

6 NYCRR 617  
State Environmental Quality Review

**Notice of Completion of the Medical Oriented District (MOD) Final Generic Environmental Impact Statement (“FGEIS”) and MOD Development Plan Final Environmental Impact Statement (“FEIS”)**

**and**

**Notice of FGEIS/FEIS Public Hearing on May 2, 2022 at 7 PM in the in the Vincent F. Nyberg Meeting Room, 1 Heady Street, Cortlandt Town Hall**

**Date:** March 16, 2022  
**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 March 15, 2022, the Cortlandt Town Board, as Lead Agency under SEQR, accepted the FGEIS/FEIS dated March 15, 2022. **A Public Hearing for the FGEIS/FEIS, the MOD Local Law and Section 200 of the Town Law is scheduled for May 2, 2022 at 7:00 p.m. in the Vincent F. Nyberg Meeting Room at Cortlandt Town Hall for purpose of receiving public comment on the MOD FGEIS & FEIS/MOD Local Law/Section 200 of Town Law.**

Written comments regarding the MOD FGEIS & FEIS/MOD Local Law/Section 200 of Town Law will be accepted by the Town Board by letter or email until the close of business on May 16, 2022 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](mailto:mod@townofcortlandt.com)

The FGEIS/FEIS provides a description of any project revisions between the MOD Draft Generic Environmental Impact Statement and MOD Draft Environmental Impact Statement (DGEIS/DEIS) and the MOD Final Generic Environmental Impact Statement and MOD Final Environmental Impact Statement (FGEIS/FEIS). In addition, the FGEIS/FEIS provides written responses to the public and agency comments on the DGEIS/DEIS. The FGEIS/FEIS has been posted on the Town of Cortlandt website here:

([www.townofcortlandt.com/mod](http://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 was reduced from approximately 105 acres and 34 parcels as analyzed in the DGEIS/DEIS to 69 acres and 13 parcels in the FGEIS/FEIS. The MOD Zoning Area includes the New York Presbyterian Hospital located on Route 202/35/Crompond Road and 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 Zoning Area (Evergreen Manor and Gyrodyne, LLC) are seeking 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 five 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 Zoning in the area immediately surrounding NYPH. MOD Zoning would allow for the following uses:

- **Medical Uses**
- **Residential Uses**
- **Commercial Uses**
- **Assisted Living/Skilled Nursing Units**

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

The proposed FEIS Development Plan for the Evergreen Manor site includes the following:

- 7,000 sf retail with 73 parking spaces
- 70 two-bedroom townhomes
- 120 Assisted Living units with 77 parking spaces
- 166 multi-family residential units with 244 parking spaces

The proposed FEIS Development Plan for the Gyrodyne site includes the following:

- 184,600 sf of medical office with 4,000 sf of café/commercial space to service the employees and visitors of the medical office buildings.
- 593 structured parking spaces

The proposed development would occur within two phases and would replace the existing 30,000 sf of existing medical office for a net increase of 154,600 sf of medical office.

**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 Town Board	Site Plan Approval
Town of Cortlandt Town Board	Subdivision Approval
Town of Cortlandt	Road Opening Permit Section 200 of Town Law Water Main Extension Application Sewer Main Extension Application (Town Code Permits / Steep Slopes, Wetlands, Tree, Topographical, Stormwater Management, Alteration, et)
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  
[Cenan-pa@usace.army.mil](mailto:Cenan-pa@usace.army.mil)  
[DLL-CENADO-PA@usace.army.mil](mailto:DLL-CENADO-PA@usace.army.mil)  
[Naomi.J.Handell@usace.army.mil](mailto:Naomi.J.Handell@usace.army.mil).

U.S. Fish & Wildlife Service  
New York Field Office  
3817 Luker Road  
Cortland, NY 13045  
[FW5ES\\_NYFO@fws.gov](mailto:FW5ES_NYFO@fws.gov)

John Petronella  
New York Department of Environmental Conservation  
21 South Putt Corners Road  
New Paltz, New York 12561  
[dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov)

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Sloane Bullough, Technical Preservation Bureau  
New York State Office of Parks, Recreation & Historic Preservation  
Peebles Island, P.O. Box 189  
Waterford, New York 12188-0189  
[Sloane.Bullough@parks.ny.gov](mailto:Sloane.Bullough@parks.ny.gov)

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[LaroueS@townofcortlandt.com](mailto:LaroueS@townofcortlandt.com)

Town of Cortlandt Department of Technical Services  
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Cortlandt Manor, NY 10567  
[michaelp@townofcortlandt.com](mailto:michaelp@townofcortlandt.com)

Town of Cortlandt Department of Environmental Services  
1 Heady Street  
Cortlandt Manor, NY 10567  
[stephenf@townofcortlandt.com](mailto:stephenf@townofcortlandt.com)

Dr. Karen Gagliardi, Superintendent  
Lakeland School District  
1086 East Main Street  
Shrub Oak, New York 10588  
[kgagliardi@lakelandschools.org](mailto:kgagliardi@lakelandschools.org)

Norma Drummond, AICP, Commissioner  
Planning Department/432 Michaelian Office Building  
148 Martine Avenue  
White Plains, NY 10601  
[nvv1@westchestergov.com](mailto:nvv1@westchestergov.com)

Westchester County Department of Health  
145 Huguenot Street, 7th floor  
New Rochelle, NY 10801  
[dat5@westchestergov.com](mailto:dat5@westchestergov.com)

Vincent Kopicki  
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Westchester County Department of Public Works and Transportation  
100 East 1st Street  
Mount Vernon, New York 10550  
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Peekskill Planning Department  
Peekskill City Hall  
840 Main Street  
Peekskill, NY 10566  
[JFriedman@cityofpeekskill.com](mailto:JFriedman@cityofpeekskill.com)

Lake Mohegan Fire Department  
1975 E Main St  
Mohegan Lake, NY 10547  
[Info@moheganfire.com](mailto:Info@moheganfire.com)

Cynthia Garcia  
New York City Department of Environmental Protection (NYCDEP)  
Bureau of Water Supply|SEQRA Coordination Section  
465 Columbus Ave.  
Valhalla, NY 10595  
[cgarcia@dep.nyc.gov](mailto:cgarcia@dep.nyc.gov)

New York State Department of Health  
Corning Tower  
Empire State Plaza,  
Albany, NY 12237  
[dohweb@health.ny.gov](mailto:dohweb@health.ny.gov)

New York State Department of Environmental Facilities  
Michael Montysko, P.E.  
625 Broadway # 7  
Albany, NY 12207  
[michael.montysko@health.ny.gov](mailto:michael.montysko@health.ny.gov)

Department of Environmental Conservation  
625 Broadway  
Albany, New York 12233-1750  
[dep.r3@dec.ny.gov](mailto:dep.r3@dec.ny.gov)

Environmental Notice Bulletin  
625 Broadway  
Albany, NY 12233-1750  
[enb@dec.ny.gov](mailto:enb@dec.ny.gov)