

6 NYCRR 617
State Environmental Quality Review

**Notice of Completion of the Medical Oriented District (MOD) Draft Generic
Environmental Impact Statement (“DGEIS”) and MOD Development Plan Draft
Environmental Impact Statement (“DEIS”)**

and

**Notice of Public Hearing on November 19, 2019 at 7 PM in the in the Vincent F.
Nyberg Meeting Room, 1 Heady Street, Cortlandt Town Hall**

Date: October 23, 2019
To: All Involved and Interested Agencies
From: Cortlandt Town Board
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, NY 10567

Proposed Action:

The Proposed Action and subject of this combined Draft Generic Environmental Impact Statement (DGEIS) and Draft Environmental Impact Statement (DEIS) is comprised of two elements: 1) the adoption of zoning (a local law) to establish the Medical Oriented District (MOD) in the area of Route 202/35/Crompond Road surrounding the New York Presbyterian Hospital Center and 2) site plan and subdivision approval for the MOD Designated Sites (Evergreen Manor/VS Construction and Gyrodyne, LLC or “the Applicants”) which includes a mix of medical, residential, and commercial uses as well as parking and public amenities on multiple parcels within the MOD.

Lead Agency Coordination:

This notice is issued pursuant to Part 6NYCRR617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law (“SEQR”).

On September 17, 2019, the Cortlandt Town Board, as Lead Agency under SEQR, accepted the DGEIS/DEIS dated September 2019 as adequate for the purpose of commencing public review and comment regarding issues addressed on the adopted scoping outline for the Proposed Action described below.

A Public Hearing for the DGEIS/DEIS/Local Law is scheduled for November 19, 2019 at 7:00 p.m. in the Vincent F. Nyberg Meeting Room at Cortlandt Town Hall for purpose of receiving public comment on the DGEIS/DEIS/Local Law.

Written comments regarding the DGEIS/DEIS/Local Law will be accepted by the Town Board by letter or email until the close of business on December 6, 2019 at 4:00 P.M., or, if the public hearing is adjourned, no less than 10 days following the close of the adjourned public hearing.

Written comments should be addressed to:

**Town of Cortlandt Town Clerk
Cortlandt Town Hall
1 Heady Street,
Cortlandt Manor, NY 10567**

**Contact: Laroue Rose Shatzkin, Town Clerk
Chris Kehoe, Planning Board Clerk**

**Phone: 914.734.1020
Phone: 914.734.1080**

Email: mod@townofcortlandt.com

The DGEIS/DEIS provides a description of the Proposed Action and a discussion of existing conditions, potential impacts associated with the Proposed Action, measures designed to avoid or minimize identified impacts and project alternatives as appropriate. The DGEIS/DEIS has been posted on the Town of Cortlandt website (www.townofcortlandt.com/mod) and is also available for review at:

Cortlandt Town Hall
Town Clerk's Office
1 Heady Street
Cortlandt Manor, NY 10567

John C. Hart Memorial Library
1130 E Main Street
Shrub Oak, NY 10588

Project Location:

MOD Zoning Area

The MOD zoning area is comprised of approximately 105 acres and 34 parcels including the New York Presbyterian Hospital located on Route 202/35/Crompond Road. It is roughly bound to the north by the Beach Shopping Center (located in the City of Peekskill), to the south by Ridge Road and Tamarack Drive, and to the west by the City of Peekskill.

As part of the Proposed Action, two sites within the MOD (Evergreen Manor and Gyrodyne) are seeking MOD Designation and site plan/subdivision approval (MOD Development Plan).

1) Evergreen Manor Site

The Evergreen Manor Site is comprised of three parcels totaling approximately 28 acres including a 17-acre parcel located at 2003 Crompond Road. The Evergreen Manor Site is located southeast of the New York Presbyterian Hudson Valley Hospital and has approximately 1,500 linear feet of

frontage located on the south side of Route 202/Crompond Road (US Route 202) and approximately 150 linear feet of frontage on the east side of Lafayette Avenue.

2) Gyrodyne Site

The Gyrodyne site is 13.8 acres and comprised of eight separate parcels located south of New York Presbyterian Hospital. The site has approximately 450 linear feet of frontage located on the south side of Route 202/35/Crompond Road (US Route 202) and approximately 770 linear feet of frontage on the west side of Lafayette Avenue.

SEQR Status:

The Proposed Action achieves thresholds for A Type I Action under SEQR since it involves a zoning change affecting 25 or more acres and nonresidential projects physically altering 10 or more acres of land.

Description of Proposed Action:

The Proposed Action would establish a MOD in the area immediately surrounding NYPH. MOD Zoning would allow for the following uses and is capped at the following densities:

- **Medical Uses.** 200,000 square feet (sf) not including assisted living residences or skilled nursing facilities.
- **Residential Uses.** 400 bedrooms exclusive of assisted living and skilled nursing facilities.
 - No more than 2 bedrooms per dwelling unit. No more than 15 percent of the total number of dwelling units may have more than one (1) bedroom.
- **Commercial Uses.** 60,000 sf. No single retail tenant space shall exceed 15,000 sf.
- **Assisted Living/Skilled Nursing Units.** The total number of assisted living bedrooms permitted in the MOD shall not exceed 130 bedrooms.
- **Hotels/Inns/Bed and Breakfasts.** The total number of hotel units permitted in the MOD shall not exceed 100 units.

As part of the Proposed Action, two sites within the MOD (Evergreen Manor and Gyrodyne) are seeking MOD Designation and site plan/subdivision approval (MOD Development Plan). Table 1 lists the uses and densities proposed on the Evergreen Manor and Gyrodyne sites. If both of the projects proposed as part of the MOD Development Plan (**see Table 1**) are approved, the following MOD densities would remain available for future development under MOD Zoning:

- Medical Office/Uses — 85,000 sf
- Commercial/Retail — 34,000 sf

Table 1: Total Proposed MOD Development Plan Densities (Evergreen Manor & Gyrodyne) compared with Permitted MOD Zoning Density

	Evergreen Manor	Gyrodyne	Total MOD Development Plan Projects	Maximum Permitted MOD Zoning	MOD Density Remaining if MOD Development Proposals Approved
Size of Project Site					
Total Area	28.0 acres	13.8 acres	41.8 acres	105.0 acres	63.0 acres
Proposed Uses					
Medical	15,000 sf medical/dental office	100,000 sf medical office space	115,000 sf	200,000 sf	85,000 sf
Assisted living	120 units		120 units	130 units	10* units
Multifamily Apartments	166 units/ 180 bedrooms	200 units/ 220 bedrooms	366 units/ 400 bedrooms	400 bedrooms	0 bedrooms
Hotel	100 rooms		100 rooms	100 rooms	0 rooms
Commercial/ Retail	22,000 sf	4,000 sf	26,000 sf	60,000 sf	34,000 sf
Parking					
Structured parking		191 spaces	191 spaces		
Surface parking	605 spaces	444 spaces	1049 spaces		
Amenities					
Preserved Wetlands/ open space	<u>8.9 acres</u> undeveloped land including wetlands	<u>5.0 acres</u> includes Orchard Lake, trails, wellness plaza, and green	<u>13.9 acres</u> open space/ wetlands/ public space		
<p>*Note: Since the MOD Development Plan proposes 120 assisted living units and it is unlikely that the remaining 10 assisted living units would be constructed, for purposes of this DGEIS it is assumed that the remaining build-out is 85,000 sf of medical uses and 34,000 sf of commercial/retail uses.</p>					

Required Approvals:

The following review or approval actions by governmental agencies (“Involved Agencies”) have been identified in regard to the proposed MOD Zoning and related MOD Development Plan (See Table 2 below).

Table 2: Required Approvals

Agency	Approval or Permit Required
Town of Cortlandt Town Board	Zoning Text Amendment
Town of Cortlandt Town Board	MOD Designation
Town of Cortlandt Planning Board	Site Plan Approval
Town of Cortlandt Planning Board	Subdivision Approval
Town of Cortlandt	Road Opening Permit
	Water Main Extension Application
	Sewer Main Extension Application
	(Town Code Permits / Steep Slopes, Wetlands, Tree, Topographical, Stormwater Management, Alteration, et) Architectural Review Council (ARC)
Westchester County Division of Planning and Environmental Management	GML Section 239 Project Review
Westchester County Department of Health	Ground and/or Surface Water Withdrawal
	Water Supply
Westchester County Department of Environmental Facilities	Sanitary Sewer Extension
New York City Department of Environmental Protection (NYCDEP)	Land Use Permit (for proposed traffic improvement only)
NYS Department of Environmental Facilities	Sanitary Sewer Extension
NYS Department of Environmental Conservation (DEC)	Public Water Supply Permit
NYS Department of Health (DOH)	Public Water Supply Permit
NYS DEC	SPDES Permit(s) – General Permit for Stormwater Discharges from Construction Activity
NYS DOH	Sewer System Extension Permit
NYS DEC	Article 24 Freshwater Wetland Permit
NYS DEC	Water Quality Certification (Section 401)
NYS DEC	Air Quality Permit or Registration
NYS DEC	Sewer Extension Approval/Formation of Sewage Corporation
NYS DEC	Protected Species and Habitats Review
NYS Department of Transportation	Highway Work Permit
New York State Historic Preservation Office (SHPO)	Section 106 and Section 14.09 Cultural Resources Coordination
US Army Corps of Engineers	Nationwide or Individual Wetland Permit
U.S. Fish and Wildlife Service (USFWS)	Threatened and Endangered Species Review

*or any other agency with approving authority.

A copy of this Notice has been sent to the following parties:

U.S. Army Corps of Engineers
New York District Regulatory Branch
Jacob K. Javits Federal Building
26 Federal Plaza, Room 1937
New York, NY 10278

U.S. Fish & Wildlife Service
New York Field Office
3817 Luker Road
Cortland, NY 13045

John Petronella
New York Department of Environmental Conservation
21 South Putt Corners Road
New Paltz, New York 12561

Sandra Jobson, RA, RLA, AICP
Regional Planning and Program Manager
New York State Department of Transportation (NYSDOT)
4 Burnett Blvd
Poughkeepsie, NY 12603

John Bonafide, Director, Technical Preservation Bureau
New York State Office of Parks, Recreation & Historic Preservation
Pebbles Island, P.O. Box 189
Waterford, New York 12188-0189

Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Town of Cortlandt Town Board
1 Heady Street
Cortlandt Manor, NY 10567

Town of Cortlandt Department of Technical Services
1 Heady Street
Cortlandt Manor, NY 10567

Town of Cortlandt Department of Environmental Services
1 Heady Street
Cortlandt Manor, NY 10567

Dr. George Stone, Superintendent
Lakeland School District
1086 East Main Street
Shrub Oak, New York 10588

Norma Drummond, AICP, Commissioner
Planning Department/432 Michaelian Office Building
148 Martine Avenue
White Plains, NY 10601

Westchester County Department of Health
145 Huguenot Street, 7th floor
New Rochelle, NY 10801

Vincent Kopicki
Westchester County DEF
270 North Avenue
New Rochelle, NY 10801

Westchester County Department of Public Works and Transportation
100 East 1st Street
Mount Vernon, New York 10550

John Tegeder, R.A, Director
Yorktown Planning Department
Yorktown Community & Cultural Center (YCCC)
1974 Commerce St (Top Flr, Room 222)
Yorktown Heights, NY 10598

Jean Friedman, AICP, Planning Director
Peekskill Planning Department
Peekskill City Hall
840 Main Street
Peekskill, NY 10566

Lake Mohegan Fire Department
1975 E Main St
Mohegan Lake, NY 10547

Cynthia Garcia
New York City Department of Environmental Protection (NYCDEP)
Bureau of Water Supply|SEQRA Coordination Section
465 Columbus Ave.
Valhalla, NY 10595

New York State Department of Health
Corning Tower
Empire State Plaza,
Albany, NY 12237

New York State Department of Environmental Facilities
Michael Montysko, P.E.
625 Broadway # 7
Albany, NY 12207

Department of Environmental Conservation
625 Broadway
Albany, New York 12233-1750

Environmental Notice Bulletin
625 Broadway
Albany, NY 12233-1750