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December 8, 2020

Hon. Linda D. Puglisi, Supervisor and  
Town Board Members  
Town of Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: Furnace Dock Road Property – AJ Cortlandt LLC

Dear Supervisor Puglisi and Town Board Members:

We represent AJ Cortlandt LLC (hereinafter “AJC”) the owner of the 42± acre parcel of land located on Furnace Dock Road, described on tax maps as Section 55.19, Block 1, Lot 1 (formerly the Furnace Dock Road subdivision, hereinafter the “Site”). As you will recall this property went through an extensive environmental review which ultimately led to the approval of a cluster development of 16 semi-attached single family homes. As we have discussed with your Board previously, AJC is looking to take a different approach to development of the Site, particularly in response to current market demands for different types of senior related housing. Since last appearing before your Board we have received and reviewed the Memorandum provided to you from Michael Prezioso and Chris Kehoe (the “Staff Memorandum”), and have also further refined the proposed plan.

Provided herewith is the new proposed layout plan. As you can see, the number of units has been further reduced to 32 units. The layout now uses the exact same road and disturbance as the prior plan, and places the buildings in the same location. The original plan provided for 16 homes semi-attached in 8 buildings. This new plan retains the same 8 buildings with slightly different footprints, and with each building now housing 4 smaller units rather than two single family homes. Each building will have two first floor units and two second floor units. The units will contain two and three bedrooms as compared to the previously proposed 4 and 5 bedroom homes. We are also providing herewith preliminary renderings of the front and rear of the proposed buildings. As previously indicated, the units will be for sale units restricted to active adults 55+, eliminating any potential negative impact on the schools. The road will be private and maintained by a homeowners’ association, and private garbage and recycling services would be utilized, reducing financial impacts on the Town.

As we indicated in our prior presentation, the Town has a demographic trend consistent with Westchester County and New York State, of a growing percentage of residents 55+ (currently estimated at 32% of town-wide population). Many of these are empty nesters wishing to stay in the community but no longer wanting to have the burden of owning and maintaining their family home. This demographic points to the need for a different type of housing product that is currently not available in the Cortlandt marketplace. We anticipate this project helping to address that demand for more diversity in housing choice.

Other elements of the site layout remain intact including: the preservation of approximately 6.0 acres of open space along Furnace Dock Road; the preservation of approximately 30 acres of open space located adjacent to the existing Town-owned open space associated with Furnace Brook Lake; and, an area for landscape buffering to adjacent neighborhoods.

As we presented previously, based on some initial input from the Town and Town staff, what is currently contemplated is the creation of a Special Zoning District that would fall under Article XV of the Town's Zoning Code. This concept was presented as part of our October 2019 presentation and is included with the current submission. The proposed Active Senior Housing Special Zoning District would have prescribed criteria related to the size of subject parcels (say 40 acres plus), location (within one-half mile of an interchange to a New York State Highway) and have adequate access to water and sewer service. Design criteria would include creative site design principles so as to establish buffer areas and preserve open space. The zoning text amendment would include definitions describing the Active Senior Housing use, limitations related to age restrictions, and dimensional regulations. In addition to the proposed zoning text amendment, AJC requests the processing of a site plan application for approval that would run concurrent with the proposed zoning amendments.

Given the extent of the previous environmental review, we contemplate using a full environmental assessment form supplemented with technical reports including traffic and updated stormwater management plans for submission and review by the Town. As recommended in the Staff Memorandum, we will re-purpose the previously completed environmental studies with updates and amendments as appropriate. For example, as indicated, although the disturbance is not changing, we will have the wetlands re-delineated and an updated tree inventory. The EAF will be utilized to determine whether this revised plan would result in any significant adverse impacts not previously addressed or mitigated, and which therefore might require further study. We can have that document prepared and submitted immediately should the Board be prepared to move ahead on this matter. As you are aware, the Planning Board was the Lead Agency for the previous SEQRA review, so a determination will need to be made as to whether to have the Planning Board continue as Lead Agency, or if the Town Board would like to undertake that role for the new plan given the zoning amendment involved.

In response to other comments in the Staff Memorandum, as indicated above, we will have the wetlands re-delineated and the tree inventory updated. Tree removal will be studied in the context of the updated Code, and the stormwater management plan will also be updated in accordance with the current rules and regulations. We also confirm that the requirements related to the historical area will be a part of the proposed project as well. We will also be updating the fiscal analysis as not only were the figures

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used old, but the analysis will be very different with the age restriction and private road considerations and the fiscal benefits to the Town and School District should be greatly increased. We are also in the process of finalizing a new agreement with the owner of the Baltic Estates Sewage Treatment Plant to provide the necessary connection and service for the new proposed plan. As indicated, the road layout will be reviewed in the context of the current Uniform Fire Prevention and Building Code. Finally, we are happy to work with the Town to look at the possibilities for access to the Furnace Book Lake Dam as we did previously in providing an access easement.

We believe this revised project could bring many benefits to the Town of Cortlandt in providing for its current residents as well as future residents. We would appreciate if this matter could be placed on your next available work session to discuss moving to the next steps in the process.

Thank you for your cooperation in this matter.

Very truly yours,



Linda B. Whitehead

Enclosures

Cc: Chris Kehoe, AICP  
Michael Preziosi, P.E.  
Michael Cunningham, Esq.  
Cosmo Marfione  
David Smith  
John Kellard