

July 20, 2023

Via Town's Online Application Portal (ID No. PBCK-23-13)

Hon. Steven Kessler
Chairperson of the Town of Cortlandt Planning Board
and Members of the Planning Board
1 Heady Street
Cortlandt Manor, New York 10567

***Re: Evergreen Manor
Application for Preliminary and Final Subdivision
2003 Crompond Road, Section 33.12 Block 2 Lots 1, 7 & 8 (the "Property")***

Dear Chairperson Kessler and Members of the Planning Board:

As you all may know, our Firm has been representing VS Construction Corp. (the "Applicant" or "VS Construction"), owner of the above-referenced Property, throughout the entire land use review process in connection with the Town's Medical Oriented District ("MOD"). We were extremely pleased when the Town Board, as Lead Agency pursuant to the New York State Environmental Quality Review Act ("SEQRA"), adopted a positive Findings Statement, concluded the SEQRA process, and thereupon enacted the MOD Zone. VS Construction's 28 acre Evergreen Manor site (the "Site") was included within that newly mapped zone.

By way of background, the MOD was developed as part of Envision Cortlandt - the Town's award-winning 2016 Sustainable Comprehensive Plan. The MOD zoning district was conceived to encourage revitalization and economic expansion in the area near the New York-Presbyterian Hudson Valley Hospital. Consistent with the goals of the MOD, the adopted zoning provides for both medical uses and housing that allows for a continuum of care (aging in place), as well as attracting and providing housing for an important workforce.

As part of the Town Board's adopted Findings Statement, a conceptual master plan was included for the Evergreen Manor project. The Site would be accessed from a main entry public roadway located opposite Conklin Avenue. Upon entering the Property, the development would be established to the east and west of a central and attractive entry roadway that ends in a cul-de-sac, and is expected to contain the following components:

- 120 unit Assisted Living Residence, Independent Senior Living, and Memory Care Facility fronting on Crompond Road east of the entry road;
- 99 Townhomes to be located on individual fee-simple lots within the southern portions of the Property, with community amenities;

- 10,000 square feet of commercial retail space fronting on Crompond Road at the corner of Lafayette Avenue; and
- Preserved wetlands and enhanced open space areas fronting on Crompond Road west of the entry road and within the southern portion of the Property.

Our Development Team has been working hard to prepare the plans and materials to now process the final leg of this extensive approval process – namely the subdivision of the Site and Site Plan approval for the various uses within it.

We are pleased to submit following materials in support of this Application:

1. Preliminary Subdivision Map, prepared by TC Merritts Land Surveyors and last revised July 18, 2023.
2. Survey, prepared by TC Merritts Land Surveyors and last revised May 15, 2017.
3. Engineering Plans, prepared by DTS Provident Design Engineering, LLP and dated July 19, 2023, including:
 - a. Cover Sheet
 - b. Existing Conditions Plan (Dwg. No. SP-0.1)
 - c. Site Layout Plan & Landscape Concept Plan (Dwg. No. SP-1.0)
 - d. Grading And Drainage Plan & Utility Plan (Dwg. No. SP-2.0)
 - e. Road Profile (Dwg. No. SP-3.0)
 - f. Site Details (Dwg. No. SP-4.0)
 - g. Site Details (Dwg. No. SP-4.1)
 - h. Site Details (Dwg. No. SP-4.2)
 - i. Site Details (Dwg. No. SP-4.3)
 - j. Wetland Mitigation Plan and Details (Dwg. No. SP-5.1)
 - k. Tree Removal and Preservation Plan (Dwg. No. SP-6.1)

As discussed with staff, at this time we are submitting an application for preliminary and final subdivision plat approval, pursuant to Town Code Chapter 265, including a total of five (5) building lots, a stormwater management/open space lot, and a municipal right-of-way. In light of the fact that your Board is only conducting one meeting over the summer months, we wanted to get onto this July 25th agenda to: i) present the overall master development plan; ii) explain how and why we are proposing to subdivide the Site; iii) discuss the primary public infrastructure, including the entrance road, drainage, utilities, sidewalks, lighting and wetlands mitigation; and iv) present the conceptual site plans for the assisted and independent living use, as well as the residential townhouses. We expect actual and formal site plans for the development pads to be submitted for your September meeting.

We respectfully request that the Board place this Application on its July 25, 2023 work session and regular meeting agenda for an initial presentation and discussion, and to further discuss the Town's SEQRA review.

We look forward to appearing before your Board on July 25th. In the meantime, please do not hesitate to contact us with any questions.

Respectfully submitted,

ZARIN & STEINMETZ LLP



By:

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