

Evergreen Manor – a Medical Oriented Community

EAF Part 1

Project Description

The Evergreen Manor Project Site is an approximately 28-acre property (the “Property”) consisting of a 17-acre parcel located at 2003 Crompond Road (formerly known as the Evergreen Manor Hotel) and an adjacent 11-acre parcel. The Property is located immediately south of New York-Presbyterian Hudson Valley Hospital.

Evergreen Manor is proposed as a mixed-use project designed to comply with the goals and objectives of the Town’s Envision Cortlandt - 2016 Sustainable Comprehensive Plan (the “2016 Comprehensive Plan”), as well as the policy statements contained within the proposed Medical Oriented District (“MOD”) zoning text (the “Project”). As shown on the enclosed Site Plan drawing prepared by Warshauer Mellusi Warshauer Architects, PC, the Project would include several buildings and would be comprised of the following:

- 120 unit assisted living residence including a memory care component;
- 90 room hotel with 13,000 square feet of retail space;
- Mixed use building containing 9,000 square feet of retail space and 18,000 square feet of office space;
- 166 residential units, consisting of 152 one-bedroom and 14 two-bedroom units;
- Parking associated with all uses.

Consistent with the 2016 Comprehensive Plan the Project will include complementary uses and services and a range of housing options that allow for a continuum of care proximate to New York-Presbyterian Hudson Valley Hospital. The Project has been designed to meet the “standards for eligibility” for the MOD Campus Designation; it would exceed 1.5 contiguous acres; it has access to municipal sewer and water; the location and design of the project allow for a redevelopment opportunity with a mixed-use center along with streetscape improvements.

The Project would be accessed from Crompond Road (U.S. Route 202) by an improved driveway opposite from Conklin Avenue. As a mixed-use campus, the Project would employ a shared parking plan with approximately 550 on-site parking spaces. In support of the request for MOD Campus Designation, a Full Environmental Assessment Form prepared by Divney Tung Schwalbe, LLP is enclosed.