



# TOWN OF CORTLANDT PLANNING BOARD

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## MEMORANDUM

**TO:** Supervisor Linda D. Puglisi  
Members of the Town Board

**FROM:** Loretta Taylor, Chairperson *LT (tl)*  
Planning Board

**DATE:** March 4, 2020

**RE:** Medical Oriented District

At the January 7 and February 4, 2020 Planning Board meetings the Board heard brief presentations from both Gyrodyne and VS Construction regarding their proposed projects for the Medical Oriented District. The Planning Board had previously received and reviewed the DGEIS/DEIS for the proposed MOD Zoning and for the proposed MOD Developments. We offer the following comments as an involved agency:

### Traffic

Consideration should be given to adding the Bear Mountain Parkway on-ramps/off ramps to Route 6 to the traffic analysis. The traffic in this area was a concern with respect to a different project recently approved by the Planning Board (Gasland) and there is a concern that additional traffic from the MOD sites will affect this area. The Planning Board suggests that the traffic study be further expanded to include analysis of intersections further to the east along Rt. 202 and down Lafayette and Maple Avenues.

The applicants should analyze a left turn lane from Rt. 202 into the Holy Spirit Church property along with other areas of widening along Rt. 202 to help mitigate traffic impacts.

The applicants should provide confirmation that the County Bus system (the Bee-Line) will go into both the Evergreen and Gyrodyne properties and not stop along Rt. 202. The applicants should investigate providing connections from the MOD to the Peekskill and Cortlandt Metro-North stations as well as to downtown Peekskill.

The applicants should confirm that all of the proposed traffic signals are adaptive and will talk to each other.

### Density/Layout/Types of Uses

The Planning Board felt the project, in general, is too dense for Cortlandt. The Planning Board questioned where the "medical" was in the medical oriented district and felt that the amount of medical office and related medical uses, which were supposed to be the central theme of the MOD as described in the 2016 Sustainable Comprehensive Master Plan, were being overshadowed by other uses. Over 50% of the proposed district

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development is non-medical. The applicants should explain and justify the high percentage of non-medical uses and specifically confirm the demand for a restaurant and hotel in a proposed "Medical Oriented District".

The two sites seem to be completely disconnected from each other. The proposed site plans are too inward looking and don't create a sense of community. The Planning Board supports the County Planning Board's comments that the applicants should consider methods to create interconnected campuses, e.g. a consolidated application, that encourages pedestrian and bicycle connections, moves the buildings closer together, minimizes the visibility and amount of parking and orients the buildings more towards the street. The Board would like the applicants to explain how they can create a better interconnected, pedestrian friendly complex rather than two (2) disjointed applications that both seek to maximize the uses permitted by the MOD.

The applicants should re-think the internal traffic patterns on the Evergreen site to reduce dead-end cul-de-sacs, promote more fluidity among buildings and amenities and analyze the possibility for more than one single entrance on Crompond.

### **Site Plan Issues**

The Board requests the applicants analyze providing larger buffers to Tamarack, Buttonwood and Lafayette. The 25' buffer in the proposed MOD zoning to buffer the MOD from existing adjacent residential units is too low.

More consideration should be given to solar energy panels to lessen the burden on the existing power grid. In addition the applicants should provide additional details regarding recycling methods, composting and other green building and site initiatives such as rain gardens, geothermal heating and other general sustainability practices.

The Board requests the sites include more specific cultural and fitness oriented amenities including public gardens, as well as a guarantee of high-speed internet access

The Board requests a 3-D representation be provided to get a better understanding of the impacts of the project.

### **Affordability/marketing**

The applicants should justify that there is sufficient demand for the proposed residential units? Who are the units being marketed too? The applicant should explain, in the FEIS, their marketing efforts and confirm that they are broad enough to ensure a diversity of future residents. The Planning Board recommends a minimum of 10% of the proposed units meet the Westchester County definition of affordable.

### **Historic Preservation**

The Planning Board recommends the Town's recently formed Historic Resources Advisory Council review the proposals for potential impacts to historic resources.

### **Alternatives**

An alternative should be considered that restricts the MOD development to the area opposite the NY Presbyterian Hospital (medical office/lab/assisted living on that site) and utilizes the Evergreen Manor property for the residential and other appropriately scaled commercial uses so as to be more in keeping with the surrounding residential areas.

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The Planning Board would like the applicants to analyze an alternative that provides a true continuum of Care Retirement Community defined as “residential alternatives for adults that offer, under one contract, an independent living unit (an apartment or cottage), residential amenities and access to a continuum of long-term care services, as residents’ health and social needs change over time”

cc: Members of the Planning Board  
Thomas F. Wood, Esq., Town Attorney  
Michael Cunningham, Esq., Deputy Town Attorney  
Laroue Shatzkin, Town Clerk