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June 23, 2021

Chair Loretta Taylor and Members of the Planning Board  
Town of Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, NY 10567

Re: Furnace Dock Road Property – AJ Cortlandt LLC

Dear Chair Taylor and Planning Board Members:

This office represents AJ Cortlandt LLC (hereinafter “AJC”) the current owner of the 42± acre parcel of land located on Furnace Dock Road, described on tax maps as Section 55.19, Block 1, Lot 1 (formerly the Furnace Dock Road subdivision, hereinafter the “Site”). This ownership entity includes principals of the former owner, Beaver Brook Cortlandt, LLC. As you will recall, the Site was previously approved by the Planning Board, after a lengthy review process including a full EIS, for a cluster development of 16 semi-attached single-family homes. As you are also aware, that approval has expired. AJC is now proposing to develop the Site with a different approach, particularly in response to current market demands for different types of senior related housing.

AJC is proposing to construct eight residential buildings on the Site with a total of 32 for-sale units for active senior housing. This plan is virtually identical in layout to the previously approved cluster development, which also had eight buildings in the same location as the currently proposed development. The road is also the same as previously approved, but will now be a private road to be maintained by the residents’ association and thereby lessen the financial burden on the Town. While both plans are comparable in terms of site disturbance and environmental impacts, it is our belief that the current approach will better respond to current market demands, and provide a type of housing for which there is a demand in the Town, while also reducing overall impacts on the Town of Cortlandt. The open space parcels are the same as for the prior approved plan and will be dedicated to the Town as with the prior plan. The current plan is also reflective of initial input from Town staff and discussions with the Cortlandt Town Board.

To permit this use on the Site, AJC has petitioned the Town Board for a Zoning Amendment to add a new Active Senior Housing Special Zoning District to the Cortlandt Zoning Ordinance. This petition has now been referred to your Board for review and recommendation. In support of AJC’s petition, we understand you have been provided with our submission to the Town Board which included the petition to the Town Board with the proposed plan, together with an

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Environmental Narrative prepared by Planning & Development Advisors, dated May 5, 2021, which includes a Full Environmental Assessment Form and various studies and addenda analyzing the differences in impacts between the proposed 32-unit plan and the previously approved 16-unit plan, which underwent a detailed SEQRA review.

We are also happy to advise you that we have reached a new agreement with Jonas Bastys, Inc. which provides for the proposed sanitary sewer flow from the new project to be accommodated at the Baltic Estates Waste Water Treatment Plant. As you will recall, this issue had caused the delay and ultimately the expiration of the prior approval.

Our client has worked hard to develop this plan to address the current needs of the Town and to keep the disturbance on the Site to what was previously approved. We believe this revised project could bring many benefits to the Town of Cortlandt in providing for its current residents as well as future residents. We look forward to discussing this with you at your July 6<sup>th</sup> meeting.

Very truly yours,



Linda B. Whitehead

Enclosures

cc: Cosmo Marfione  
David Smith  
John Kellard