



Copies 4 ✓ Planning Board
 Town Board
 Zoning Board
 445 Hamilton Avenue, 14th Floor
 White Plains, New York 10601
 T 914 761 1300
 F 914 761 5372
 cuddyfeder.com C.A.C.

..... A.R.C.
 Joshua J. Grauer
 Applicant
 Jgrauer@cuddyfeder.com

.....

 Sent 6/29/21

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

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.



June 28, 2021

Page 2

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, appearing to read 'Joshua J. Grauer', is written over a light blue horizontal line.

Joshua J. Grauer

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