

Right to Know/FOIL

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**TOWN OF CORTLANDT
PLANNING BOARD APPLICATION**

CHECK APPROVAL (S) REQUESTED

- Lot Line Adjustment
- Preliminary Subdivision
- Conventional
- Cluster-open space
- Final Subdivision
- Site Development Plan
- Site Development Plan Amendment
- Special Permit
- Wetlands Permit
- Steep Slopes Permit

For Official Use Only:

PB No. 2018-6
 Date Received 4/18/18
 Fee Paid \$7,661.50

RECEIVED
 APR 18 2018

**DEPT. OF TECHNICAL SERVICES
 PLANNING DIVISION**

1. Name of Proposed Development Sentinel at Mohegan Lake Assisted Living Program
2. Name of Applicant The Sentinel of Mohegan Lake, LLC Phone _____
 Address 167 Route 304 Bardonia NY 10954
 Street No. & Name Town State Zip
3. Owner of Record Mohegan Group LLC c/o Adult Care Management Phone _____
 Address 12 College Road Monsey NY 10952
 Street No. & Name Town State Zip
4. Engineer/Architect Schopfer Architects LLP Phone (315) 474-6501
 Address 1111 James Street Syracuse NY 13203
 Street No. & Name Town State Zip
5. Land Surveyor DeRosa Land Surveying Phone (845) 277-3404
 Address 301 Fields Lane Brewster NY 10509
 Street No. & Name Town State Zip
6. Attorney Zarin & Steinmetz Phone (914) 682-7800
 Address 81 Main St., Ste. 415 White Plains NY 10601
 Street No. & Name Town State Zip
7. Site Location: On the West side of Lexington Avenue
 (direction) (street)
0 feet North of Cortlandt Boulevard (East Main St.)
 (direction) (street)
8. Tax lot designation: Section: 13.19 Block 2 Lot(s) 3
 Existing 50,533 s.f.
9. Total Area: 6.27 No. of Lots 1 Sq. Ft. of Building Proposed addition: 29,386 sf.
 Zoning Dist. HC Proposed Use SIC Sec 3862 No. Of Parking Spaces 63 spaces, 43 land-banked
10. If this application is for a cluster-open space subdivision give date and Resolution number of Town Board authorization. Date: N/A Res. # _____

Copies 1 Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant
 Sent 4/18/18

PLEASE CHECK APPROPRIATE SPACE: I consent to the extension of the 62-day Public Hearing and review period. See instructions item # 4. YES NO

CONFIRMATION ALL TAXES PAID: _____ Date: 4-18-2018
 Receiver of Taxes

STATE OF NEW YORK; Rockland
 COUNTY OF WESTCHESTER:) SS
 TOWN OF CORTLANDT:)

I, Eric Newhouse hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

Mailing Address
Eric Newhouse
The Sentinel of Mohegan Lake, LLC
167 Route 304
Bardonia, NY 10954



SWORN to before me this 17th day of April, 2018

NOTARY PUBLIC Renee Larve

RENEE LEVINE
 Notary Public State of New York
 No 01LE6127285
 Qualified in Rockland County
 Commission Expires May 23 2021

GENERAL INSTRUCTIONS

P L E A S E R E A D

1. Attach hereto a copy of the duly filed deed indicating the current ownership of the subject property. EVENT OF CORPORATION OWNERSHIP: A list of all directors, officers and major stockholders of each corporation must be attached. If applicant is a contract vendee, then attach a copy of the duly executed contract of sale.
2. If the applicant is a tenant submit a copy of the lease agreement and have the owner of the property sign and have notarized the statement below.
3. The applicant shall submit a list of the names and addresses of all adjoining property owners and of those property owners directly across all road frontages adjoining the proposed development. The list shall also contain the Town of Cortlandt current Tap Map Section, Block and Lot designation for each parcel.
4. NYS Town Law obligates the Planning Board to conduct a Public Hearing with respect to a preliminary or final subdivision plat, conforming to local requirements, within 62 days following receipt of same by the Planning Board Clerk. Likewise, NYS Town Law requires the Planning Board to approve, disapprove or approve with modifications, a proposed site plan within 62 days after same has been filed with the Planning Board or, if a Public Hearing was held on the plan within 62 days after such hearing. Due to the complexity of many proposals and the numerous technical and procedural requirements of all the applicable laws and regulations, many applications may be found to be incomplete or deficient and, therefore, not ready for Public Hearing nor Planning Board approval. Thus a determination based upon all pertinent facts and circumstances cannot always be rendered by the Planning Board within the 62 days. To do so might result in a disapproval when, with further information or changes, and SEQR compliance, approval or approval with modifications might otherwise occur. In such cases, Planning Board staff will notify the applicant of missing or incomplete items as soon as possible.

In light of the above, you are asked to indicate, by checking the appropriate box on the front page of this application, whether you consent to the extension of the 62 day public hearing period or review period, for so long as may reasonably be necessary to generate a submission which is complete and in conformity with all pertinent requirements. You may revoke your consent at any time by communicating that fact in writing to the Clerk of the Planning Board whereupon your plat, or site plan or special permit proposal will be scheduled for the next regularly scheduled meeting of the Planning Board.

5. For procedures, design standards, specifications for drawings and other information see the following chapters in the Town of Cortlandt Code; for subdivisions Chapter 265, for site development plans, zoning and special permits Chapter 307, for wetland permits Chapter 179 and for steep slope permits Chapter 259.
6. Please be advised that the site development plan, subdivision or special permit process often involves engineering, legal and other professional skills. While Planning Board staff will provide guidance and assistance within reasonable limits, the responsibility for the proper presentation of your proposed development plan, is upon you and your professional advisors, and not upon the Planning Board itself or staff.
7. The applicant shall also submit the following: a completed environmental assessment form as required by SEQR for the proposed project; 2 copies of a recent survey, 14 sets of FOLDED plans, an electronic copy of all plans on a CD in .jpg, .tif or .gif format, a colored map of the project showing wetlands and steep slopes pursuant to the attached guideline, a check to the Town of Cortlandt for the application fee as indicated below.
8. The applicant shall be responsible for posting and removing a sign on their property concerning their application as required by the Planning Board and provided by the Planning Division.

FEE SCHEDULE

LOT LINE ADJUSTMENT-----	\$300
SUBDIVISION -----	Preliminary (major) \$750 + \$750 for each building lot
-----	Preliminary (minor) \$500 + \$500 for each building lot
-----	Final approval - \$1000
SITE PLAN -----	\$150 for each 1000 sq. ft. of proposed floor areas + \$5 for each proposed parking space. Minimum \$500
SITE PLAN AMENDMENT -----	Same as above, minimum fee \$250.
SPECIAL PERMIT-----	\$500

STATE OF NEW YORK; Rockland
 COUNTY OF WESTCHESTER:) SS
 TOWN OF CORTLANDT)

I, NEIL ZELMAN, understand that as the authorized agent of the owner of the subject property I authorize the tenant to make this application and I also understand that I as well as the tenant will be bound with the Planning Boards' Resolution of approval including all conditions of such approval.

Mailing Address
Mohegan Group LLC
c/o Adult Care Management
12 College Road
Monsey, NY 10952

SWORN to before me this
17th day of April, 2008

NOTARY PUBLIC Renee Levine



RENEE LEVINE
 Notary Public State of New York
 No 01LE6127285
 Qualified in Rockland County
 Commission Expires May 23 2021

RECEIVED
 MAY 1 2018
 P3 248-6

Short Environmental Assessment Form
 Part 1 - Project Information

DEPT. OF TECHNICAL SERVICES
 PLANNING DIVISION

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.


Complete all items in Part 1. You may also provide any additional information which you believe will be needed by the lead agency; attach additional pages as necessary to supplement any item.

Copies 7 Planning Board

Part 1 - Project and Sponsor Information	 Town Board
Name of Action or Project: The Sentinel of Mohegan Lake	 Zoning Board
Project Location (describe, and attach a location map): 3441 Lexington Avenue, Mohegan Lake, New York; Town of Cortlandt; Tax Map # 13.19-2-3	 Legal Dept.
Brief Description of Proposed Action: Expand an existing 150 bed, 62,805 SF assisted living facility to 188 beds by constructing a 3-level, 29,386 SF addition. The scope of work is to include interior renovations to the existing building and site modifications to improve the on-site parking layout, emergency vehicle access, and deliveries.	 DOTS Director
	 C.A.C.
	 Applicant
Name of Applicant or Sponsor: The Sentinel of Mohegan Lake, LLC	Telephone: (845) 558-5390 E-Mail: eenehouse@gmail.com ABC
Address: 167 Route 304	
City/PO: Bardonia	State: New York	Zip Code: 10954
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town Planning Board & Building Department	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?	6.140 acres	
b. Total acreage to be physically disturbed?	1.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	6.140 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.		
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

4/19/18

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>The addition will comply with the existing building improved with new energy efficient windows and roofing.</u>	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area? As identified by NYSDEC MAPPER; however, majority of the development is in previously disturbed site areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ To new on-site retention and detention basins _____	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:</p> <p>Refer to the attached NYS DEC "Spill Incidents Database". The identified sites are significantly distant from the Project site and therefore will have no environmental impact on this Project.</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: Eric Newhouse</p>	<p>Date: 4-16-18</p>	
<p>Signature: </p>		



ZARIN & STEINMETZ

PB 2018-6

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Copies 1 Planning Board

..... Town Board

..... Zoning Board

..... Legal Dept.

..... DOTS Director

April 18, 2018 C.A.C.

..... A.R.C.

..... Applicant

..... _____

..... _____

Sent 4/19/18 _____

David J. Cooper
Jody T. Cross •
Katelyn E. Ciolino •
Michael J. Cunningham •
Marsha Rubin Goldstein
Helen Collier Mauch •
Zachary R. Mintz •
Daniel M. Richmond
Kate Roberts
Brad K. Schwartz
Lisa F. Smith •
David S. Steinmetz •
Edward P. Teyber •
Michael D. Zarin

• Also admitted in D.C.
• Also admitted in CT
• Also admitted in NJ

Via Hand Delivery OF TECHNICAL SERVICES
PLANNING DIVISION

Hon. Loretta Taylor
Chairperson of the Town of Cortlandt Planning Board
and Members of the Planning Board
Town Hall
1 Heady Street
Cortlandt Manor, New York 10567

Re: ***The Sentinel of Mohegan Lake, LLC (“Sentinel”
or the “Applicant”)
Site Plan Amendment; Residential Care
3441 Lexington Avenue (SBL 13.19-2-3) (“Site”)***

Dear Chairperson Taylor and Members of the Planning Board:

This Firm, in coordination with the above-referenced Project’s architects, Schopfer Architects LLP, and its engineering firm, Cronin Engineering, represents the Applicant, the contract-vendee for the above-referenced Site. The Applicant respectfully requests Site Plan Amendment approval for its proposal to transform the existing residential care facility to a State regulated Assisted Living Program (“ALP”) with 188 beds (the “Project”). The Applicant respectfully requests placement on your Board’s May 1, 2018 Agenda to introduce the Project.

By way of background, the Site now hosts a State licensed home for approximately 150 physically and mentally challenged adults. The Sentinel proposes to make major aesthetic and operational improvements and to increase the number of beds to 188 as part of its plan to convert the facility into an ALP. ALP’s are for people who are medically eligible for nursing home placement but serves them in a less medically intensive setting, where they are provided with personal care, room, board, housekeeping, supervision, home health aides, and other services. ALP’s are permitted by right in the subject Highway Commercial (“HC”) District as “[o]ther health ([Standard Industrial Classification (“SIC”)] Secs. 808-809) or social services (SIC Sec. 83).” SIC Section 83 includes establishments providing social services and rehabilitation services to those persons with social or personal problems requiring special services, and includes, as a subcategory, SIC Section 8361 (“Residential Care”). As set forth in the accompanying SIC descriptions established by the United States Occupational Safety and Health Administration (“OSHA”), the Project is encompassed by these SIC classifications. (See OSHA SIC § 8361, copy annexed hereto as Exhibit “A”).

The Project, which is located at the corner of Cortlandt Boulevard and Lexington Avenue, fulfills the Town of Cortlandt's ("Town") goals, as set forth in Envision Cortlandt: 2016 Sustainable Comprehensive Plan ("Comprehensive Plan"), of promoting the economic health of the community by providing quality jobs, streetscape improvements, and otherwise strengthening the Cortlandt Boulevard Area ("CBA"). (See Comprehensive Plan at 11, 14, 30 & 138.)

The Sentinel respectfully submits the following documentation in connection with its Site Plan Amendment application:

1. Application Form;
2. Short Environmental Assessment Form;
3. Plans:
 - i. T1.0: Title Sheet, dated 4/16/18;
 - ii. Topographic Survey, dated 5/12/14;
 - iii. C1.1: Proposed Site Plan, dated 4/16/18;
 - iv. A1.1: Proposed Lower Level Floor Plan, dated 4/16/18;
 - v. A1.2: Proposed First Floor Plan, dated 4/16/18;
 - vi. A1.3: Proposed Second Floor Plan, dated 4/16/18;
 - vii. A2.1: Proposed Building Elevations, dated 4/16/18;
4. Deed;
5. Site Plan Amendment fee of \$7,661.50, and;
6. Escrow fee of \$57,479.75.

The Project

The Project primarily involves the addition of a new, approximately 29,000 square foot wing to the existing building on the Site, to allow for new bedroom space, a new kitchen and dining hall, and enhanced recreational areas for residents. The Project will also involve improvements to the existing building, including substantial improvements to the building's façade, the refurbishment of the handrail along the path leading to Lexington Avenue, and fresh landscaping for the Site. Moreover, pursuant to discussions with Town Staff, the Project also includes a new fire access/service driveway around the back of the building, and the Project will be handicapped accessible.

Again, the Sentinel proposes to convert the facility into an ALP. From a land use perspective, the conversion of the facility to an ALP will make little difference. ALP's are essentially a subset of Adult-Care Facilities, such as now operates at the Site. See generally 18 N.Y.C.R.R. Chapter II, Subchapter D.

ALP's, which are licensed by the New York State Department of Health, provide long-term residential care, room, board, housekeeping, personal care, supervision, and provide or arrange for home health services for residents. See 18 N.Y.C.R.R. § 494.2. ALP's can only provide a residence for individuals who are medically eligible for residential health care facilities due to a lack of a suitable home environment. Individuals who need continual nursing care or are chronically bed-fast or chair-fast are not eligible for an ALP. See 18 N.Y.C.R.R. § 494.4. The State regulatory scheme applicable to ALP's, as well as other Adult-Care Facilities, provides for significant protection for residents, including with respect to their rights to maintain their residence in such facilities. See 18 N.Y.C.R.R. § 487.5.

Again, an ALP, whose essential function is to provide residential, social and personal care for individuals with some limits on self-care, but where medical care is not a major element, is permitted by right in the HC District as "[o]ther health ([Standard Industrial Classification ("SIC")] Secs. 808-809) or social services (SIC Sec. 83)." See OSHA Description for SIC Major Group 83: Social Services & Description for 8361: Residential Care.

**The Project, Which Will Markedly Improve
The Existing Facility, Meets The Standards
Set Forth In Town Code Section 307-73**

The improvements incorporated into the Project will significantly improve the existing facility, both in terms of how it is experienced by its residents and by the public.

Pursuant to discussions with Town Staff, to maximize safety, the Project includes a fire access/service drive, which will wrap around from the existing parking lot in front of the building to its rear. (See Town Code, §§ 307-73(A), 73(B) & 73(F).) The fire access lane is sized to comply with Section 503 of the 2015 International Fire Code, "Fire Apparatus Access Roads." On-Site parking will also be improved, including repaving and restriping, with a total of sixty-three (63) spaces being proposed, with an additional forty-three (43) spaces proposed to be land-banked. (See Town Code, § 307-73(B).) Facilities like the proposed ALP generally do not require the substantial parking otherwise required by the Town Code, so the Applicant is also applying for a parking Special Permit to reduce the number of required parking spaces pursuant to Town Code Section 307-34.1. The Applicant will submit an analysis of similar facilities, which will prove that the Site will contain adequate parking

The Project will result in significant aesthetic improvements, which will give the existing building an updated appearance, and will incorporate residential elements to bring it into

greater harmony with the community. As seen in the Elevations included in this submission package, the aesthetics of the Site will be much improved, and will enhance the appearance of the Cortlandt Boulevard area. (See Town Code, § 307-73(H)). The only existing exterior façade building material which will remain is the brick. All windows will be replaced. The existing metal panels on the building will be removed and replaced with EIFS.¹ Gables and columns will also be incorporated into the façade to increase visual interest in the building and give it a more residential feel.

The visual appearance of the Site will also be significantly improved through landscaping. The Sentinel will substantially reduce the amount of asphalt on the Site fronting Lexington Avenue and will replace it with an approximately twenty-five foot (25') landscaped buffer area along Lexington Avenue (See Town Code, § 307-73(D).) The Applicant will ensure that the exterior lighting will be dark-sky compliant and downward facing, so that it will not adversely affect any neighboring properties. (See Town Code, § 307-73(C).) No regulated wetland areas will be disturbed as the result of the Project. (See Town Code, § 307-73(E).) In addition, the Sentinel's engineering consultant, Cronin Engineering, will develop a drainage plan to ensure that there are no adverse effects from stormwater runoff. (See Town Code, § 307-73(G)).

Although not a criterion under the Town Code, your Board should note that the Site is currently permitted to discharge up to 23,000 gallons per day of sanitary sewage to the Town of Yorktown sanitary sewer system. The initial analysis performed by the Applicant's consultants demonstrates that the daily discharge of sanitary sewage from the Project will be less than 23,000 gallons. The Applicant will be meeting with the Town of Yorktown Engineer to confirm his concurrence with this analysis.

Moreover, your Board should note that the Project will be handicapped accessible. The main entrance for the Project, which will still face Lexington Avenue, will be handicapped accessible, as will all emergency exits. The existing porte-cochere will be removed and replaced with one that will be fourteen (14) feet high. This will be high enough for emergency vehicles to pass through (unlike the existing porte-cochere).

Accordingly, the Sentinel's Site Plan Amendment Application complies fully with the criteria set forth in Town Code Section 307-73.

¹ "EIFS" is the acronym for Exterior Insulation and Finish System. EIFS is the generic terms for stucco.

Project Has No Potential For Significant Adverse Environmental Impacts

As set forth in the accompanying Short Environmental Assessment Form (“EAF”),² the Project does not have the potential to pose significant adverse impacts in any area of relevant environmental concern. Indeed, the marked improvements proposed in the Project will actually beneficially impact the facility and the public. See Gernatt Asphalt Products, Inc. v. Town of Sardinia, 87 N.Y.2d 668, 690, 642 N.Y.S.2d 164, 177 (1996) (affirming propriety of issuance of Negative Declaration under the State Environmental Quality Review Act (“SEQRA”) for proposed action that “would have only beneficial environmental effect,” noting that “focus” of EAF “is to identify *negative* environmental effects of the proposed action” (emphasis in the original)). Again, the Project proposes significantly enhanced facilities for Project residents, including a new dining space and recreational areas, as well as significant façade and landscaping additions, which will inure to the benefit of the wider community.

Also, again, the Project is permitted as of right by the Town Code, and does not require any variances from the applicable zoning bulk requirements. Inasmuch as Project residents will not drive, the Project has no potential to cause significant adverse traffic impacts. The Project will not adversely impact wetlands or other sensitive natural resources, and will maintain its connection to municipal sewer service.

As such, the Sentinel respectfully submits that the issuance of a Negative Declaration under SEQRA would be apt for the Project.

CONCLUSION

For all these reasons, we respectfully submit that the Project easily conforms with the Town’s Site Plan Amendment criteria and would be a commendable addition to the Town’s landscape. The Sentinel and its development team look forward to attending your Board’s May 1, 2018 Meeting to further discuss this exciting Project.

Please let us know if your Board has any questions in the interim.

Respectfully submitted,

ZARIN & STEINMETZ

By: 

Daniel M. Richmond

Michael J. Cunningham

² The Short EAF is appropriate in that the Project does not come close to any of the thresholds for Type I Actions under SEQRA. See 6 N.Y.C.R.R. §§ 617.4(b) & 617.6(a)(3).

DMR/mth

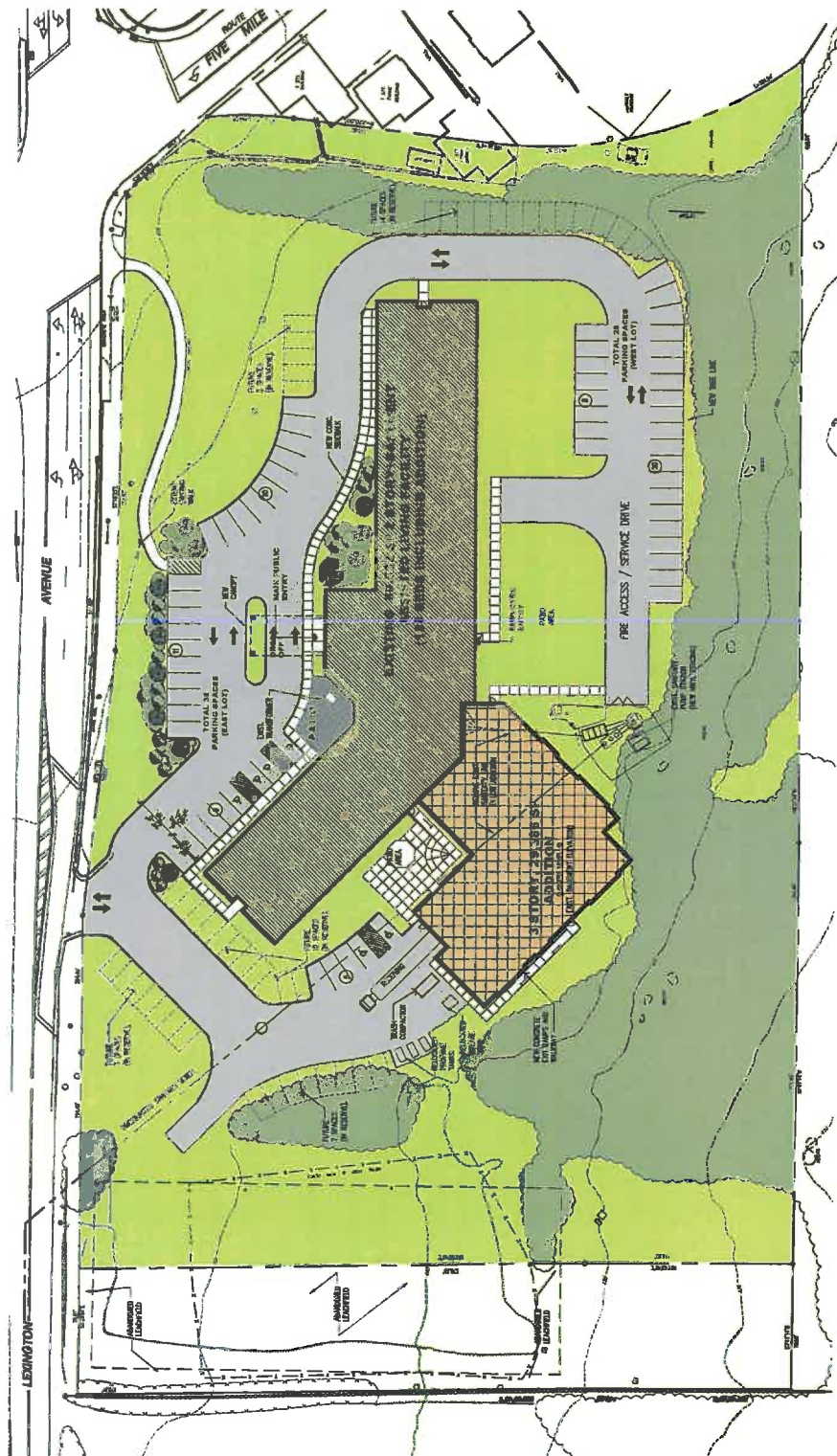
encs.

cc: Mr. Eric Newhouse
Mr. Neil Zelman
David A. Schlosser, AIA
Tim Cronin, PE
Chris Kehoe, AICP
Michael Preziosi, PE
Thomas Wood, Esq.

TOWN OF CORTLANDT ZONING BULK REQUIREMENTS - Highway Commercial (HC)

Item	Required	Proposed
1. Zoning District	Highway Commercial (HC)	No Change
2. Proposed Use	Other Health (HC Secs. 900-400) or Social Services (HC Sec. 93)	400 Bed Other Health (HC Secs. 900-400) or Social Services (HC Sec. 93)
3. Min. Lot Area	25,000 SF (Min 30'-0" x 100')	No Change
4. Min. Lot Width	100'	No Change
5. Max. Building Coverage	Max. 20%	12.48%
6. Max. Building Height	30' or 2 Stories	30' maximum
7. Min. Yards (Rtgs.)	30'	No Change
8. Front Setback	30'	10' (Rear), 8' (Side)
9. Rear Setback	30'	10' (Rear), 8' (Side)
10. Side Setback	30'	10' (Rear), 8' (Side)
11. Parking Requirements	100 Required (200' x 9, 300')	43 Spaces
12. Total Spaces		43 Spaces

- LEGEND**
- EXISTING (OR) NEW ASPHALT
 - EXISTING (OR) NEW GREEN SPACE
 - EXISTING BUILDING
 - BUILDING ADDITION



**TOTAL SITE PARKING :
63 SPACES INCLUDING 6 HANDICAPPED SPACES
43 FUTURE SPACES (IN RESERVE)**

1 PROPOSED SITE PLAN
1"=30'@"

Schopfer Architects LLP
 1115 JAMES ST.
 SYRACUSE, NY 13203
 FAX 315-474-9201

THE SENTINEL OF MOHEGAN LAKE
 3641 LEWINGTON AVENUE
 MOHEGAN LAKE, NEW YORK 10547

PROPOSED RENOVATION AND ADDITION

DATE: 08/20/2013
 DRAWN BY: J. SCHOPFER
 CHECKED BY: J. SCHOPFER
 SCALE: AS SHOWN
 SHEET NO. 17253