

June 5, 2020

Michael Preziosi, P.E., Director  
Department of Technical Services  
Town of Cortlandt, New York  
Town Hall Office #2  
1 Heady Street  
Cortlandt Manor, NY 10567

*Re: Citron Parcel Surface Parking Lot – New York Presbyterian-Hudson Valley Hospital  
1970 Crompond Road (and part of 1968 Crompond Road), Town of Cortlandt, NY  
Chazen Proposal #: 80940.09*

Dear Mr. Preziosi:

On behalf of the New York Presbyterian-Hudson Valley Hospital, we would like to submit a draft site plan application for the proposed redevelopment of parking lot located on tax parcel 33.8-1-2 (1970 Crompond Road) and a portion of tax parcel 33.8-1-1 (1968 Crompond Road). Before we formally submit the site plan application, we would like to engage with the Town of Cortlandt's Department of Technical Services for a pre-application meeting, as suggested. In addition, we would like to discuss the emergency services relocation effort.

In summary, this project would involve the redevelopment of an existing mostly-asphalted area with parking spaces for use by the hospital. Access to the new parking spaces would be through the hospital's existing parking lot located to the west of the hospital campus main entrance. This project also proposes a walkway to provide pedestrian access to the main campus building as well as a walkway for the pedestrian corridor which is envisioned under the Medically Oriented District that has been proposed for the area.

The project proposes to redevelop the lot and parking areas of the former Citron building and adjacent areas to create 118 parking spaces in two construction phases. Under the first phase, the hospital proposes to remove the existing EMS trailers as the EMS team would relocate to the existing Birthing Cottage (1968 Crompond) and develop 93 parking spaces. The second phase would begin after the Town of Cortlandt relocates the EMS team from the Birthing Cottage to its new permanent home at Toddville. The hospital would then demolish the Birthing Cottage and develop the remaining 25 parking spaces. This phasing plan is proposed to permit the hospital to provide most of the parking imminently while also supporting the EMS team's important work as the Town completes its permanent facility. While the hospital proposes a phased construction approach, the hospital anticipates having use of all the new parking spaces by 2022.

The proposed project is necessary so that the hospital can more effectively manage its parking demand. Prior to the pandemic, the demand for hospital parking during certain hours was such that the hospital instituted a free valet service for patients utilizing the Medical Office Building (1978 Crompond Road). Notwithstanding the free valet service, there are at times not enough parking spaces within the hospital property resulting in cars parking along the campus loop (approximately 30-35 cars park on the campus loop daily). The hospital

also proposes to renovate existing parking spaces, located throughout the campus, currently used for ADA purposes. Typical renovations will include adjacent parking space striping and signage to meet ADA standards. These changes will reduce the existing campus parking count by 17-20 parking spaces. Therefore, the proposed parking improvements are necessary to offset the ADA upgrade efforts. In addition, the hospital was recently approved by the New York Department of Health to provide Cardiac Cath services within the hospital. Once this service is built and operational in 2021 it would require an additional 20 parking spaces. Accordingly, the proposed redevelopment to create 118 new parking spaces will address and offset: (1) existing parking scarcity; (2) reduction in parking spaces due to ADA compliance; and (3) increased parking demand resulting from the Cardiac Cath services.

Enclosed you will find a copy of this project's plan draft application, as well as the supporting documents listed in the planning board instructions and checklist as listed below. Until we have had an opportunity to review the project in more detail with the Town, we have delayed completing a SWPPP and EAF. We believe that we have provided sufficient information to have a productive discussion. We look forward to reviewing these materials with you.

Enclosed, please find the following;

1. Planning Board Application
2. Environmental Assessment Form (Not included)
3. Concept Plan (11 x 17)
4. Concept Plan (FOLDED plans standard 24 x 36)
5. Property Deed
6. Owner Authorization Form
7. Property Survey
8. Color photographs of the site, abutting properties
9. Colored map of the project showing wetlands and steep slopes
10. List of adjoining property owners (& across the street)
11. Check made out to the Town of Cortlandt for the application fee (\$500)
12. Thumb Drive with all submissions as an individual PDF (jpeg)

Given the current Covid-19 governmental and health and safety precautions, a virtual video meeting may be the best opportunity to further this project through discussion. Please reach out to us to make arrangements.

Sincerely,



George Cronk, P.E., CMS4S  
Director, Engineering Services

Initials/enc.

cc: Thomas Breglia, NYPHVH