property. The northern and southern portions of the site each gradually slope from low points within existing wetlands areas to high points along the western and eastern property boundaries. The existing structures on the property will be demolished.

#### *GYRODYNE*

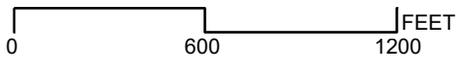
The Gyrodyne site is 13.8 acres and comprised of eight separate parcels. The largest parcel is 4.4 acres in size and contains approximately 31,000 sf of existing medical office space. Three of the parcels contain single family houses and four parcels are undeveloped. A description of each parcel is provided below.

- Parcel 1 (33.12-1-3) is 4.4 acres in size and occupied by approximately 31,000 sf of medical offices in five separate buildings.
- Parcel 2 (33.12-1-2) is 1.5 acres in size and occupied by a single family house.



**Figure 1-2  
LOCATION**

Medical Oriented District  
Draft Generic Environmental  
Impact Statement



**DIVNEY • TUNG • SCHWALBE**  
Intelligent Land Use



- Parcel 3 (33.12-1-1) is 1.6 acres in size and occupied by a single family house.
- Parcel 4 (33.11-3-5) is 0.3 acres in size and occupied by a single family house.
- Parcel 5 (33.11-3-36) is a 4.4-acre wooded undeveloped parcel with a small pond.
- Parcel 6 (33.11-3-7) is a 0.3-acre wooded undeveloped parcel.
- Parcel 7 (33.11-3-6) is a 0.4-acre wooded undeveloped parcel.
- Parcel 8 (33.11-3-5) is a 0.4-acre wooded undeveloped parcel.

The Gyrodyne Project Site is located south of New York Presbyterian Hudson Valley Hospital and has approximately 450 linear feet of frontage located on the south side of Route 202/Crompond Road (US Route 202) and approximately 770 linear feet of frontage on the west side of Lafayette Avenue, as shown on **Figure 1-3**, Location.

The Gyrodyne site gradually slopes from low points along Route 202/35 to highpoints on the southern and eastern property boundaries. A small waterbody known as “Orchard Lake” pond is located in the southwestern portion of the site. The existing structures on the property will be demolished.

### **C. PROPOSED ACTION**

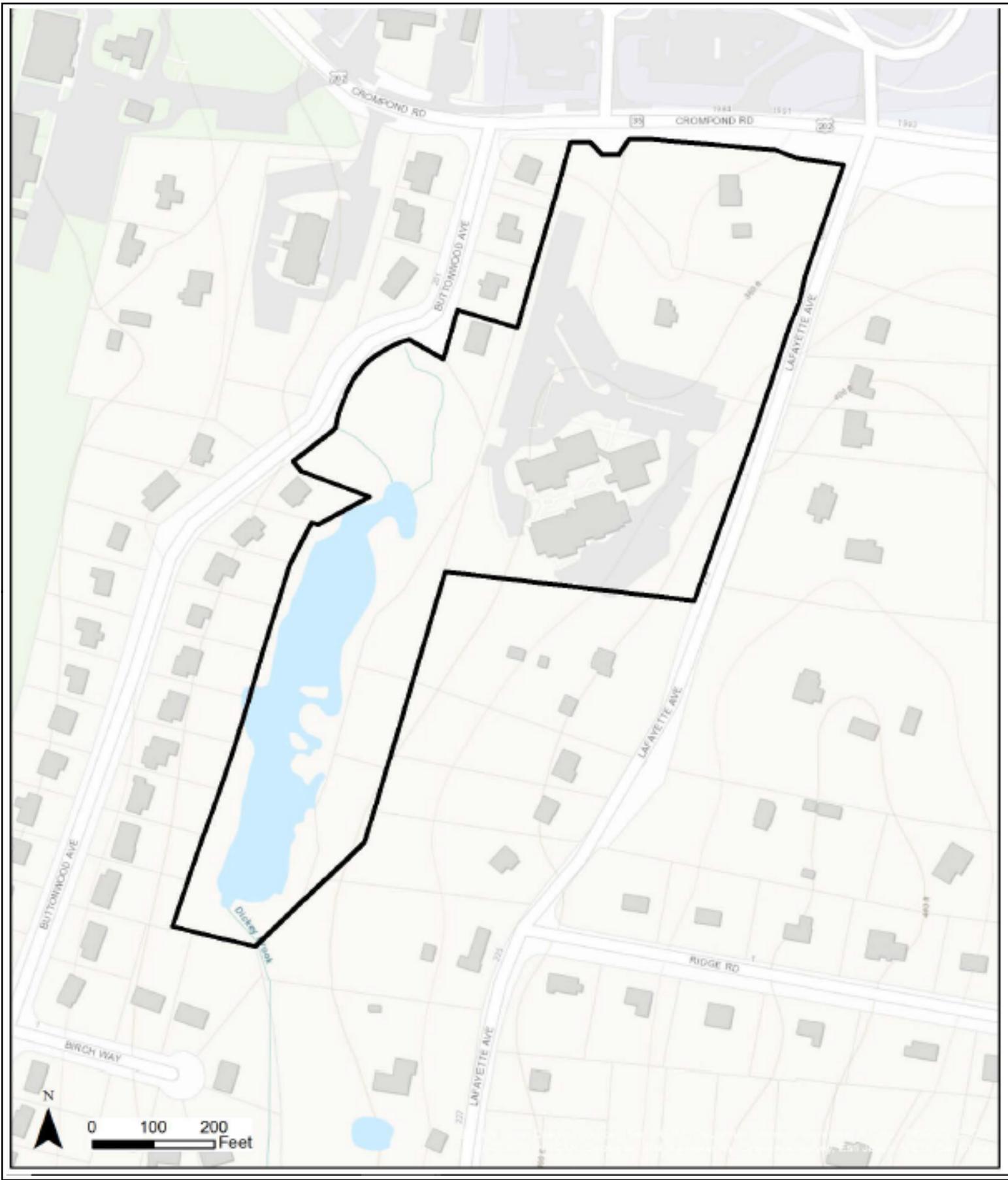
As described above, the Proposed Action and subject of this combined Draft Generic Environmental Impact Statement (DGEIS) and Draft Environmental Impact Statement (DEIS) is comprised of two elements: 1) the adoption of zoning to establish the Medical Oriented District (MOD); and 2) site plan and subdivision approval for the MOD Designated Sites which is proposed to include a mix of medical, residential, assisted living, hotel and commercial uses as well as parking and public amenities on multiple parcels within the MOD (“MOD Development Plan”). These elements are described below.

#### **MOD ZONING**

The proposed zoning (see **Appendix 1**) would establish a MOD in the area immediately surround NYPH (see **Figure 1-1**). The intent of the MOD is to encourage economic development in the area surrounding the hospital center and to enable and implement the goals and recommendations outlined in *Envision Cortlandt*. It is further the intent of this district to provide a continuum of care and allow residents access to a wide range of health services and other complementary uses in one central area with the look, feel and function of a future “hamlet center.”

MOD Zoning would allow for the following uses and is capped at the following densities:

- **Medical Uses.** 200,000 square feet (sf) not including assisted living residences or skilled nursing facilities.
- **Residential Uses.** 400 bedrooms exclusive of assisted living and skilled nursing facilities.
  - No more than 2 bedrooms per dwelling unit. No more than 15 percent of the total number of dwelling units may have more than one (1) bedroom.



**Figure 1-3**  
**Gyrodyne Location Map**

Medical Oriented District  
 Draft Generic Environmental  
 Impact Statement



The town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use. Data Sources: Westchester County GIS

- **Commercial Uses.** 60,000 sf. No single retail tenant space shall exceed 15,000 sf.
- **Assisted Living/Skilled Nursing Units.** The total number of assisted living bedrooms permitted in the MOD shall not exceed 130 bedrooms.
- **Hotels/Inns/Bed and Breakfasts.** The total number of hotel units permitted in the MOD shall not exceed 100 units.

**MOD DESIGNATED SITES**

*MOD DEVELOPMENT PLAN (EVERGREEN MANOR AND GYRODYNE)*

As part of the Proposed Action, two sites within the MOD (Evergreen Manor and Gyrodyne) are seeking MOD Designation and site plan/subdivision approval (MOD Development Plan). If both of the projects proposed as part of the MOD Development Plan (see **Table 1-1**) are approved, the following MOD densities would remain available for future development under MOD Zoning:

- Medical Office/Uses —85,000 sf
- Commercial/Retail—34,000 sf

For purposes of this DGEIS, the theoretical build out under the MOD Zoning would include the proposed MOD Development Plan (the proposed build out of both the Evergreen Manor and Gyrodyne sites) and the remaining MOD Zoning density leftover if both Evergreen Manor and Gyrodyne are approved as proposed (see **Table 1-1 below**).

**Table 1-1**

**Total Proposed MOD Development Plan Densities (Evergreen Manor & Gyrodyne) compared with Permitted MOD Zoning Density**

	<b>Evergreen Manor</b>	<b>Gyrodyne</b>	<b>Total MOD Development Plan Projects</b>	<b>Maximum Permitted MOD Zoning</b>	<b>MOD Density Remaining if MOD Development Proposals Approved</b>
<b>Size of Project Site</b>					
Total Area	28.0 acres	13.8 acres	41.8 acres	105.0 acres	63.0 acres
<b>Proposed Uses</b>					
Medical	15,000 sf medical/dental office	100,000 sf medical office space	115,000 sf	200,000 sf	85,000 sf
Assisted living	120 units		120 units	130 units	10* units
Multifamily Apartments	166 units/ 180 bedrooms	200 units/ 220 bedrooms	366 units/ 400 bedrooms	400 bedrooms	0 bedrooms
Hotel	100 rooms		100 rooms	100 rooms	0 rooms
Commercial/ Retail	22,000 sf	4,000 sf	26,000 sf	60,000 sf	34,000 sf
<b>Parking</b>					

Structured parking		191 spaces	191 spaces	
Surface parking	605 spaces	444 spaces	1049 spaces	
<b>Amenities</b>				
Preserved Wetlands/ open space	<u>8.9 acres</u> undeveloped land including wetlands	<u>5.0 acres</u> includes Orchard Lake, trails, wellness plaza, and green	<u>13.9 acres</u> open space/ wetlands/ public space	
<p><b>*Note:</b> Since the MOD Development Plan proposes 120 assisted living units and it is unlikely that the remaining 10 assisted living units would be constructed, for purposes of this DGEIS it is assumed that the remaining build-out is 85,000 sf of medical uses and 34,000 sf of commercial/retail uses.</p>				

*EVERGREEN*

The Proposed Action involves the inclusion of the approximately 28-acre Evergreen Manor Project Site in the Town of Cortlandt’s proposed Medical Oriented District (MOD) with an 8-lot mixed-use development (see **Appendix 1, Evergreen Manor Site Plan**). The mixed-use development plan includes a compatible mix of land uses within a walkable setting that will connect to other existing and proposed uses within the proposed MOD. As shown on **Figure 1-4, Master Site Plan**, the Evergreen Manor Project is comprised of five (5) development parcels and three (3) non-development parcels. The following is a brief description of each parcel and its intended use under the proposed Master Site Plan:

- Parcel 1, is an approximate 1.9-acre lot, upon which the Applicant proposes to develop a 1-story, 7,000 square foot restaurant with approximately 75 parking spaces.
- Parcel 2 is an approximately 2.1-acre lot, upon which the Applicant proposes to develop a 30,000 square foot, 2-story commercial building comprised of 15,000 square feet of ground level retail use and 15,000 square feet of medical/dental lab space on the second level, and approximately 100 parking spaces; and
- Parcel 3 is an approximately 6.1-acre lot, upon which the Applicant proposes to develop a 120-Unit Assisted Living Facility, consisting of a 4-story, 89-unit Assisted Living building and a 3-story, 31-unit Independent Living building with approximately 75 parking spaces;
- Parcel 4 is an approximately 5.2-acre lot, upon which the Applicant proposes to develop a 166-unit, 4-story, multifamily residential building comprised of 152 studios and one-bedroom units and 12 two-bedroom units, and approximately 240 parking spaces;
- Parcel 5 is an approximately 3.1-acre lot, upon which the Applicant proposes to develop a 100-room, 5-story hotel with approximately 115 parking spaces;
- Parcel 6 is an approximate 1.9-acre lot, upon which no development is proposed, and an existing wetland is preserved.
- Parcel 7 is an approximately 7.0-acre lot, upon which no development is proposed, and an existing wetland is preserved.
- Parcel 8 is an approximately 1.0-acre lot, upon which the Applicant proposes to construct the main entry roadway and provide site access to all other parcels.



**Figure 1-4**  
**Evergreen**  
**Master Site Plan**  
 Medical Oriented District  
 Draft Generic Environmental  
 Impact Statement



The information contained in this data is NOT to be construed as a legal description. The town and its consultants do NOT provide any guarantee of accuracy or completeness and will NOT be held liable for any damages or losses due to its use.

### *Site Access and Circulation*

The main entrance to the Evergreen Manor Project Site will be via a new main entry roadway located opposite Conklin Avenue. Though this intersection is currently signalized, intersectional improvements are required to accommodate the new entrance. Upon entering the site, the development has been organized to the east and west of a central tree-lined main entry roadway that ends in a cul-de-sac. The main entry roadway provides access to the proposed uses. The assisted and independent living facility and restaurant uses have been proposed adjacent to the Route 202/Crompond Road frontage with the residential, commercial and hotel uses situated within the central portion of the property. The proposed uses will be accessed from internal driveways extending from the main entry road. Potential drive-through lanes adjacent to the restaurant and retail buildings will be studied further during the detailed site plan review process for those parcels.

An emergency access connection to Lafayette Avenue is proposed adjacent to the restaurant parking area and provides a secondary means of access and egress to all eight (8) parcels. Sidewalks are proposed throughout the Evergreen Manor Project Site to provide pedestrian connections between the proposed uses and a trailway system is proposed on Parcel 7 for the recreational use of on-site residents. The on-site sidewalk system will continue from the main entry road to the west to provide a pedestrian linkage to the neighboring Gyrodyne and New York Presbyterian Hudson Valley Hospital.

### *Open Space & Wetland Enhancements*

Existing wetlands located on Parcels 6 and 7 in the northern and southern portions of the site, respectively, will be maintained and enhanced as part of the Evergreen Manor Project. An approximately 18,000 square foot portion of the northern wetland will be filled to provide for the development of the retail and medical/dental lab commercial building and the restaurant access road. Approximately a 0.83 acre of wetland expansion is proposed adjacent to the southern wetland, which will offer additional water quality and habitat functions as compared to the low functions of the existing wetland area that will be fill. The wetland expansion will be coupled with an invasive species management program within the northern wetland area that will be preserved to reduce the presence of exotic and invasive species so that native plants will have less competition for their own growth. Additionally, walking trails around the southern wetland area will connect to the internal pedestrian circulation network and will be available for residents, employees, and visitors to use.

### *Subdivision and Roadway*

As described above in subsection b. Project Program, a commercial subdivision consisting of eight (8) lots is proposed as part of the Evergreen Manor Project. VS Construction proposes to offer Parcel 8, including the proposed main access roadway, for dedication to the Town of Cortlandt. As such, the proposed main access roadway will be constructed to the Town of Cortlandt standards (Chapter 265 of the Town Code) and will be subject to the review and approval by the Planning Board, the Directors of the Department of Technical Services, and the Director of the Department of Environmental Services during the subdivision review process.

### *Project Phasing*

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The first phase of the Evergreen Manor Project (“Phase 1 Evergreen Manor”) is expected to be completed over approximately a two-year period and will involve the grading and construction of new access roadways, parking areas, underground utility systems, building footing and foundation systems, building structures, stormwater management measures, landscaping and other physical improvements.

The Phase 1 Evergreen Manor program will consist of the assisted and independent living facility and residential apartments on proposed Parcels 3 and 4, and the main entrance road and related stormwater and utility systems located on Parcels 7 and 8. The remaining parcels, including the hotel, retail/medical/dental lab, and restaurant uses will be developed after the completion of the first phase. A more detailed construction phasing plan has been proposed and is described further in Chapter 18, Construction.

### *Consistency with MOD Zoning Guidelines*

The proposed uses in Evergreen Manor Project are consistent with the Section E.2 MOD Campus Designation Allowed Uses in the draft MOD zoning legislation. The uses, described above and in Chapter 2, Land Use, Community Character, Zoning, and Public Policy provide a range of housing options and complementary commercial uses proximate to the New York Presbyterian Hudson Valley Hospital. The Evergreen Manor Project will also be consistent with dimensional provisions of the MOD zoning regulations, which are further discussed in Chapter 2.

### *Consistency with Envision Cortlandt’s Sustainability Goals*

The Evergreen Manor Project is a mixed-use development that is consistent with the goals of Envision Cortlandt to provide a blend of harmonious and complementary uses and services, including housing options offering a continuum of care, to minimize automobile use, enhance pedestrian connections and encourage economic development.

The project will also include practices that result in conserving energy. Buildings will be designed to comply with the latest applicable New York State Energy Conservation Code, which requires the use of energy efficient construction practices and products. Exterior walls and windows of the proposed buildings will include thermal insulation and insulated glass to reduce heat loss and heat gain during cold and warm weather, respectively. Where practical, white or light color heat reflective roofing materials will be utilized. High Efficiency Energy Star-rated consumer appliances, LED lighting fixtures and building mechanical systems will incorporate controls and operating strategies which will further minimize the consumption of electricity. Additionally, buildings will incorporate plumbing fixtures that meet or exceed water conservation criteria.

Throughout the site, landscape areas will feature native and adaptive plants that are well-suited to the existing light, moisture and soil conditions requiring low input of labor, fertilizers, herbicides and irrigation. High efficiency irrigation systems will be utilized where required. The Evergreen Manor Project will also include green infrastructure stormwater management measures including bioretention areas, stormwater planters and underground infiltration basins. Consistent with the goals of Envision Cortlandt, these practices are designed to manage stormwater water using natural processes, lower pollutant loads, recharge groundwater, and provide wildlife habitat.

## *GYRODYNE*

The Proposed Action involves the inclusion of the approximately 13.8-acre Gyrodyne property in the Town of Cortlandt's proposed Medical Oriented District (MOD) with a proposed sustainable mixed-use campus development plan (see **Appendix 1, Gyrodyne Site Plan Set**). As shown on **Figure 1-5, Master Site Plan**, the Gyrodyne Project, the proposed mixed-use development plan for the site consists of the following:

- Approximately 200,000 square feet of multi-family residential in a five-story structure, with 200 units, comprised of 10% studio units, 80% one-bedroom units, and 10% two-bedroom units.
- Approximately 100,000 square feet of medical office situated in a four-story structure with two levels of parking below the building footprint.
- Approximately 4,000 square feet of complementary retail/café and/or additional medical office space located on the ground floor of the medical office building.
- 191 structured parking spaces and 444 at-grade parking spaces for a total of 635 provided parking spaces.
- A publicly accessible hamlet green and plaza area.
- Five acres (36% of overall property) of publicly accessible open space around Orchard Lake, including walking/nature trails, overlooks and educational signage, the wellness plaza, and the hamlet green.

### *Site Access and Circulation*

The main entrance to the Gyrodyne Project Site will be via the existing driveway on Route 202 opposite the New York Presbyterian Hospital driveway. Though this intersection is currently un-signalized, intersectional improvements will be required to accommodate the proposed new development. Upon entering the site, the medical office building will be located to the east fronting Route 202/Crompond Road. Structured parking will be connected to the rear of the medical office building and new surface parking for the medical office use will be located behind the structured parking along the eastern side of the site. Additional parking for the medical offices and the Orchard Lake trails will be located along Buttonwood Avenue. The residential building will be located in the southwest corner of the property to the rear of the site. Parking for the residential building is located to the east of the building (See **Figure 1-5**).

An emergency access connection to Buttonwood Avenue is proposed adjacent to the Orchard Lake parking area and provides a secondary means of access and egress to the site. Internal sidewalks are proposed throughout the Project Site to provide pedestrian connections between the proposed uses and a recreational trail system proposed around Orchard Lake for the use of on-site residents as well as the surrounding community. The off-site sidewalk system will extend along Route 202/Crompond Road from the site entrance to Lafayette Avenue connecting to the Evergreen Manor Project Site. A crosswalk from the site driveway to the hospital entrance is proposed to provide a pedestrian link to New York Presbyterian Hudson Valley Hospital.

### *Open Space & Wetland Enhancements*

The project site contains an existing wetland "Orchard Lake" located in the southwestern portion of the Gyrodyne Project Site. Orchard Lake consists of two small linear shaped ponds that run parallel to Buttonwood Avenue. The two ponds appear to be connected via culverts and a drainage



**Figure 1-5**

**Gyrodyne  
Master Plan**

Medical Oriented District  
Draft Generic Environmental  
Impact Statement



**CAMERON  
ENGINEERING**



Not to scale

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channel. A dam and outlet structure is present along the south to southwestern edge of the smaller pond. The proposed Gyrodyne Project will disturb approximately 33,043 square feet (0.759 acres) of the delineated on-site town-regulated wetland. The Proposed Action includes development within the wetland boundary and the wetland buffer area including portions of the multi-family residential building, parking areas, the environmental education gateway, an amphitheater, a pedestrian bridge and gravel paths around Orchard Lake, as well as proposed landscaping. There will be no impacts related directly to the Orchard Lake waterbody. The Gyrodyne Project proposes to keep the lake in its natural state without any disturbance.

### *Subdivision*

The Proposed Action includes the subdivision of the Gyrodyne property into three (3) lots. Lot 1 includes the medical office building, the wellness plaza area, and associated parking located on the northern half of the property closest to Crompond Road. Lot 2 includes the multi-family residential building, the driveway entry area from Buttonwood Avenue, and associated parking located closest to the building. Lot 3 includes Orchard Lake and surrounding shoreline and walking trails, including the environmental education gateway area.

### *Project Phasing*

The construction plan for the Gyrodyne Project site involves the simultaneous construction of the medical office building and the multi-family residential building, as well as all of the on-site improvements. The existing buildings will be demolished and the entire site will be cleared and graded prior to construction beginning for the two buildings. Construction is projected to begin in 2020 and is expected to last for approximately 24 months.

Site preparation for the entire site would occur during the first two (2) months, followed by the installation of retaining walls and infrastructure for the site. Off-site improvements would occur during months 11-14. Construction of the buildings would begin during month 4 and continue through month 12, followed by electrical, plumbing and mechanical work, and interior finishes. A more detailed construction schedule showing an estimated construction sequence plan/timeline can be found in Chapter 18.

### *Consistency with MOD Zoning Guidelines*

The proposed uses on the Gyrodyne site would be consistent with the Section E.2 MOD Campus Designation Allowed Uses in the draft MOD zoning legislation. The uses, described above and in Chapter 2, “*Land Use, Community Character, Zoning, and Public Policy*,” provide medical office, a range of housing options, and complementary commercial uses proximate to the New York Presbyterian Hudson Valley Hospital. The Gyrodyne property will also be consistent with dimensional provisions of the MOD zoning regulations, which are further discussed in Chapter 2.

### *Consistency with Envision Cortlandt’s Sustainability Goals*

Promoting the concept of the Gyrodyne Project’s mixed-use campus begins with creating a gateway and sense arrival, allowing visitors to know that they have entered a progressive, innovative and sustainable district where people can access a range of health services, housing and other complementary uses in one central area. Connectivity between the hospital and the other campuses will be enhanced by the streetscape treatments included as part of the Gyrodyne Project.

As part of the Gyrodyne project new sidewalks, street trees, wayfinding signage, benches and LED lighting will be added to the Route 202/Crompond Road frontage to improve walkability and the pedestrian experience. This area includes a public bus stop that serves two public bus routes. The streetscape will also be enhanced by bio-swales, rain gardens, and stone retaining walls. Another key element of the plan is the gateway design of the medical office building with a prominent street frontage directly across from the hospital. The new medical office building and the layout of the site has been designed to create a sense of place by providing public amenities such as the MOD green with art sculptures and outdoor terraces. These design features will create strong visual cues that will reveal to visitors, employees and residents their arrival into the MOD and will support the Gyrodyne Project Site as a destination.

The Gyrodyne Project supports social sustainability by providing public access to Orchard Lake and creating opportunities for passive recreation. The proposed multi-purpose parking lot will be accessible from Buttonwood Avenue and will allow the community to access the property, while also being utilized for valet parking for the primary uses during peak business periods. The trails and fixed docks will provide a healthy living component to the development for residents as well as the public, while buffering the neighboring residential properties. 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. Two open space areas are proposed fronting the medical office building. The MOD Green will provide a landscaped open space gathering area, while the wellness plaza will serve as an accessible drop-off area, but can also be closed off during non-peak times to allow for outdoor markets or other community events.

The project is projected to achieve a minimum LEED certified rating. A number of various sustainable practices will be incorporated into both the interior and exterior programming to achieve the desired LEED rating. The building structure will incorporate numerous controls to reduce water consumption. LED lighting and occupancy sensors will be incorporated into the buildings to reduce electrical demand and advanced indoor air quality equipment and controls will be used to reduce energy usage and increase air quality. A portion of the medical office building will contain a green rooftop terrace that will provide pre-treatment and reduction of stormwater runoff, as well as providing space additional space for community special programs. The project will also incorporate a number of sustainable site initiatives such as advanced irrigation controllers which irrigate based on daily weather patterns, LED lighting of the parking areas and urban green, bioswale or rain gardens to provide first flush treatment and infiltration of stormwater. Finally, dedicated parking stalls for car charging and carpools will be installed.

**D. REQUIRED APPROVALS**

The Proposed Action will require the adoption of the MOD zoning as well as site plan approval for the proposed MOD Development Plan. The site plan approval for the MOD Development Plan is dependent on the adoption of the proposed MOD zoning. The MOD Development Plan will require the submission of site development plan applications, and applications for applicable local, state, and federal approvals. Table 1 sets forth the anticipated permits, approvals, and reviews that will be required.

**Table 1-2  
Required Approvals**

<b>Agency</b>	<b>Approval or Permit Required</b>
Town of Cortlandt Town Board	Zoning Text Amendment
Town of Cortlandt Town Board	MOD Designation
Town of Cortlandt Planning Board	Site Plan Approval
Town of Cortlandt Planning Board	Subdivision Approval
Town of Cortlandt	Road Opening Permit Water Main Extension Application Sewer Main Extension Application (Town Code Permits / Steep Slopes, Wetlands, Tree, Topographical, Stormwater Management, Alteration, et) Architectural Review Council (ARC)
Westchester County Division of Planning and Environmental Management	GML Section 239 Project Review
Westchester County Department of Health	Ground and/or Surface Water Withdrawal Water Supply
New York City Department of Environmental Protection (NYCDEP)	Land Use Permit (for proposed traffic improvement only)
NYS Department of Environmental Facilities	Sanitary Sewer Extension
NYS Department of Environmental Conservation (DEC)	Public Water Supply Permit
NYS Department of Health (DOH)	Public Water Supply Permit
NYS DEC	SPDES Permit(s) – General Permit for Stormwater Discharges from Construction Activity
NYS DOH	Sewer System Extension Permit
NYS DEC	Article 24 Freshwater Wetland Permit
NYS DEC	Water Quality Certification (Section 401)
NYS DEC	Air Quality Permit or Registration
NYS DEC	Sewer Extension Approval/Formation of Sewage Corporation
NYS DEC	Protected Species and Habitats Review
NYS Department of Transportation	Highway Work Permit
New York State Historic Preservation Office (SHPO)	Section 106 and Section 14.09 Cultural Resources Coordination
US Army Corps of Engineers	Nationwide or Individual Wetland Permit
U.S. Fish and Wildlife Service (USFWS)	Threatened and Endangered Species Review

\*or any other agency with approving authority