



TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

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TOWN OF CORTLANDT TOWN BOARD
NOTICE OF INTENT TO DECLARE LEAD AGENCY

Proposed Action: **Establishment of Medical Oriented District (MOD)
and redevelopment of two development sites within
the MOD**

**NOTICE TO INVOLVED AGENCIES THAT LEAD AGENCY MUST BE DESIGNATED
WITHIN THIRTY (30) DAYS OF JANUARY 26, 2018**

This Notice is issued pursuant to Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to designate a lead agency.

LEAD AGENCY DESIGNATION

Under the applicable standards of SEQR 6 NYCRR Part 617.6(b), the Town of Cortlandt Town Board concludes that it should be designated as the lead agency in the coordinated environmental review of the proposed action. This notification is being sent to involved agencies with the request that you consent to our agency serving as lead agency. If, however, you do not agree, you may follow the procedures outlined in 6 NYCRR 617.6(b)(5).

This Notice is being mailed on **January 26, 2018**. We would ask that each involved agency fill out the annexed form either consenting or not consenting that our agency serve as lead agency and return it on or before **February 26, 2018**. Responses should be sent to the within named contact person, who may be contacted for further information.

IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTREPRETED AS CONSENT THAT THE TOWN OF CORTLANDT TOWN BOARD SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQR DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.

LEAD AGENCY NOTICE
DATA SHEET

Name of Action/Project: Establishment of Medical Oriented District (MOD) and redevelopment of two development sites within the MOD

Name of Agency Town of Cortlandt Town Board
Sending this Notice:

SEQR Status: X Type I Action
 Type II Action
 Unlisted Action

Description of Action: The Proposed Action is: 1) the adoption of a Medical Oriented District (MOD) in the area surrounding the existing New York Presbyterian Hospital (NYPH) facility to support the creation of a mixed-use commercial center; and 2) the redevelopment of two sites within the MOD with a mix of medical, residential, and commercial uses.

Medical Oriented District

The Town of Cortlandt is proposing to establish an optional “Medical Oriented District (MOD)” along Route 202/35 in the area surrounding NYPH generally bounded by the municipal boundary with the City of Peekskill to the west and Conklin Avenue to the east (see Figure 1). Property owners with eligible parcels in this district can apply to receive a MOD campus designation which can be affixed to a qualifying parcel of land. Once a parcel receives MOD campus designation, the parcel is governed by the use, dimensional and other provisions of the MOD zoning regulations and MOD zoning replaces the existing zoning. The intent of the MOD is to encourage economic revitalization in the area surrounding the hospital center and to enable and implement the goals and recommendations outlined in the Town’s 2016 Sustainable Comprehensive Plan titled “*Envision Cortlandt.*” It is further the intent of this district to provide a continuum of care and allow patients access to a wide range of health services and other complementary uses in one central area with the look, feel and function of a future “Town Center.”

Proposed Redevelopment

The Proposed Action also includes two mixed-use development proposals on two sites comprised of several parcels within the proposed MOD (see Figure 2). The two sites shall be referred to as the Gyrodyne Site and the Evergreen Site. These sites are proposed to be redeveloped with a mix of medical, residential, and commercial uses.

Gyrodyne Site

The Proposed Project would include the redevelopment of eight contiguous parcels totaling 13.8 acres with 100,000 sf of medical office, 4,000 sf of complementary retail, 200 residential units (10% studio, 10% 2-bedroom, and 80% one bedroom), 180 structured parking spaces and 383 at-grade parking spaces. The proposed new development would replace the existing medical office buildings (33,000sf) and single-family home on the site. The development would also include a publicly accessible hamlet green and plaza area, publicly accessible open space around Orchard Lake, pedestrian pathways, sidewalks along the Route 202 frontage, landscaping, and a new transit stop.

Evergreen Site

The Proposed Project would include the redevelopment of three vacant contiguous parcels totaling 28 acres with 120 assisted living units, a hotel with 100 rooms, 22,000 sf of complementary retail, 120 residential units (20 studio, 75 one-bedroom, and 25 two- bedroom), and 402 parking spaces.

Location of Action:

Town/Municipality: Town of Cortlandt
County: Westchester
Location: Route 202 in Cortlandt Manor

For further information:

CONTACT PERSON

Mr. Chris Kehoe, Deputy Director Department of Technical Services
1 Heady Street
Cortlandt Manor, NY 10567
Phone: 914-734-1080

DATED: **January 26, 2018**

ATTACHMENTS TO THIS NOTICE:

Location Map

To view the following documents please visit www.townofcortlandt.com/MOD

- Proposed DRAFT Medical Oriented District (MOD) Zoning
- A Full Environmental Assessment Form (Part 1) for the Proposed Action including:
 - Medical Oriented District (MOD) Zoning
 - Gyrodyne Site
 - Evergreen Site
- A Full Environmental Assessment Form (EAF) Part 1 and Project Narrative for Gyrodyne Site ONLY
- Preliminary Site Plan for Gyrodyne Site
- A Full Environmental Assessment Form (EAF) Part 1 and Project Narrative for Evergreen Site ONLY
- Preliminary Site Plan for Evergreen Site

A copy of this Notice is being sent to the following INVOLVED AND INTERESTED AGENCIES:

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
Peebles Island, P.O. Box 189
Waterford, New York 12188-0189

Town of Cortlandt Planning Board
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, Acting Commissioner
Westchester County 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

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 Street
(Top Floor, 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

STATE OF NEW YORK
TOWN OF CORTLANDT
COUNTY OF WESTCHESTER

Proposed Lead Agency: Town of Cortlandt Town Board

Name of Proposed Action/Project: **Establishment of Medical Oriented District (MOD) and redevelopment of two development sites within the MOD**

RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD AGENCY REGARDING THE ABOVE ACTION

On behalf of _____, I, _____, acknowledge receipt of the Lead Agency Notice in this matter.

The above-named involved agency hereby:

[PLEASE CHECK ONE]

- CONSENTS** that the proposed agency serve as lead agency in this application, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearings in this matter.
- DOES NOT CONSENT** to the proposed agency serving as lead agency in this application and wishes that _____ serve as lead agency. To contest lead agency designation, the undersigned intends to follow the procedures outlined in 6 NYCRR 617.6(b)(5).
- TAKES NO POSITION** on Lead Agency designation.

DATED: _____,
_____, New York

Agency Name

By: _____
[signature]

[print signer's name]

Please return to:

Mr. Chris Kehoe, Deputy Director Department of Technical Services
1 Heady Street
Cortlandt Manor, NY 10567
Phone: 914-734-1080