

February 3, 2021

Via Hand Delivery

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

**Re: NRP Group, LLC's Petition for Zoning Text Amendments for
Development of an Active Adult Residential Community at
119 Oregon Road, SBL 23.11-1-12 ("Property")**

Dear Supervisor Puglisi and Members of the Town Board:

This firm represents NRP Group, LLC ("NRP" or "Petitioner"), the contract-vendee of the above-referenced Property in connection with its proposal to develop an active adult residential community ("AARC") on the Property. The Property, currently the location of Colonial Terrace Catering hall, is located in the Community Commercial (CC) Zoning District.

Colonial Terrace has no doubt long been a mainstay and treasured institution in the Town, as Sheila Drogy's family has owned and operated a hospitality business on the Property since 1945. Now, after many decades of running Colonial Terrace, Sheila and Alan Drogy are looking forward to a much-deserved retirement and plan to sell the Property to NRP.

As detailed during our presentation to the Town Board at the Board's January 25, 2021 Work Session, NRP – together with its partner the St. Katherine Group – proposes to redevelop the Property with "Overlook Terrace," a three-story, 135-unit AARC that will be age-restricted for active adults (55 and older), with all affordable units serving individuals with mixed incomes (the "Project"). The Project will include ample amenities, including community room and fitness room spaces, communal patios and landscaped gardens, on-site leasing, and walking paths throughout the site. NRP and St. Katherine Group intend to honor the history of the Property,

including maintaining a treelined entry drive and incorporating elements of the Colonial Terrace history into the Project.

The Project will require zoning amendments from the Town Board to permit the age-restricted multifamily residential use in the CC District, as well as Site Plan approval from the Planning Board. Accordingly, NRP submits the accompanying Verified Petition for Zoning Text Amendments (the “Petition”) with the knowledge and consent of the property owner, Sheila Drogy. (See Affidavit of Ownership, annexed to the Petition as Exhibit “A”). The proposed Zoning Text Amendments would allow the Town Board to issue a Special Permit approving an AARC in the CC District on a lot eight (8) acres or larger that fronts and has access onto a state road or Oregon Road, and which will connect to public water and sewer systems. The Petition would also amend the Table of Dimensional Regulations (Zoning Code § 307-17, 307 Attachment 5) to allow an AARC authorized by Special Permit in the CC District to have a maximum height of 50 feet (3 stories), and a maximum floor area of 135,000 square feet. Finally, the Petition would amend the Town’s Table of Required Off-Street Parking Spaces (Zoning Code § 307-2(C)) to add the AARC use and recommended parking standard of 1 space per dwelling.

We submit that the both the proposed Zoning Amendments and Project are fully consistent with the Town’s 2016 Comprehensive Plan, *Envision Cortlandt*, which recognizes the need for more affordable housing and increased diversity of housing options for residents in all stages of life, including older adults and seniors. The Project would also help meet additional Town goals in *Envision Cortlandt*, including creating a more vibrant mix of uses near Town Hall, an important central area of the Town.

In connection with NRP’s Petition, enclosed please find nine (9) sets of the following materials, together with an electronic submission:

- i. Verified Petition, dated February 2, 2020;
- ii. Conceptual and Illustrative Site Plans; and
- iii. Full Environmental Assessment Form (EAF)

We respectfully request placement on your Board’s next available meeting agenda to initiate review of the Petition and the proposed Project, including a decision to circulate a letter of intent for the Town Board to serve as Lead Agency, to refer the Petition to the Planning Board for report and recommendation pursuant to Section 307-97(B) of the Zoning Code, and to refer the Petition to the Westchester County Department of Planning pursuant to Section 239-m of the New York General Municipal Law.

We look forward to appearing before the Town Board to commence the formal review process and to bringing this exciting Project to fruition, will bring much-needed mixed-income, high quality rental units for active adults to the Town. If you have any questions or require further information, do not hesitate to contact us. Thank you for your attention to this matter.

Respectfully submitted,

ZARIN & STEINMETZ



By: _____

David S. Steinmetz
Matthew Acocella

DSS: me
Enclosures

cc: Thomas Wood, Esq.
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