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Joshua J. Grauer  
jgrauer@cuddyfeder.com

January 19, 2022

BY EMAIL & FEDERAL EXPRESS

Hon. Loretta Taylor  
Chairperson of the Town of Cortland Planning Board  
Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: Hudson Ridge Wellness Center, Inc., No. 6-15 (the "Application")

Dear Chairperson Taylor and Members of the Planning Board:

We represent Hudson Ridge Wellness Center, Inc. and I write on their behalf to reconfirm to the Board as I previously corresponded on June 28, 2021 and again on August 31, 2021 (copies attached) that our client has consented and continues to consent to special permit conditions aimed at the broadest mitigation and accommodation of the community and of immediately adjoining neighbors with whom Hudson and its landscape architect recently met on several occasions.

Set forth below is a summary of conditions that Hudson voluntarily consents to subject to the Board's close of the seemingly never-ending proceedings of the past seven (7) years and, in particular, the public hearing which has lasted longer than ever expected and than understood would be the case herein. Be that as it may, Hudson is pleased to memorialize its agreement to the following as binding terms of a special permit arising from the closing of the public hearing at the upcoming special meeting and determination of the Planning Board to expeditiously adopt a Negative Declaration:

1. Covenants of Hudson Ridge. Hudson Ridge shall:
  - a. Cap the number of patients admitted to the Specialty Hospital as the lesser of forty-nine (49) in its first year of operation and fifty-eight (58) thereafter, or as required by any third-party licensing agencies;
  - b. Develop the Property in substantial accordance with the site plan (Exhibit A), landscaping plan (Exhibit B), lighting plan (Exhibit C), and building plan

(Exhibit D) subject to minor amendments, any final changes required by the Planning Board or ZBA, or any minor field changes. These covenants include

- i. Blocking off and restricting for emergency use only all windows and exterior doors facing the northerly property line in Buildings 2-6;
  - ii. Restricting lighting along the northerly property line to emergency use in and around Buildings 2-6;
  - iii. Reducing pole lighting by 11 p.m.;
  - iv. Storing snow plowing equipment towards the interior of the Property and away from residential property lines when snow is expected;
  - v. Screening as needed for houses along the northerly property line any tennis courts and swimming pool;
  - vi. No group housing (e.g. dormitory or ward style);
  - vii. Providing patients with private or semi-private rooms with a maximum of two persons in separate beds per room, except for a maximum of five larger style suites with no more than three persons in separate beds permitted, and no Murphy or bunk beds;
  - viii. Designing the entrance way to eliminate queuing of cars on the public road
- c. Not expand the footprint of existing buildings or construct new buildings as part of the Specialty Hospital;
  - d. Not develop the adjoining property, owned by Hudson Ridge's affiliate, located to the south so long as the Property is used as a specialty hospital;
  - e. Provide nonprofessional staff with van access to the Property from a carpool area located offsite and will schedule employee shift changes to minimize potential traffic impacts;
  - f. Not use any exterior bells, pagers, or public address systems;
  - g. Agree that the terms and conditions placed upon its special permit and site plan approval by the Planning Board, including the terms in this Agreement, shall be memorialized in a Declaration of Covenants and Restrictions, which Hudson Ridge shall record with the Westchester County Clerk's office;

Hon. Loretta Taylor  
January 19, 2022  
Page -3-

- h. Agree that its special permit will be subject to renewal to assure compliance with its terms and conditions, with a three-year renewal period for the first three periods and then five-year renewal periods thereafter;
- i. Reserve two beds for Cortlandt residents who will be afforded reduced admission rates on a sliding scale based on income, augmented by private insurance;
- j. Provide two full scholarships each year to Cortlandt residents;
- k. Identify a community liaison who will invite neighborhood representatives to meetings no fewer than two times a year and will keep them apprised of operations and respond to community questions and concerns;
- l. Provide a staffed 24-hour access line to appropriate municipal authorities;
- m. Participate in community outreach with community and school programs as requested, including D.A.R.E. and Cortlandt and Croton Community Coalitions by providing expert speakers and programs free of charge;
- n. Work with the Town, as requested, to combat the problem of substance use disorder.

Upon the Planning Board's closing of the public hearing on January 26, 2022 and the expeditious adoption of a Negative Declaration on or before the 3rd day of February, 2022, Hudson stands ready to immediately execute, acknowledge and deliver to the Town's counsel both the Declaration of Covenants referenced above and such other reasonable instruments that the Planning Board and its counsel and planner request.

Lastly, we ask that Hudson's agreement and covenants described above and in all exhibits be immediately published on the Town's website.

Thank you for your assistance.

Very truly yours,



Joshua J. Grauer

JJG:jv

Enclosure

Hon. Loretta Taylor  
January 18, 2022  
Page -4-

cc: Robert F. Davis, Esq. (via email)  
Thomas Wood, Esq. (via email)  
Joshua Subin, Esq. (via email)

# Exhibit A



## Exhibit B



NO.	DATE	REVISION

HUDSON RIDGE WELLNESS CENTER, INC.  
72 NORTH STATE STREET #202  
BRAMCUFF MANOR, NEW YORK 10910

JMC  
130 REDBOND ROAD • BRAMCUFF MANOR, NY 10910  
PH: 845.272.2525 • FAX: 845.272.1810  
www.jmcplc.com  
JMC Planning & Design, LLC  
Landscape Architecture & Land Planning, LLC  
John M. Brannan, President, Inc.

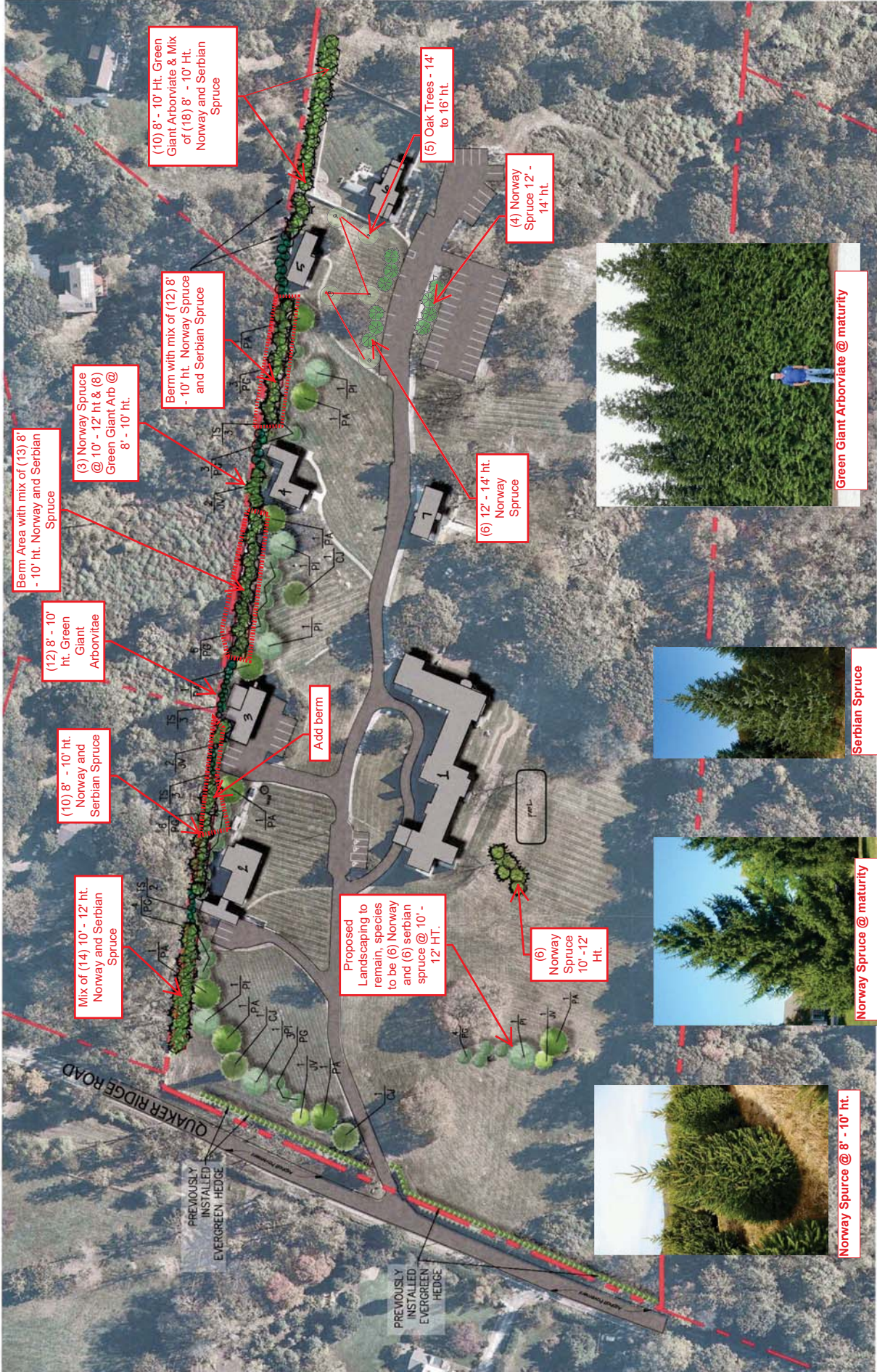


LANDSCAPING PLAN  
PROPOSED SPECIALTY HOSPITAL  
2016 QUAKER RIDGE ROAD  
TOWN OF CORTHLAND, NEW YORK

DATE	NO.	REVISION

SCALE: 1" = 40'  
DATE: 12/31/21  
PROJECT: 2016 QUAKER RIDGE ROAD  
SHEET: L-100

# CONCEPTUAL LANDSCAPE PLAN 12-31-21



### Plant Schedule

- (10) Norway Spruce - 12'- 14' HT.
- (22) Norway Spruce - 10' - 12' HT.
- (33) Norway Spruce - 8' - 10' HT.
- (13) Serbian Spruce - 10' - 12' HT.
- (32) Serbian Spruce - 8' - 10' HT.
- (30) Green Giant Arborvitae 8' - 10' HT.



# Exhibit C



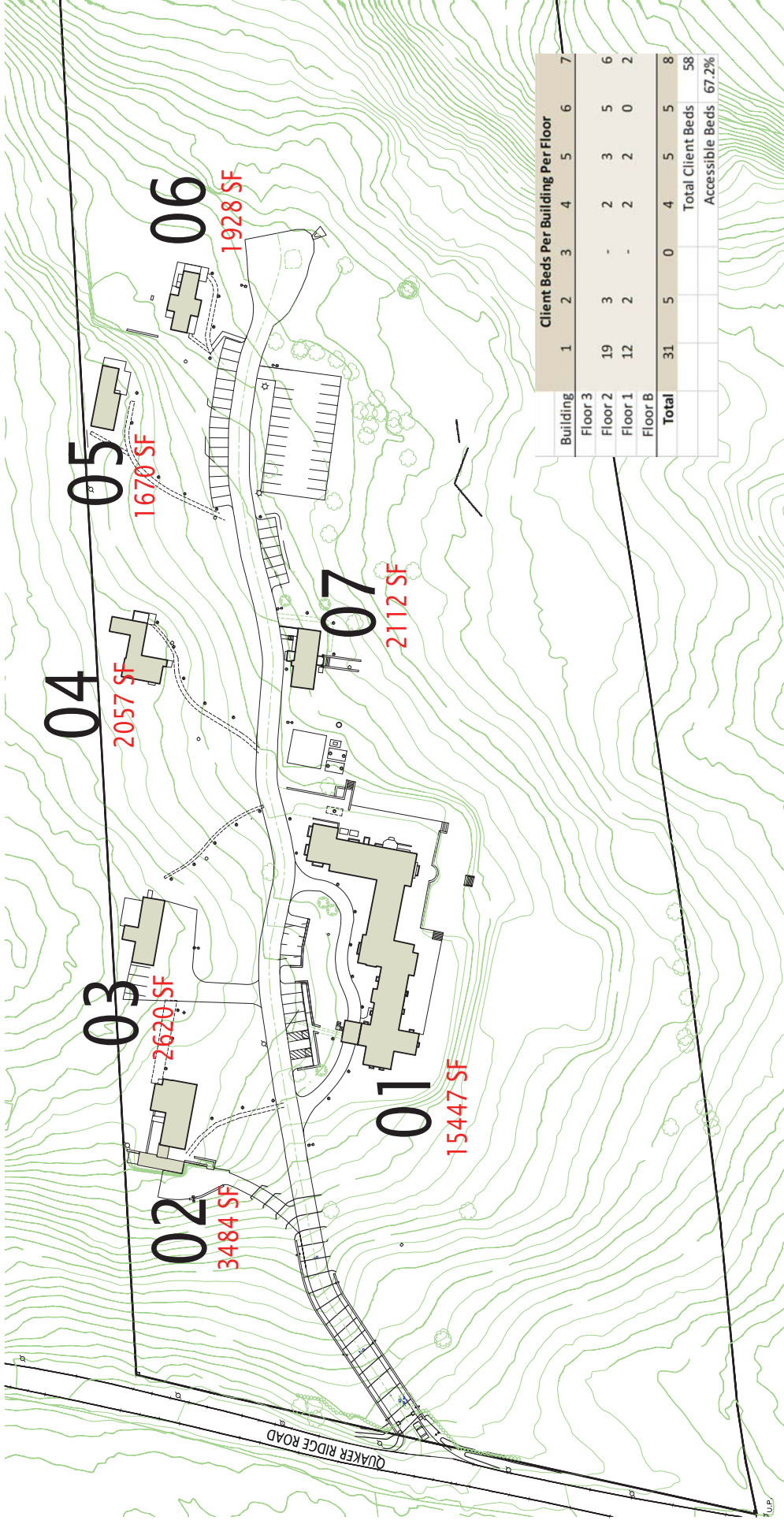
# Exhibit D



HUDSON EDUCATION AND WELLNESS CENTER

LOTHROP ASSOCIATES LLP  
OCTOBER 2021



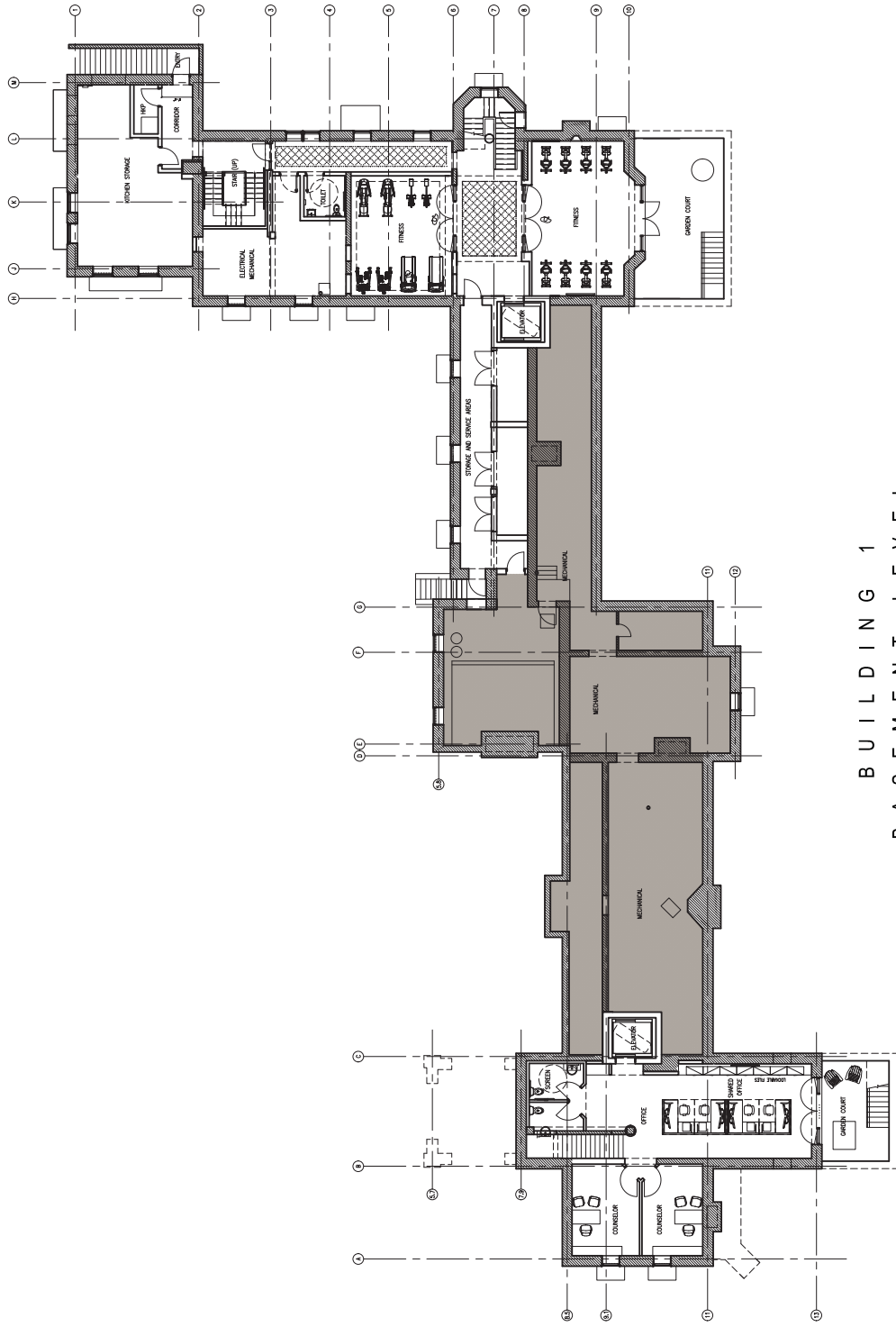


BUILDING KEY PLAN

HUDSON EDUCATION AND WELLNESS CENTER

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OCTOBER 2021

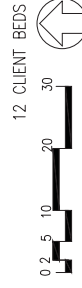
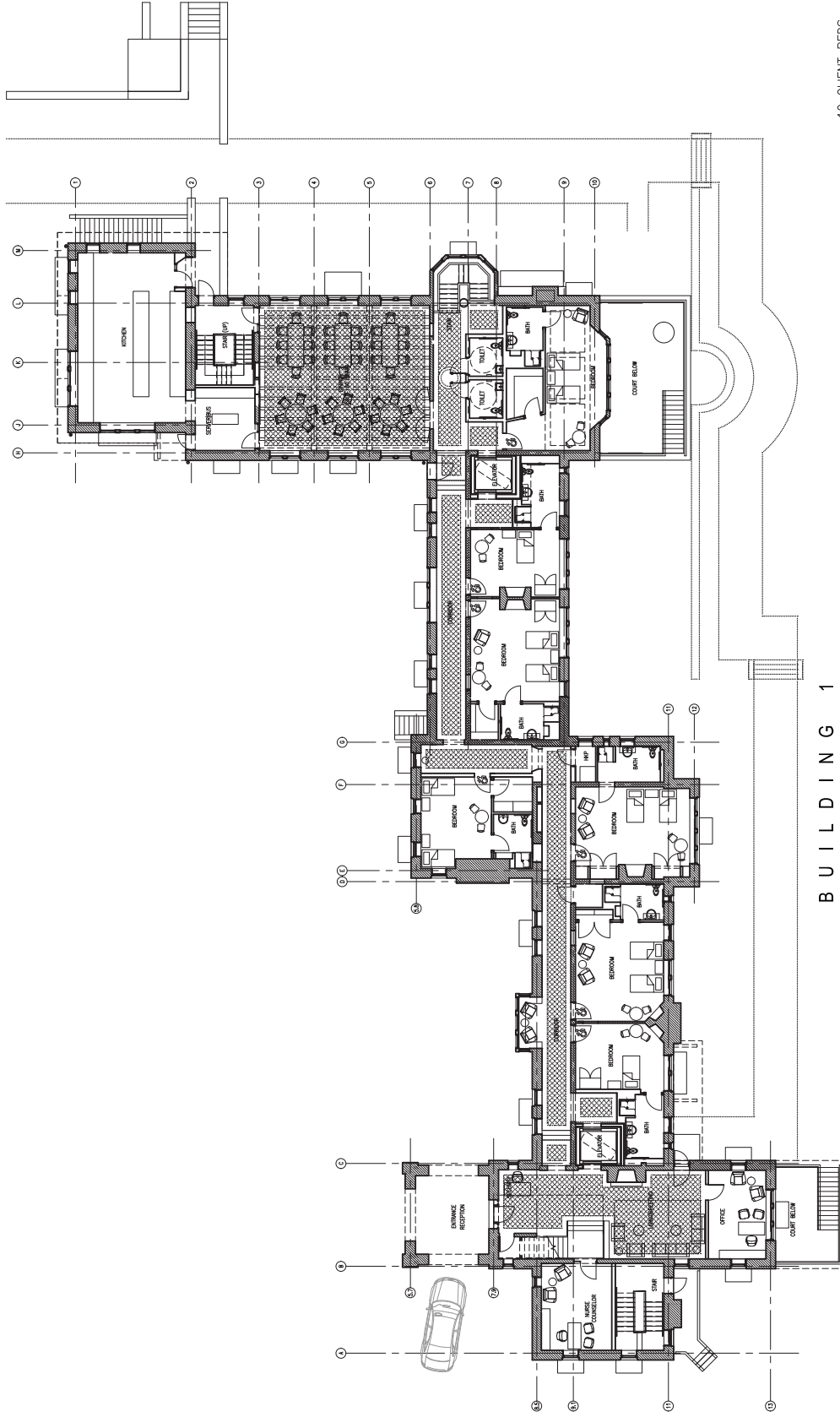
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BUILDING 1  
 BASEMENT LEVEL  
 HUDSON EDUCATION AND WELLNESS CENTER

LOTHROP ASSOCIATES LLP  
 OCTOBER 2021

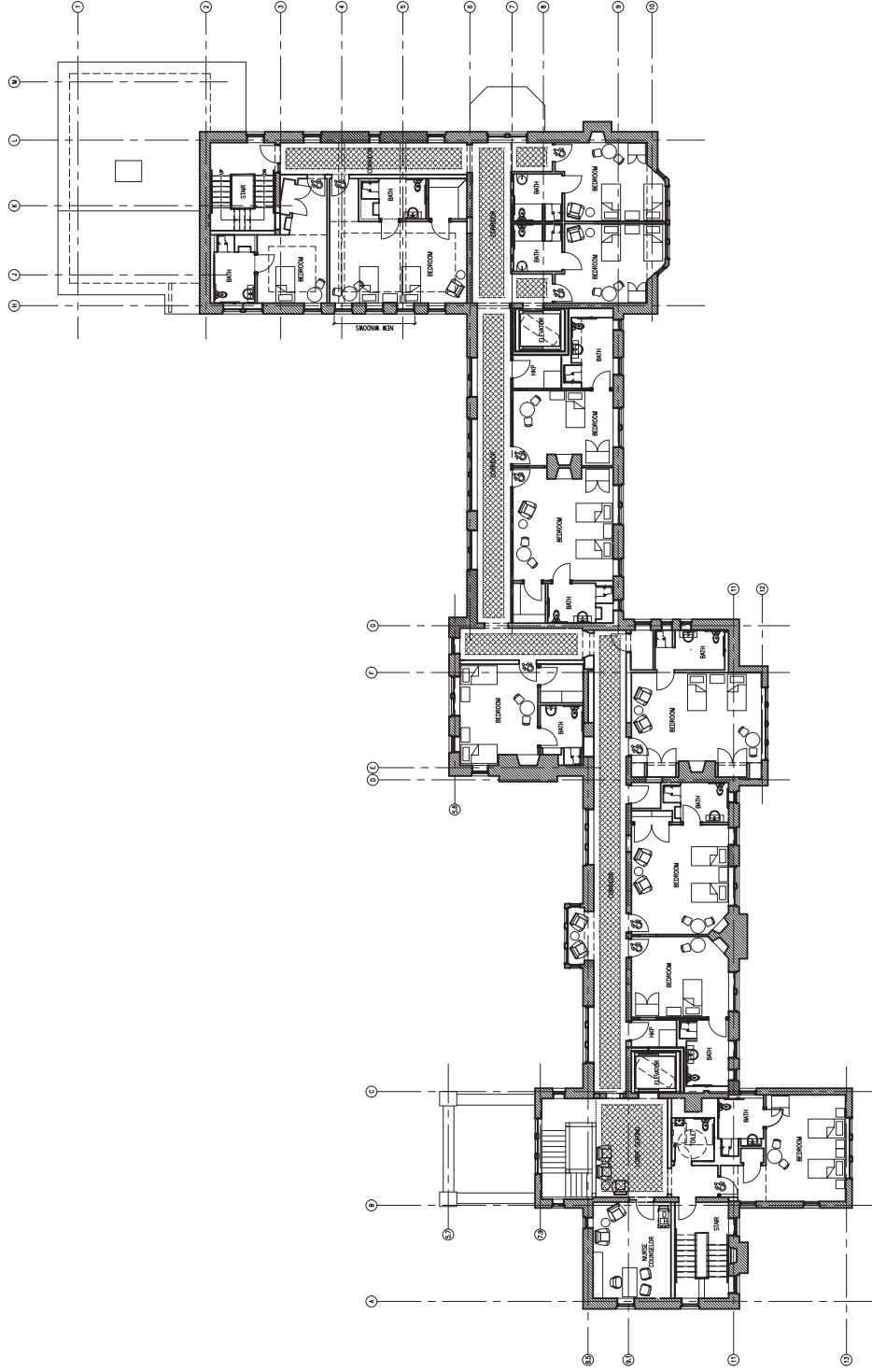
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BUILDING 1  
FIRST FLOOR  
HUDSON EDUCATION AND WELLNESS CENTER

LOTHROP ASSOCIATES LLP  
OCTOBER 2021

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BUILDING 1  
 SECOND FLOOR  
 HUDSON EDUCATION AND WELLNESS CENTER

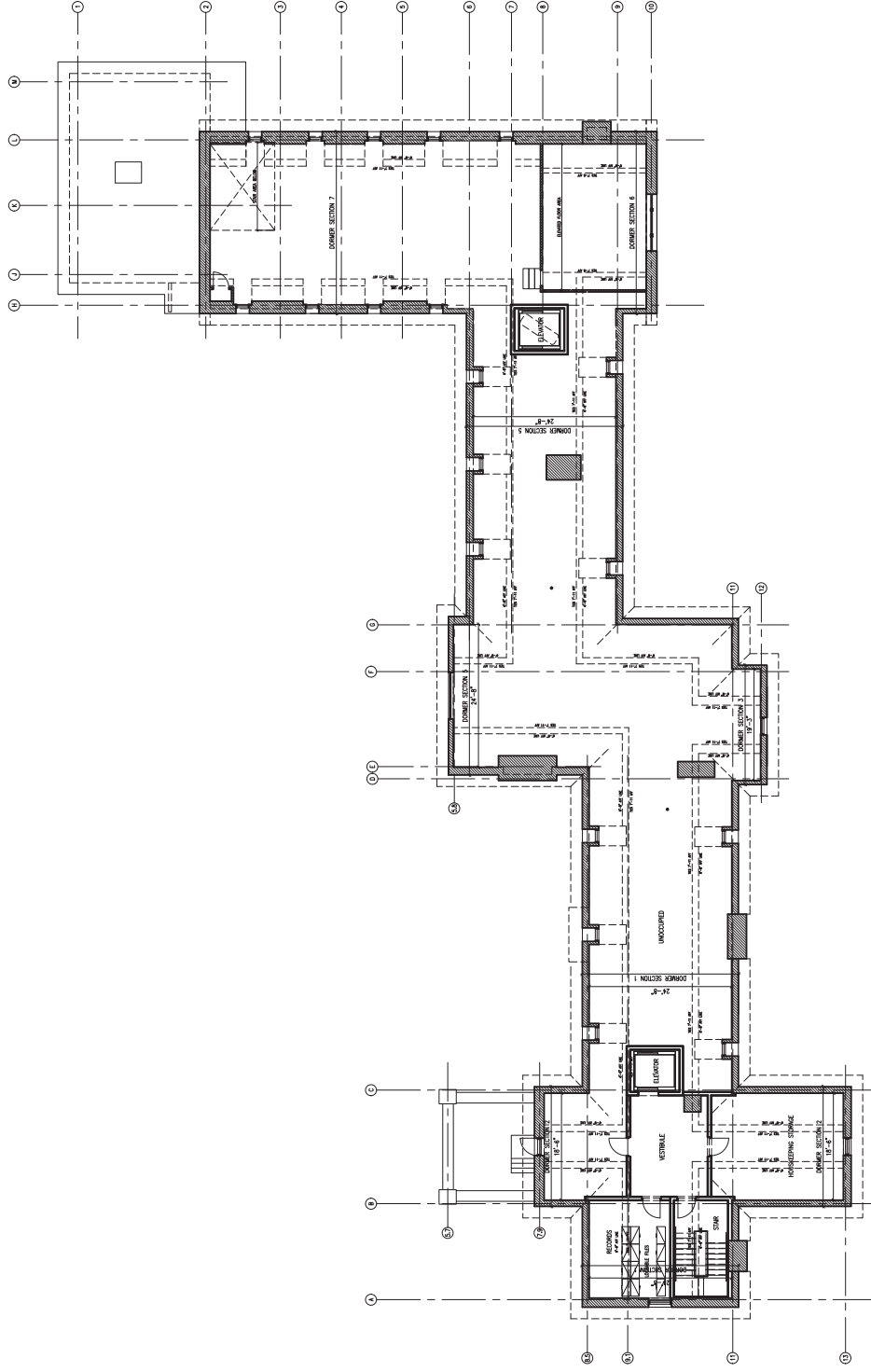
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LOTHROP ASSOCIATES LLP  
 OCTOBER 2021

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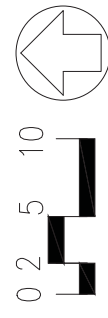
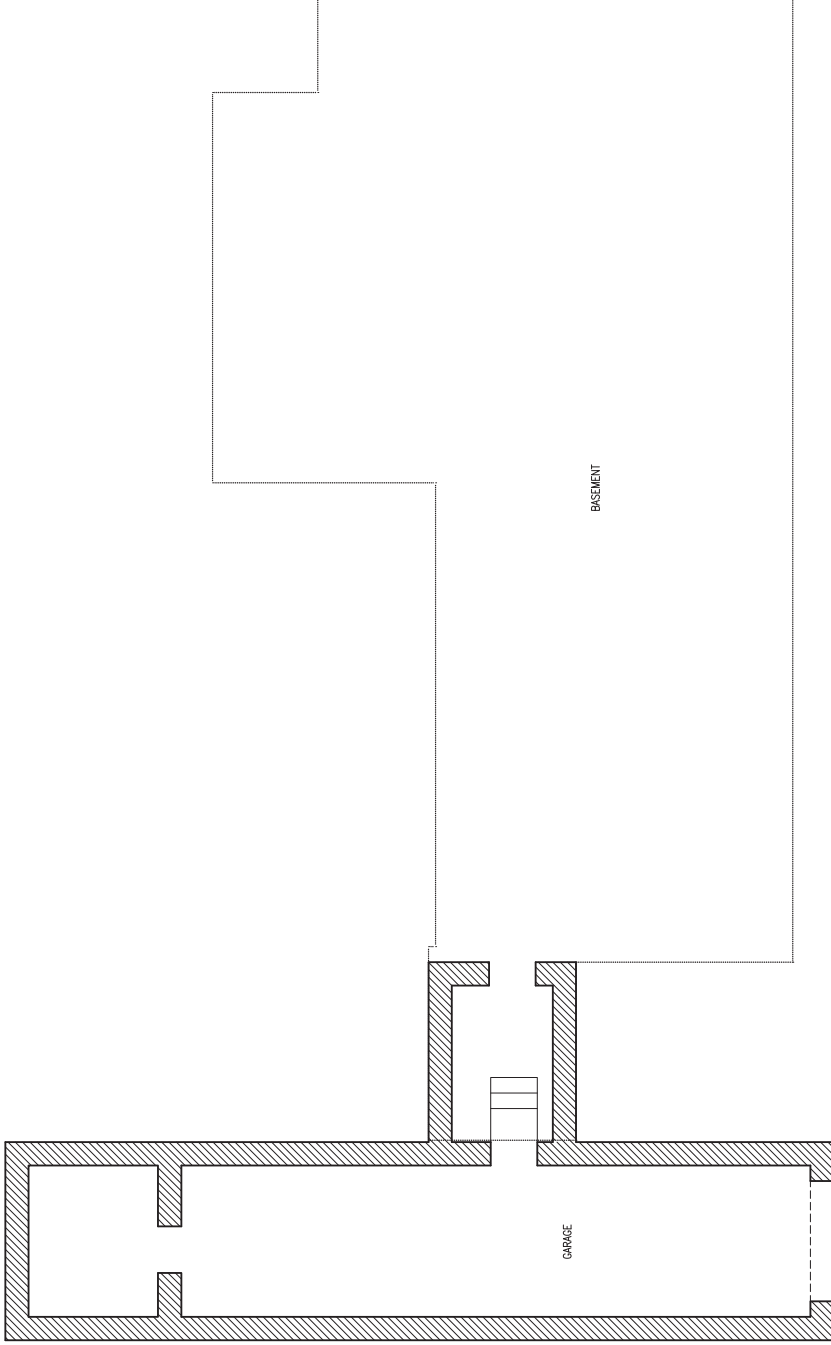




BUILDING 1  
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 OCTOBER 2021

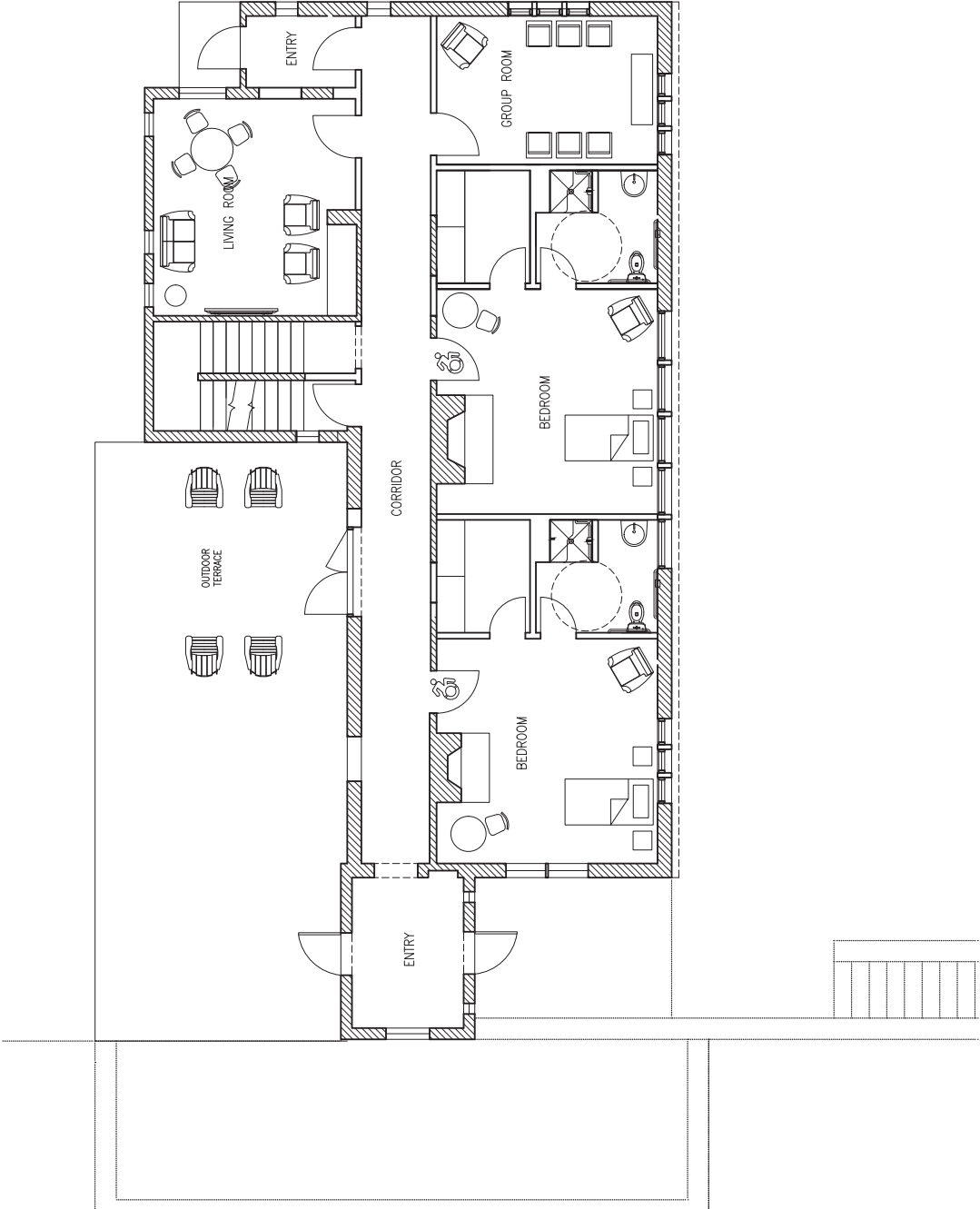


B A S E M E N T P L A N

H U D S O N E D U C A T I O N A N D W E L L N E S S C E N T E R

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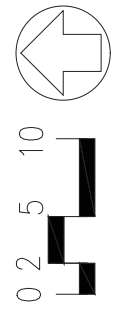
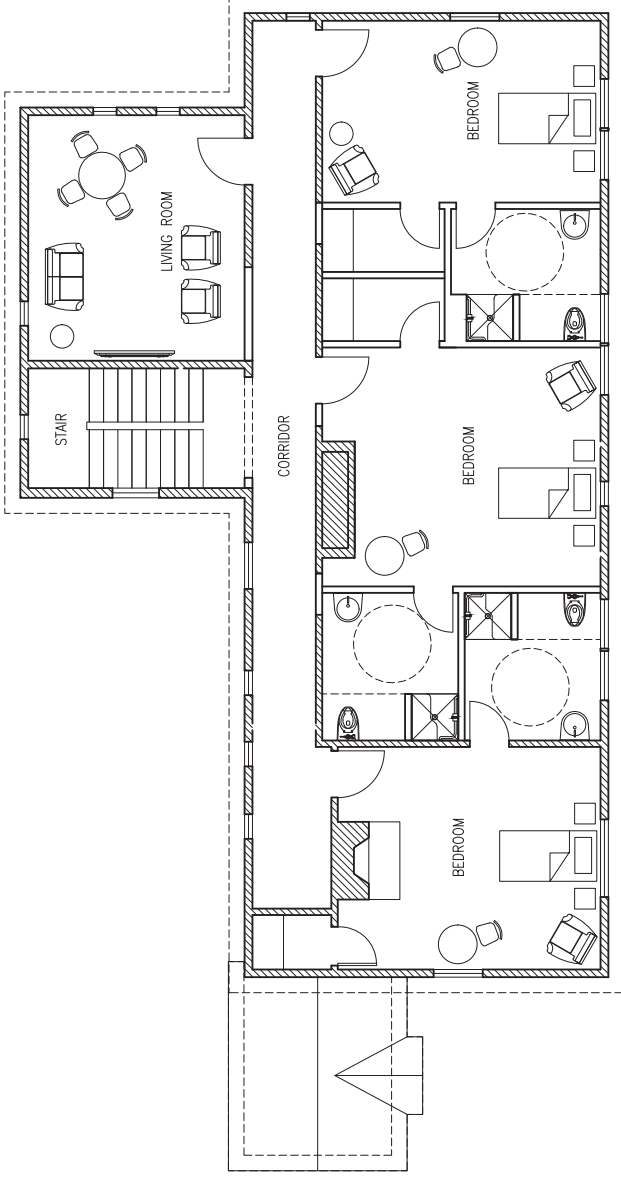


FIRST FLOOR FURNITURE PLAN



HUDSON EDUCATION AND WELLNESS CENTER

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OCTOBER 2021

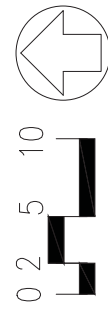
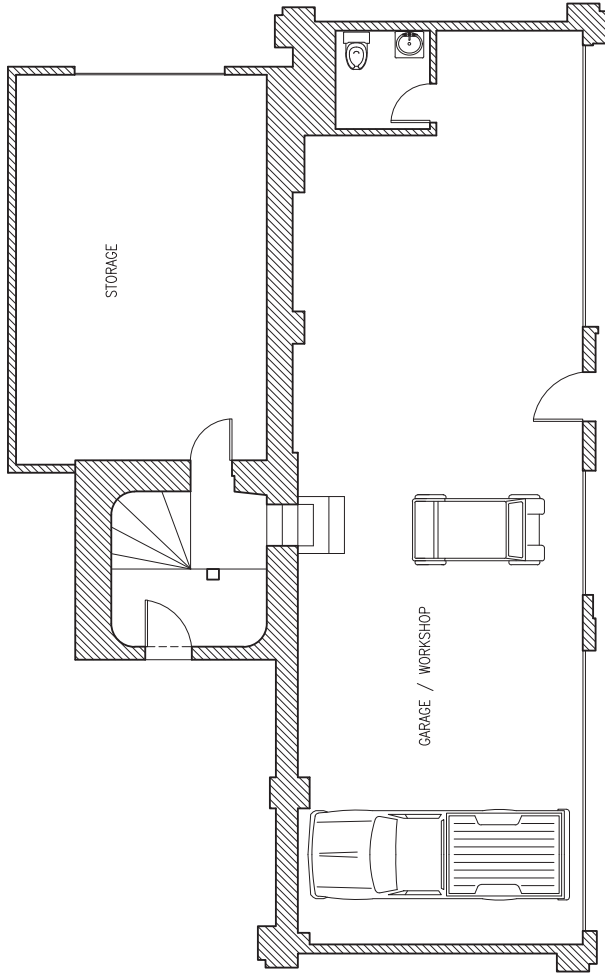


SECOND FLOOR FURNITURE PLAN

HUDSON EDUCATION AND WELLNESS CENTER

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OCTOBER 2021

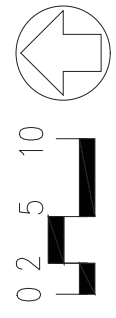
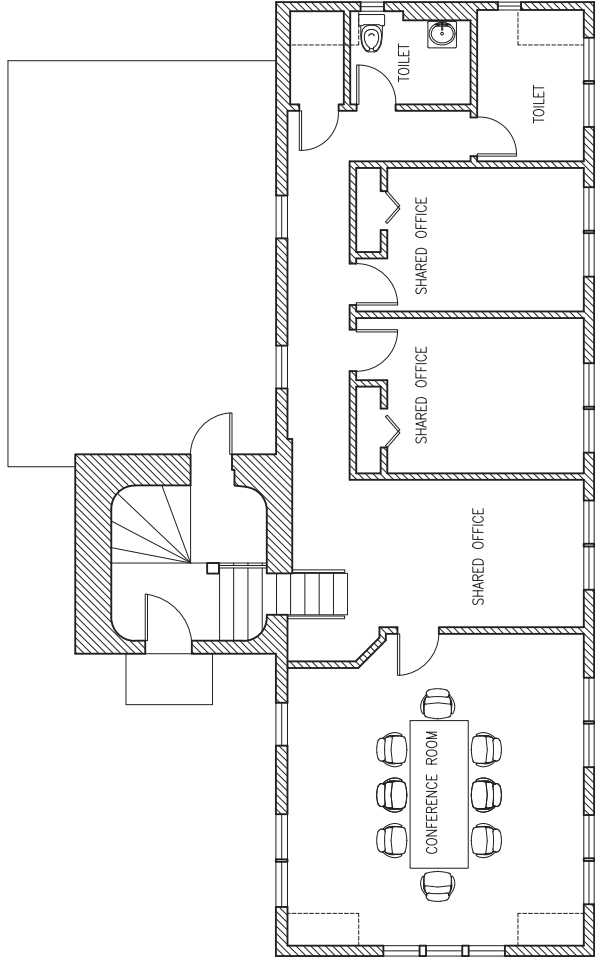




FURNITURE PLAN

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OCTOBER 2021

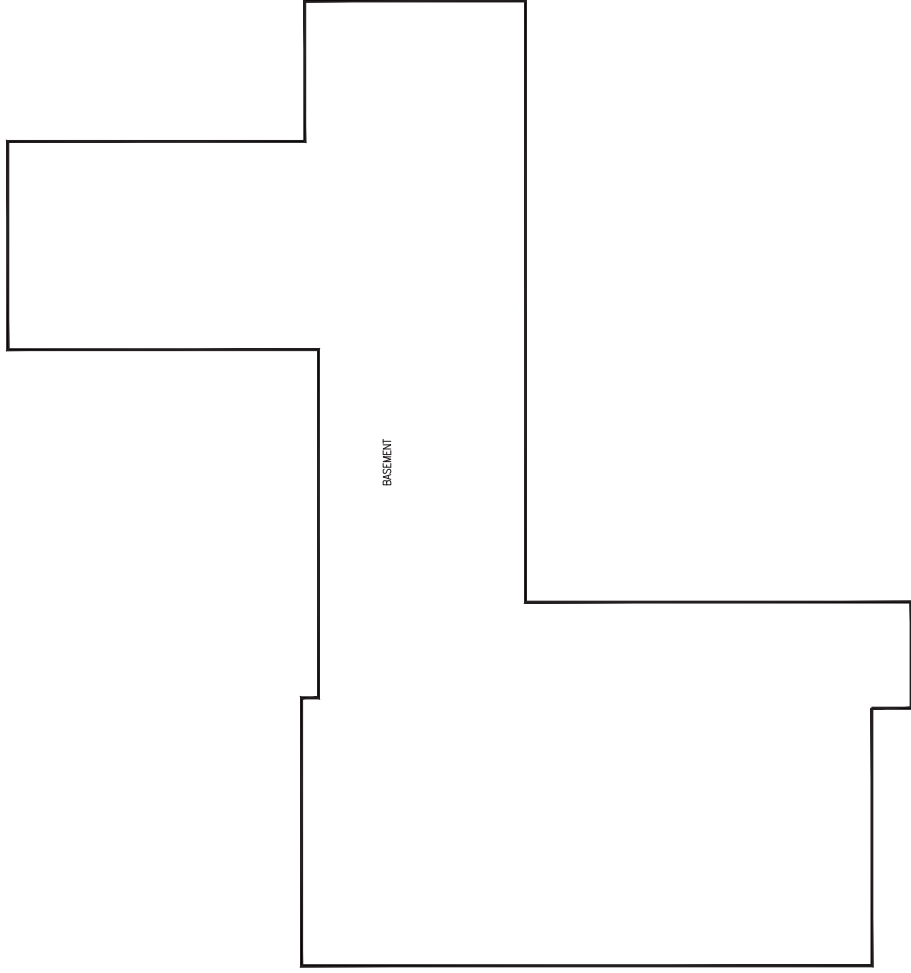


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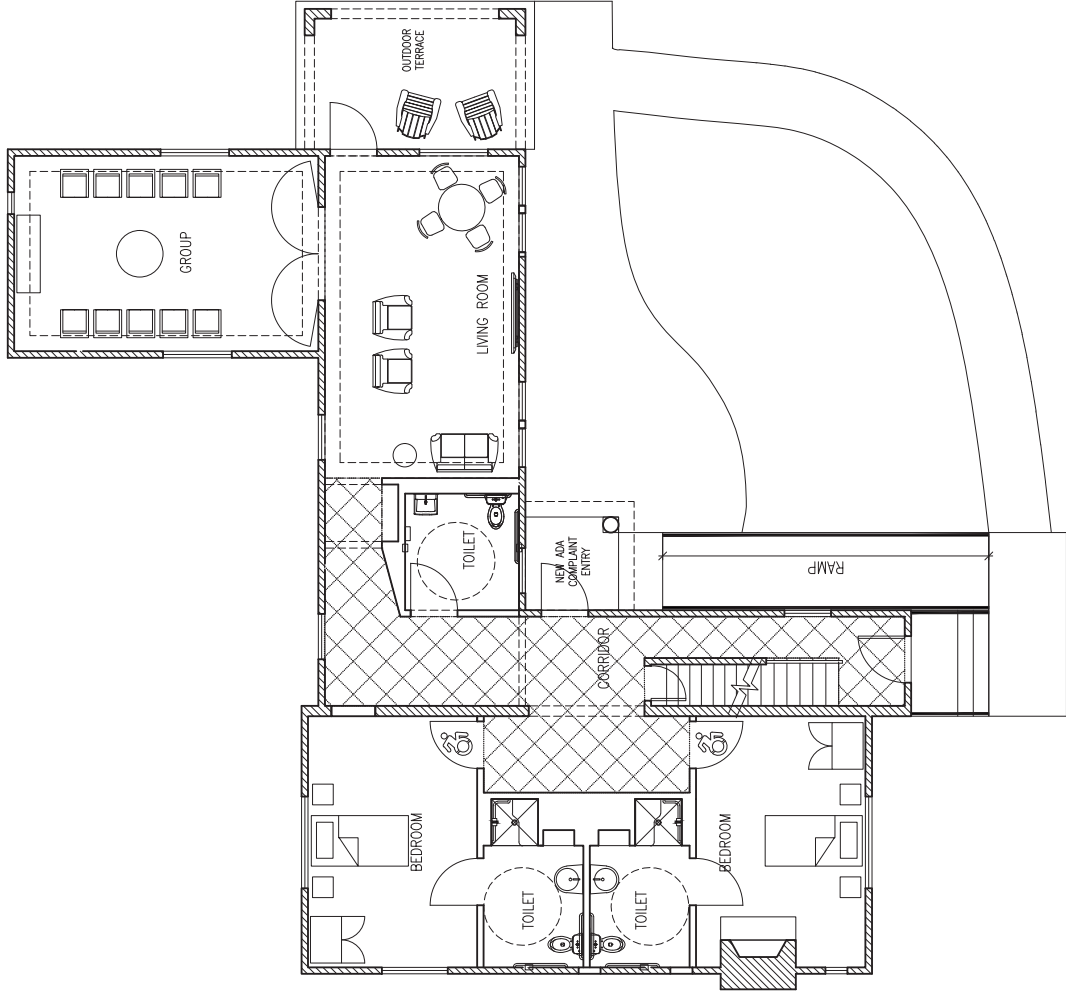
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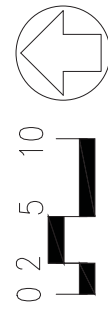
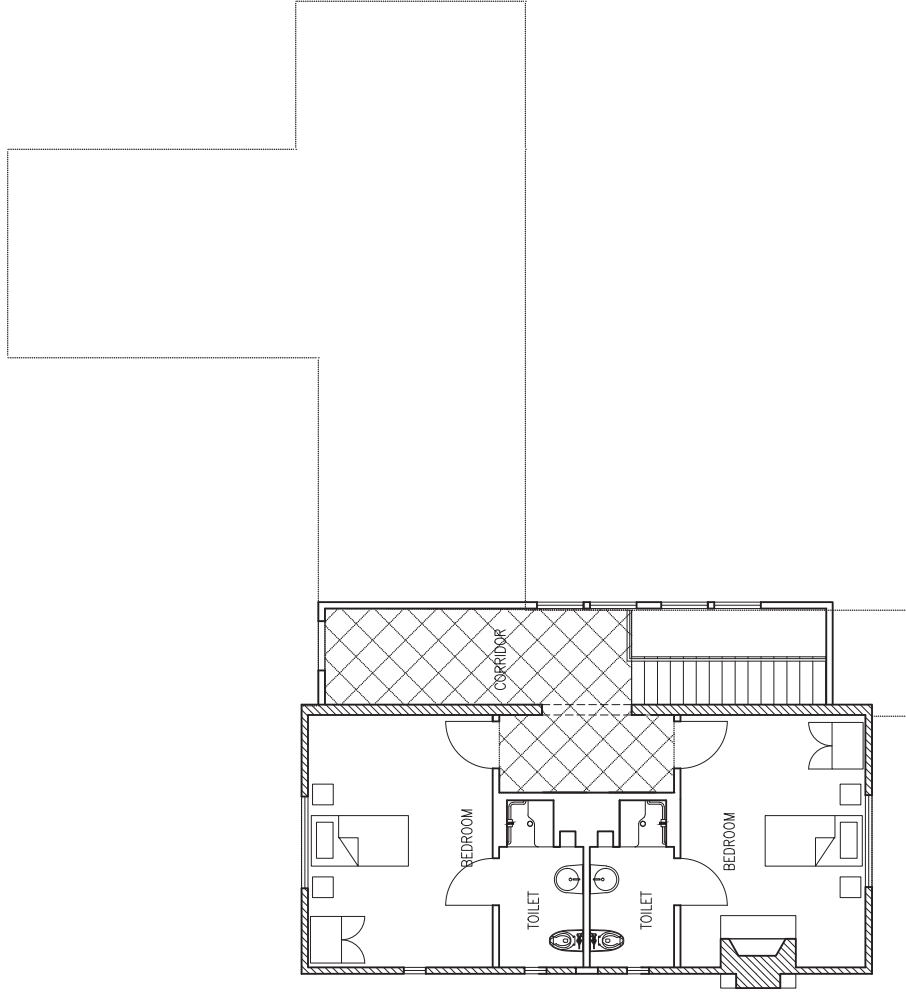
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 OCTOBER 2021

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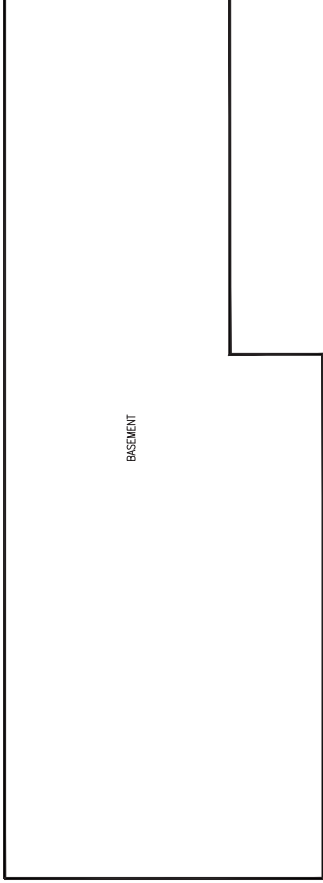


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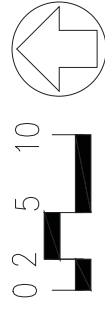
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OCTOBER 2021





BASEMENT

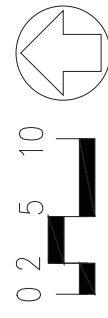
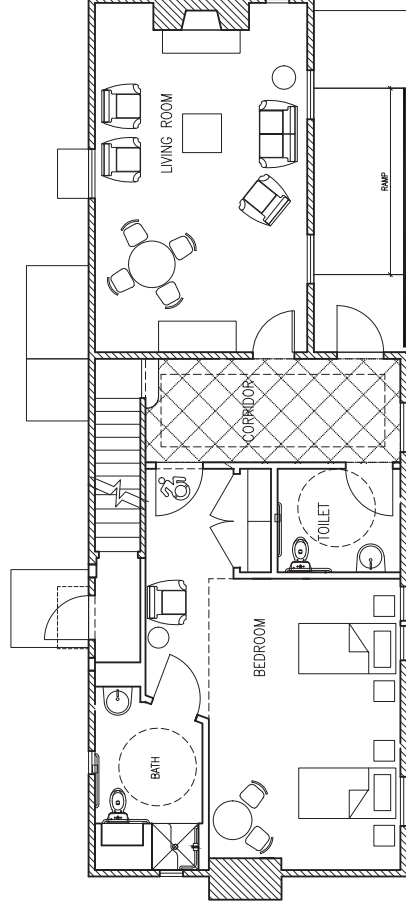


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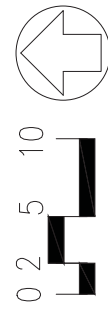
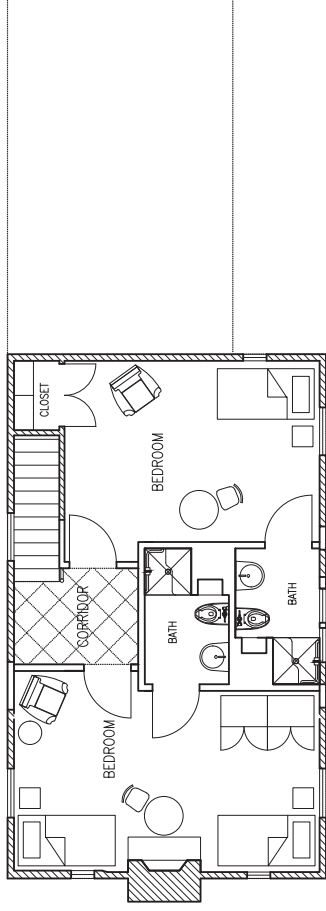


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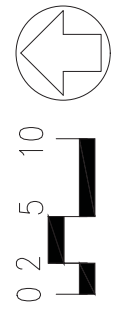
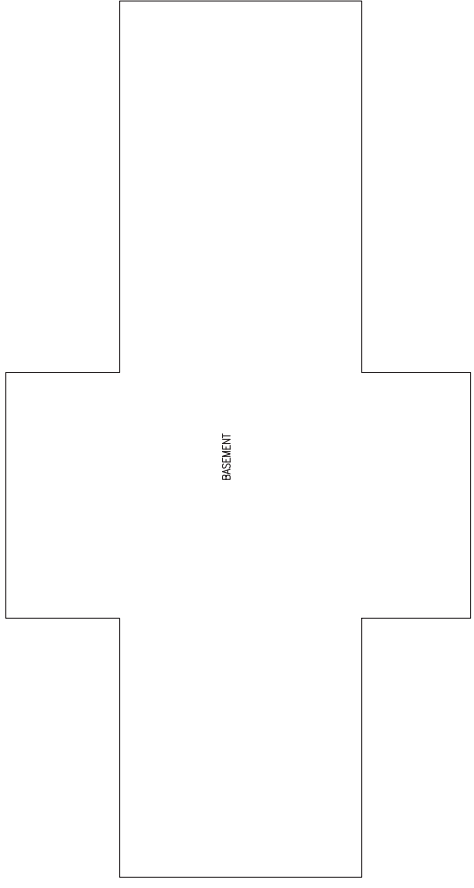


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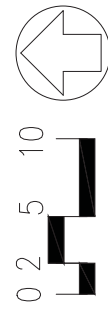
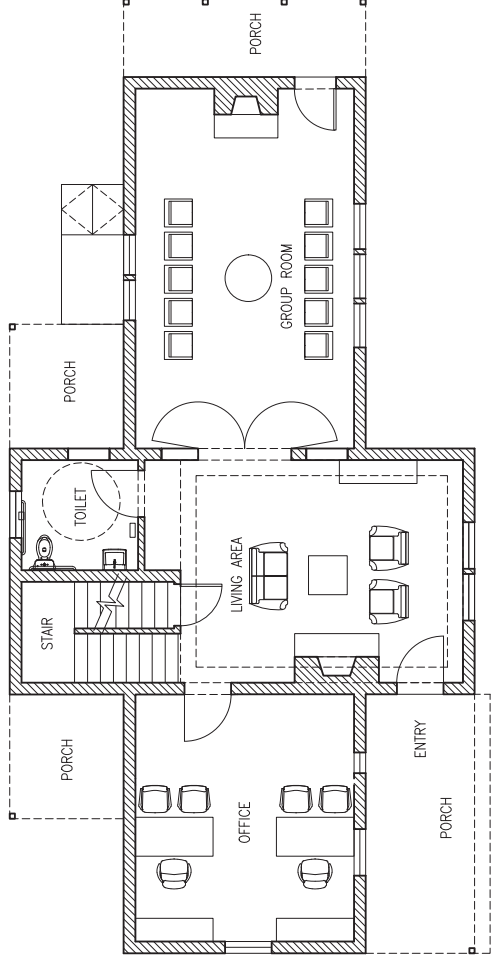
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OCTOBER 2021

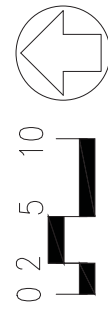
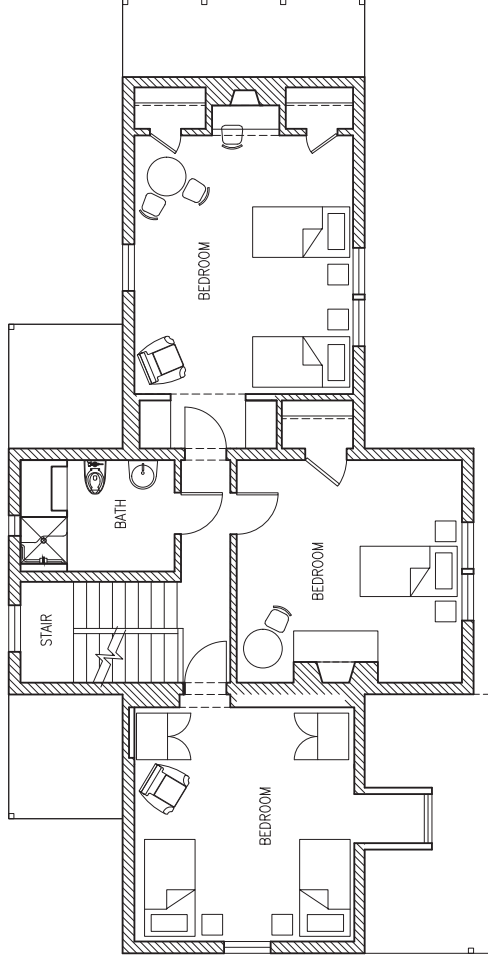


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OCTOBER 2021



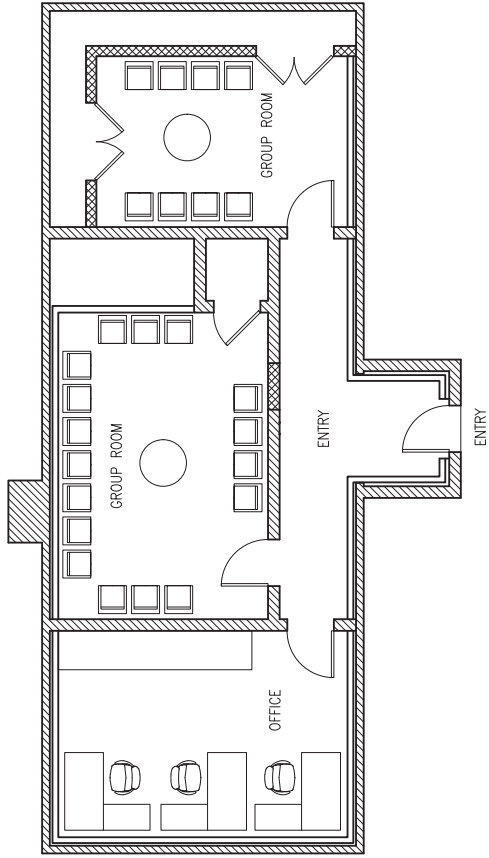


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OCTOBER 2021

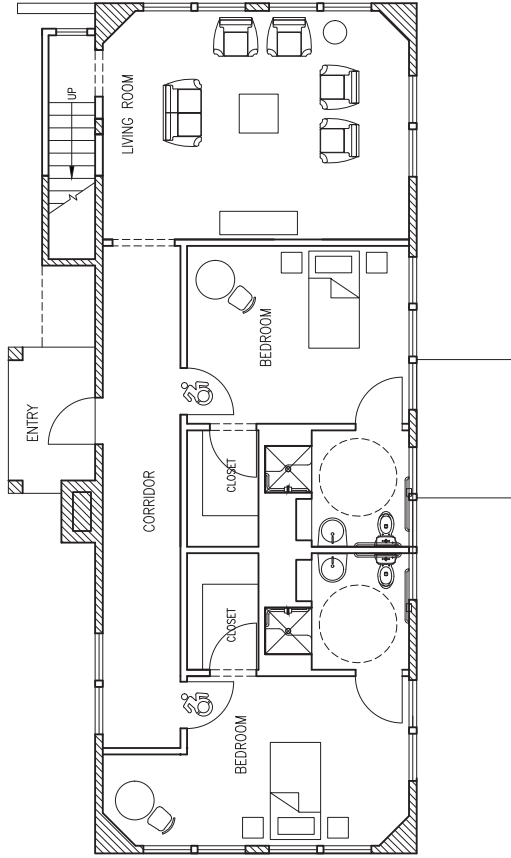
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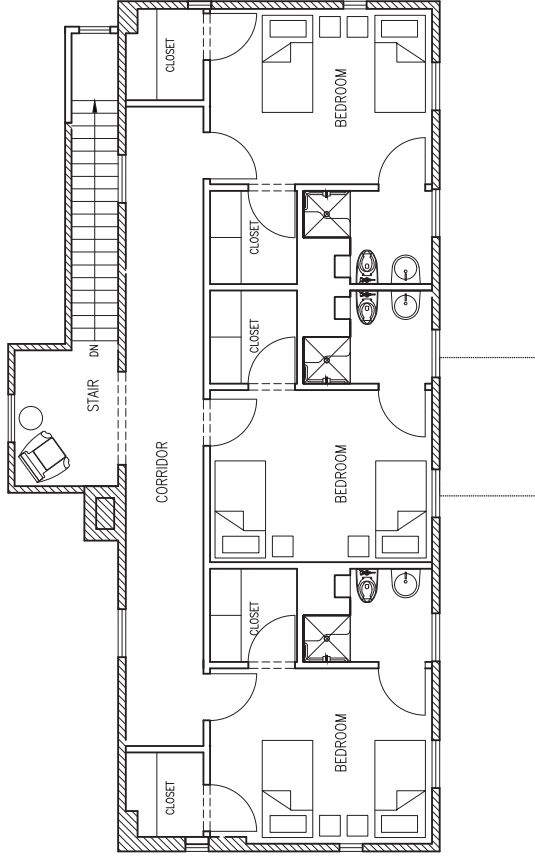
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O C T O B E R 2 0 2 1



FIRST FLOOR FURNITURE PLAN

HUDSON EDUCATION AND WELLNESS CENTER

LOTHROP ASSOCIATES LLP  
OCTOBER 2021



SECOND FLOOR FURNITURE PLAN

HUDSON EDUCATION AND WELLNESS CENTER

LOTHROP ASSOCIATES LLP  
OCTOBER 2021



445 Hamilton Avenue, 14th Floor  
White Plains, New York 10601  
T 914 761 1300  
F 914 761 5372  
cuddyfeder.com

Joshua J. Grauer  
Jgrauer@cuddyfeder.com

June 28, 2021

Via email and FedEx

Hon. Loretta Taylor  
Chairperson of the  
Town of Cortland Planning Board  
Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: Hudson Ridge Wellness Center, Inc., (the "Application")  
Application for Special Use Permit and Site Plan approval to establish a specialty hospital  
Property: 2016 Quaker Ridge Road, Town of Cortlandt

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Dear Chairperson Taylor and Members of the Planning Board:

Following up on conversations with Town Attorney Thomas F. Wood, we are writing to confirm that Hudson Ridge will voluntarily agree to conditions to the special use permit approval for its proposed specialty hospital at 2016 Quaker Ridge Road (the "Property") identified below.

Hudson Ridge is sensitive to the Town and Planning Board's efforts to balance the interests embodied in Town Code that hospital uses be permitted to provide care for the medical needs of patients while ensuring that hospital facilities are not disruptive to surrounding property or the neighborhood (Town Code Section 307-59.A). Accordingly, Hudson agrees to the following:

Hudson Ridge agrees that the maximum occupancy will be the *lesser* of the cap imposed by any third-party licensing agencies or ninety-one (91) patients or individuals receiving treatment.

Hudson Ridge agrees and commits to execute a Declaration of Covenants and Restrictions memorializing all Special Permit terms and conditions to be recorded with the Westchester County Clerk. The declaration will be enforceable by the Town.

Hudson Ridge agrees that the use and operation of the specialty hospital will be phased in over a period of 2-3 years to allow the use and operation of the site to be gradually introduced to the surrounding property owners and the neighborhood.



Hudson Ridge agrees that its Special Permit be made subject to frequent renewal to assure compliance with Permit terms and Conditions. We respectfully request that terms of three years would be appropriate for the first three renewals subject to the Planning Board's discretion to extend the renewal term thereafter to every five years.

Hudson Ridge agrees that housings for patients or individuals receiving treatment shall be restricted as follows: (a) Group housing such as dormitory style or ward type housing will not be permitted; (b) Each patient or individual admitted for treatment shall be housed either in a private room with only one bed and one person in a room or in a semi-private room with a maximum of two persons in separate beds except that a maximum of five (5) larger style suites with no more than three (3) persons in separate beds is permitted; and (c) bunk beds or any type of murphy bed will not be permitted. Each configuration of housing will also be approved by the appropriate third-party licensing agency(ies). Compliance with the occupancy restrictions set forth will be monitored by the Town of Cortlandt's Fire Inspector and verified during annual inspections or other inspections requested upon reasonable notice.

Hudson Ridge agrees that all uses comprising the specialty hospital will be limited to the existing buildings and improvements on the Property. There will be no expansion of the footprint of the existing buildings. Buildings located near neighboring property lines will be used in a manner to minimize impacts on adjoining residents.

Hudson Ridge agrees that the adjoining property located to the south under common ownership will not be further developed for so long as the Property is used as a specialty hospital.

Hudson Ridge agrees that the easement over the adjacent parcel will not be utilized for ingress and egress.

Additional site design issues that Hudson Ridge agrees to include as conditions to the special use permit include: (a) the design of the front gate shall eliminate any queuing of cars on the public road; (b) no exterior bells, pagers, public announcement (PA) systems or similar such systems will be permitted; (c) the lighting plan shall utilize Ballard lighting whenever possible, and it will be reviewed to reduce the number of light poles if possible.



June 28, 2021

Page 3

To limit the number of vehicles trips to the Property, Hudson Ridge agrees to provide the nonprofessional staff van access to the Property from a carpool area off site. In addition, employee shift changes will be scheduled at times that will lessen the potential traffic impacts on local roads.

If Hudson Ridge proposes an outdoor recreation facility, it will only be permitted subject to Planning Board approval and it will be sited near the southern property line.

We hope that this voluntary undertaking by our client as a supplement to all prior submissions will be deemed a constructive basis for the Planning Board's decision to adopt a negative declaration and we stand ready to work with the Town's Counsel, the Town's Planner, Planning Board and Zoning Board of Appeals to incorporate these terms and conditions in whatever reasonable fashion is necessary to achieve expeditious approval of all pending applications.

As this entire matter has been pending in one fashion or another for almost 8 years, and the specialty hospital seeks approval to operate a facility for the disabled, we trust that the Planning Board is ready to close their very extensive review and public hearing while providing final limited time for any final written comments prior to its Decision.

Thank you for your kind consideration.

Very truly yours,

A handwritten signature in black ink that reads "Joshua J. Grauer". The signature is written in a cursive style with a long horizontal flourish at the end.

Joshua J. Grauer

cc: Robert F. Davis, Esq. (via email - [RDavis@sdslawny.com](mailto:RDavis@sdslawny.com))  
Thomas Wood, Esq. (via email - [tfwesq@aol.com](mailto:tfwesq@aol.com))  
Joshua Subin, Esq. (via email - [jsubin@townofcortlandt.com](mailto:jsubin@townofcortlandt.com))





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Joshua J. Grauer  
Jgrauer@cuddyfeder.com

August 31, 2021

Via email and FedEx

Hon. Loretta Taylor  
Chairperson of the Town of Cortland Planning Board  
Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

Re: Hudson Ridge Wellness Center, Inc., No. 6-15 (the "Application")

Dear Chairperson Taylor and Members of the Planning Board:

I write to reiterate and reconfirm that Hudson Ridge Wellness Center will agree to the special use permit conditions identified in my letter to the Board dated June 28, 2021. This is, of course, in addition to the dozens of special conditions that Hudson Ridge has voluntarily agreed to throughout this 6-year process.

Since writing that letter we have continued to express Hudson Ridge's willingness to agree to any additional reasonable terms required by the Town not already addressed and I reiterate that commitment here as well.

Very truly yours,

A handwritten signature in black ink that reads "Joshua J. Grauer". The signature is written in a cursive style with a long, sweeping underline.

Joshua J. Grauer  
JJG:jv  
Enclosure

Hon. Loretta Taylor  
August 31, 2021  
Page -2-

cc: Robert F. Davis, Esq. (via email)  
Thomas Wood, Esq. (via email)  
Joshua Subin, Esq. (via email)