Chapter 16: Visual Resources

A. PROPOSED ZONING ACTION (GENERIC ANALYSIS)

EXISTING CONDITIONS

The Proposed MOD Zoning area is comprised of approximately 105 acres and 34 parcels located along Route 202/35/Crompond Road adjacent to the border of the City of Peekskill. The Zoning Area is surrounds the New York Presbyterian Hospital Campus and has a largely suburban character dominated by medical and single lot residential uses with some community and neighborhood commercial uses interspersed throughout. The Proposed MOD Zoning Area would function as a gateway and transition between the suburban residential character east and south of the Proposed MOD and the denser more urban residential and commercial land use character to the west and north closer to the City of Peekskill.

The New York Presbyterian Hospital Campus comprises the largest single land use in the MOD Zoning Area and is a visual focal point. From Route 202/35/Crompond Road, the modern 5-story hospital building visually dominates the corridor (**see Figure 16-1, Photo 1)**. Intervening topography and vegetation limit views into the hospital campus from most land uses outside of the proposed MOD. Views of the Cortlandt Medical Center (proposed Gyrodyne site) located across from the hospital are also limited from Route 202/35/Crompond Road due to intervening topography, the building setbacks, vegetation, and the existing single-family residential structures fronting the site (**see Figure 16-1, Photo 2**).

Located west of the Cortlandt Medical Center is the Church of the Holy Spirit and a number of single-family residential homes on small lots along Buttonwood Avenue (**see Figure 16-1, Photo 3**). Many of the homes on Buttonwood Avenue directly abut the Cortlandt Medical Center site and have seasonal views into the site from the rear yards. Lafayette Avenue borders the eastern side of the Cortlandt Medical Center site and a small portion of the northern end of Lafayette Avenue is located within the MOD (**see Figure 16-2, Photo 4**). Lafayette Avenue is a designated historic road in the Town of Cortlandt and is characterized by larger lot residential homes fronted by stone walls and large trees (**see Figure 16-2, Photo 5**). Views from Lafayette Avenue into the Cortlandt Medical Site are limited by existing mature vegetation along Lafayette Avenue and the intervening topography which buffers views into the site. The portion of Lafayette Avenue in the MOD is at a higher elevation than the surrounding land uses and slopes steeply down towards Route 202/35/Crompond Road where it is aligned directly across Route 202/35/Crompond Road from a signalized entrance to the NYPH campus.

Abutting Lafayette Avenue to the east is the proposed Evergreen Manor site. Views into the site from Lafayette Avenue and Route 202/35/Crompond Road are extremely limited by the existing woody vegetation and topography (**see Figure 16-2, Photo 6**). None of the existing structures on the Evergreen Manor site are visible from the road.

Across Route 202/35/Crompond Road from the Evergreen Manor site is Conklin Avenue. Conklin Avenue is characterized by older single-family residences. Views of the Evergreen Manor Site

Photo 1: View of NYPH from Route 202/35/Crompond Road looking northeast

Photo 2: View of Cortlandt Medical Center from 202/35/Crompond Road looking south

Photo 3: View of entrance to Buttonwood Neighborhood from Route 202/35/Crompond Road

Figure 16-1
MOD Zoning Area
Photos

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Photo 4: View of Lafayette Avenue from Route 202/35/Crompond Road looking east

Photo 5: View of Lafayette Avenue from Route 202/35/Crompond Road looking south

Photo 6: View of Evergreen Manor Site near Conklin looking east

Figure 16-2

MOD Zoning Area Photos

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from Conklin Avenue are limited due to existing vegetation. The eastern border of the Evergreen Manor site is bordered by single-family residential homes along Tamarack Avenue and its side streets such as Cypress Lane and Nancy Lane. Most of the homes along Tamarack Avenue are situated on a ridge at a higher elevation than the proposed Evergreen Manor site. The backyards of a small number of homes overlook the site. Views into the Evergreen Manor site from Tamarack Avenue and the associated side streets are currently buffered by the existing mature vegetation and topography.

Within the Proposed MOD Zoning Area, Route 202/35/Crompond Road is a tree-lined two lane road. Land uses within a quarter mile north of the MOD Zoning Area include the Route 6 commercial corridor and land uses such as the Beach Shopping Center, fast food establishments, auto uses, banks, a rehabilitation center, and several multi-family housing developments. Land uses within a quarter mile west of the MOD Zoning Area are largely characterized by multi-family residential developments with some small lot single-family residential. Land uses within a quarter mile east and south of the MOD are largely suburban residential single-family homes.

FUTURE WITHOUT THE PROPOSED ACTION (NO-BUILD CONDITION)

In the Future without the Proposed Action, there are no known projects in Cortlandt Manor that would be anticipated to have a visual impact on the MOD Zoning Area. Less than 0.25 miles from the MOD in the City of Peekskill, a proposed 53-unit 5-story independent senior living housing development has been approved on the former Christopher Columbus Society site.

PROBABLE IMPACTS OF THE PROPOSED ZONING (BUILD CONDITION)

The Proposed MOD Zoning is not anticipated to adversely impact visual resources in the Town of Cortlandt as it does not directly authorize a specific development. The impacts to visual resources would be dependent on subsequent site plans once parcels receive a MOD designation. Development expected to result from the Proposed Zoning Action would introduce: up to approximately 366 residential dwelling units (DUs), an assisted living facility with 120-beds; up to approximately 227,000 gross square feet (gsf) of commercial uses, including approximately 15,000 gsf of medical/dental lab space; approximately 185,000 gsf of medical office uses; a 100-room (52,000-gsf) hotel; and up to approximately 60,000 gsf of retail uses, including restaurant space. The total estimated parking added to the MOD based on a full build-out would be approximately 1,866 spaces.

A MOD designation would allow new uses and higher densities than are currently allowed under existing zoning. Under full build-out of the Proposed Action, it is expected that trees would be removed on MOD designated parcels and new buildings would be constructed with surface parking and/or structured parking. Sidewalks would also be constructed along the Route 202/35/Crompond Road frontage. MOD Development could potentially be partially visible from residential parcels abutting or in close proximity to undeveloped or underdeveloped MOD designated sites. Landscaping plans would be required to buffer and soften views of the sites from surrounding residential uses. The proposed MOD would allow 5-story buildings up to 60 feet in height similar to the height and bulk of the existing NYPH. Therefore, the Proposed Action would be expected to result in the construction of larger and taller buildings as well as denser more compact development. The appearance of the Route 202/35/Crompond Road corridor would be expected to change due to the new uses, denser development, and removal of trees. Although there would be visual changes to the MOD Zoning Area, these changes would be expected to support

the planned economic growth of the MOD and would not be inconsistent with the surrounding MOD uses. The MOD Zoning would be expected to create a neighborhood scale campus-like atmosphere and would encourage the use of compatible design, building materials, signage and other architectural elements among developments. All projects proposed under MOD Zoning would be required to complete a site-specific SEQR analysis to identify the potential for specific impacts on visual resources. Therefore, no significant adverse visual impacts would be expected to result from the Proposed Zoning Action.

MITIGATION

As part of the Proposed MOD Zoning, new developments in the MOD would be expected to include amenities such as including lighting, streetscape, landscaping, and signage that are compatible and consistent with the architecture, streetscape, and signage of other properties located within the MOD. MOD projects would be expected to replace the visual prominence of large parking lots with attractive streetscape, landscaping, sidewalks, public spaces, activity areas (such as outdoor seating) along Route 202/35 to encourage walkability, connectivity between MOD uses and to provide a more bicycle and pedestrian friendly commercial center with connections to adjacent residential neighborhoods. The Proposed MOD Zoning would encourage mixed-use development that is intended to create a sense of place and visual gateway to the district. All projects proposed under MOD Zoning would be required to complete a site-specific SEQR analysis to identify the potential for specific impacts on visual resources. If any impacts are identified modification to the project or mitigation would be required to avoid or lessen the potential for significant adverse visual impacts.

B. MOD DEVELOPMENT PLAN

EXISTING CONDITIONS

EVERGREEN

Site Location

Views to the Evergreen Manor Project Site from public vantage points are from public streets which range from arterial roads (Route 202/35/Crompond Road) to major streets (Lafayette Avenue) to minor streets and dead-end streets (Tamarack Drive, Nancy Lane and Cypress Lane). The land uses and character of the surrounding area is described in Chapter 2, Land Use, Community Character, Zoning and Public Policy.

Visual Conditions of the Evergreen Manor Project Site

Based on discussion with Town Staff, five publicly accessible vantage points were identified from which existing photographs have been taken and visual simulations prepared as shown on **Figure 16-3**, Visual Analysis Key Map. The photographs of the Evergreen Manor Project Site were taken in January 2019 during leaf-off conditions.

Figure 16-4, View 1: Cypress Lane is a view looking west into the Evergreen Manor Project Site from the end of Cypress Lane, a dead-end street on the west side of Tamarack Drive. The existing structures, 350 feet to 400 feet to the west, are partially visible through the existing trees along the western boundary of the Evergreen Manor Site.

PLOTTED BY: DIVNEY TUNG SCHWALBE, LLP STEINBERG, MATTHEW N. 1/9/2019 10:42 AM L:\812 EVERGREEN MANOR - CORTLANDT\812 VIEW LOCATIONS PLAN FIG.DWG

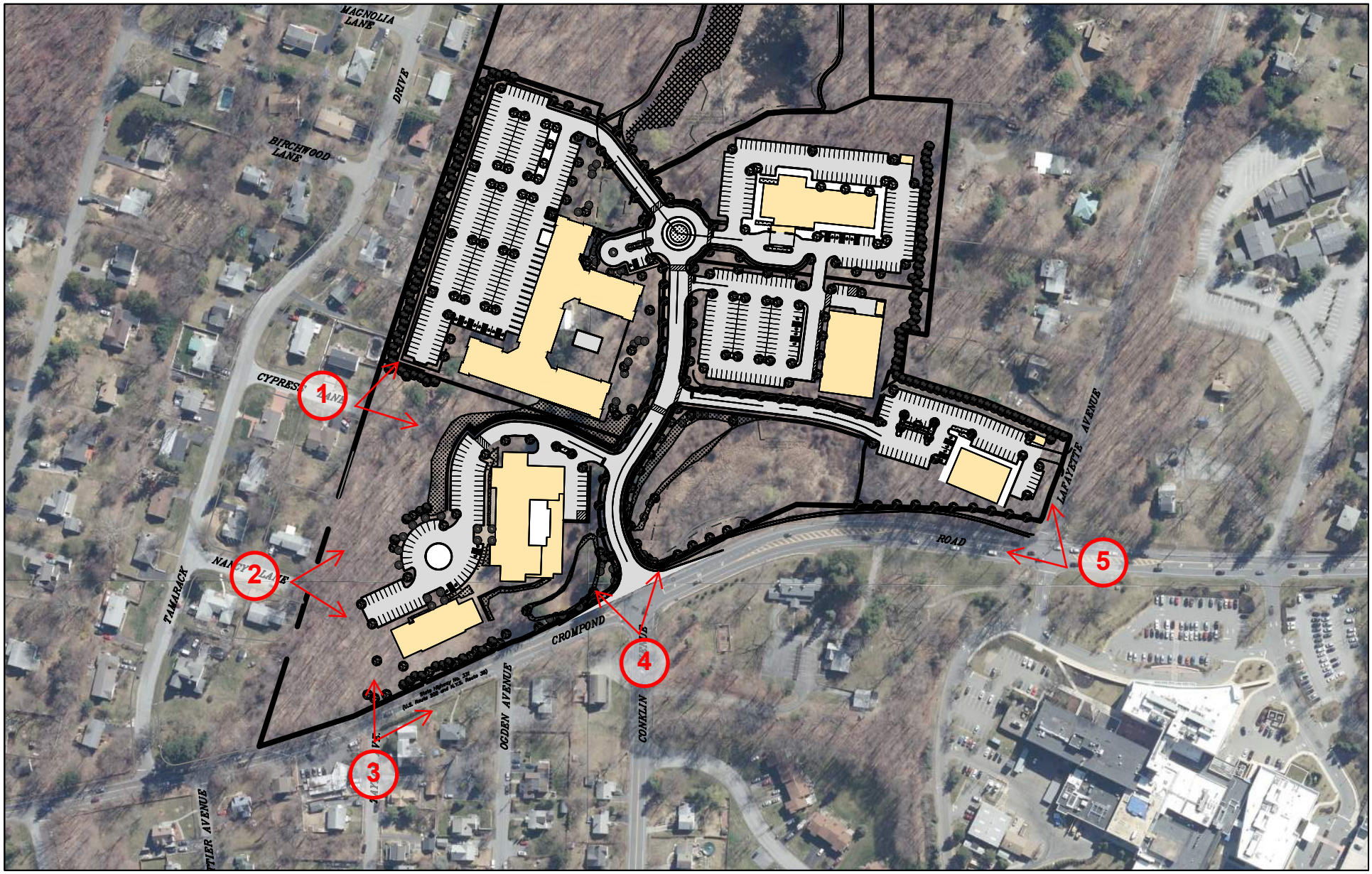

Figure 16-3
VISUAL ANALYSIS KEY MAP

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DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

N

The information contained in this data is NOT to be construed as a legal description.
The town and its consultants do NOT provide any gurantee of accuracy or completeness and will NOT be held liable for any damages or losses doe to its use. **Data Sources:** Westchester County GIS, Town of Cortlandt GIS, ESRI

PROPOSED

EXISTING

Figure 16-4

VIEW 1: CYPRESS LANE

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N

Figure 16-5, View 2: Nancy Lane is a view looking west into the Evergreen Manor Project Site from the end of Nancy Lane, a dead-end street on the west side of Tamarack Drive. Existing off-site structures located along the north side of Crompond Road, over 500 feet away, are partially visible through the existing trees on the Evergreen Manor Site.

Figure 16-6, View 3: Taylor Lane is a view looking south into the Evergreen Manor Project Site from Taylor Lane at Crompond Road. From this distance, the existing former Evergreen Manor Hotel approximately 600 feet away is barely visible through the existing trees.

Figure 16-7, View 4: Conklin Lane is a view looking south into the Evergreen Manor Project Site from Conklin Avenue at Crompond Road. From this distance, the existing former Evergreen Manor Hotel is located approximately 300 feet to the south but is largely obscured by existing trees. The existing wetland to be preserved is located in the lower righthand portion of the photo.

Figure 16-8, View 5: Lafayette Avenue ¬is a view looking to the southeast into the Evergreen Manor Project from the intersection of Crompond Road and Lafayette Avenue.

GYRODYNE

Site Location

The Gyrodyne Project Site is visible from public vantage points along Route 202/35/Crompond Road, Lafayette Avenue, and Buttonwood Avenue.

Visual Conditions of the Gyrodyne Project Site

Based on discussion with Town Staff, six publicly accessible vantage points were identified from which cross sections were developed and visual simulations prepared (**see figure 16-9**). Cross sections were developed for the following locations:

Figure 16-10, Cross Section A-A, from residential homes on the east side of Buttonwood Avenue

Figure 16-11, Cross Section B-B, from residential homes of the west side of Lafayette south of the proposed residential building

Figure 16-12, Cross Section C-C, from residential homes located on the east side of Lafayette Avenue to the east of the Gyrodyne Site

Figure 16-13, Cross Section D-D, from residential homes west of the proposed medical office building on the east side of Buttonwood Avenue

Figure 16-14, Cross Section E-E, from residential homes located west of proposed medical office building on east side of Buttonwood Avenue closer to Route 202/35/Crompond Road

Figure 16-15, Cross Section F-F, from existing wooded area located at the southeast corner of Lafayette Avenue and Crompond Road

PROBABLE IMPACTS OF MOD DEVELOPMENT PLAN

EVERGREEN

Visual Simulations

Visual simulations have been prepared by inserting three-dimensional models of the Evergreen Manor Project into the photographic images of the selected public vantage points discussed.

PROPOSED

EXISTING

Figure 16-5
VIEW 2: NANCY LANE

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N

PROPOSED

EXISTING

Figure 16-6
VIEW 3: TAYLOR LANE

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N

PROPOSED

EXISTING

Figure 16-7
VIEW 4: CONKLIN LANE

Medical Oriented District
Draft Generic Environmental
Impact Statement

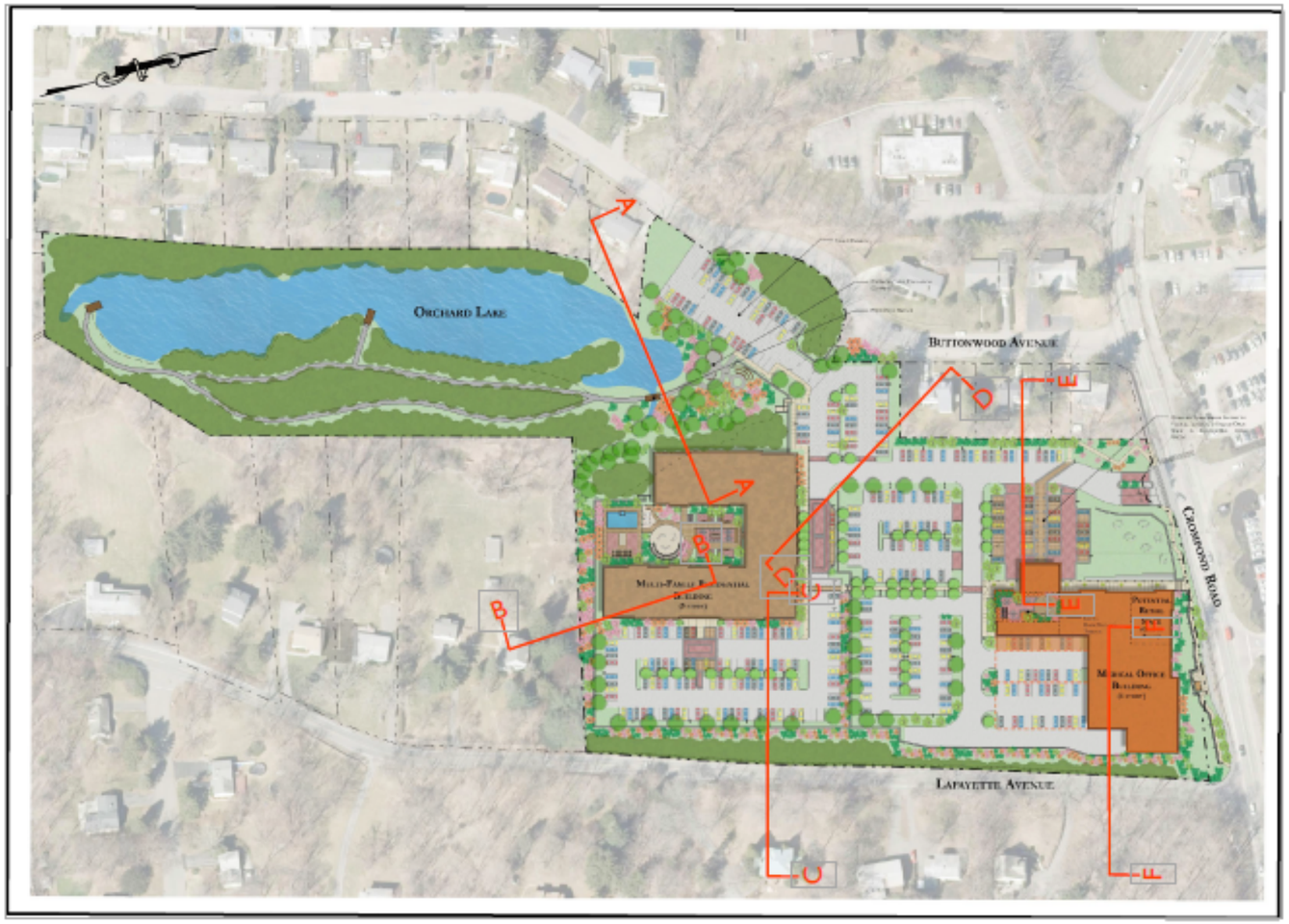
N

PROPOSED

EXISTING

Figure 16-8
View 5: Lafayette Avenue

N



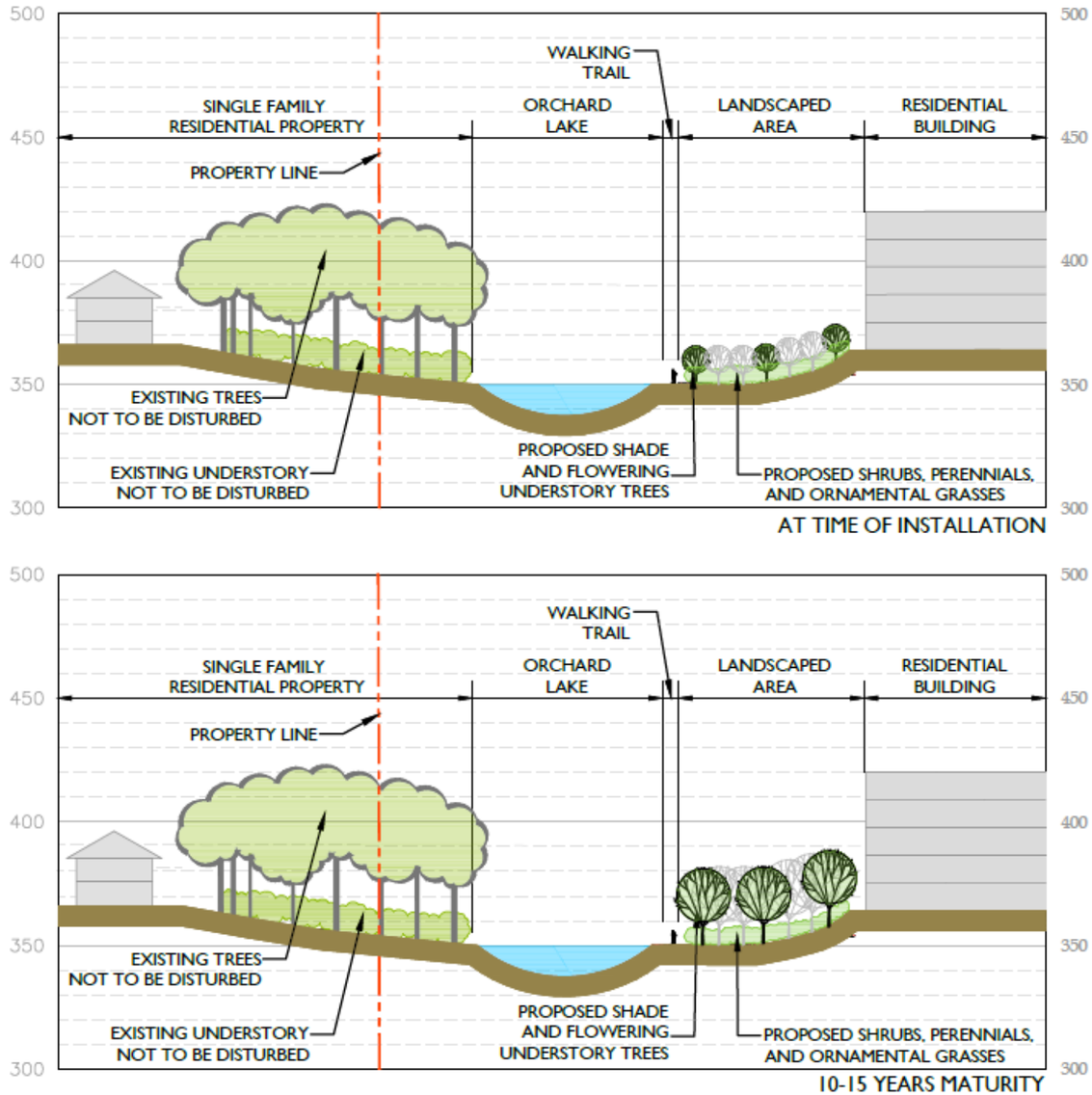
CROSS SECTION LOCATION MAP

1"=200'-0"

Figure 16-9
Gyrodyne Cross Section Location Key

Cameron Engineering

Not to scale



A-A CROSS SECTION THROUGH MULTI-FAMILY RESIDENTIAL BUILDING AND ORCHARD LAKE

HORIZONTAL – 1"=50'–0"
VERTICAL – 1"=50'–0"

LOCATION MAP

1"–200'–0"

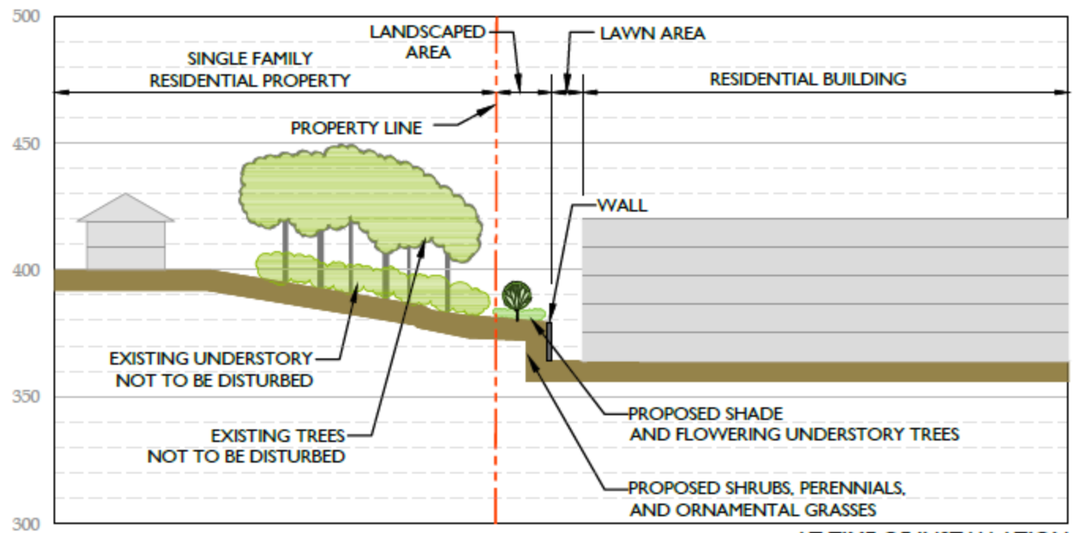
CAMERON ENGINEERING & ASSOCIATES, LLP

SITE CROSS SECTIONS

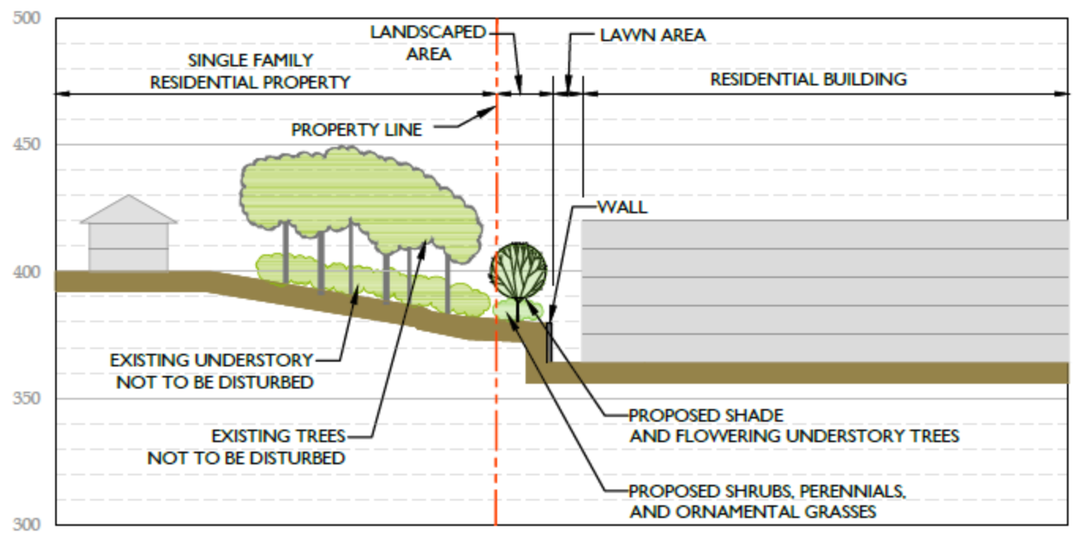
Figure 16-10
Gyrodyne Cross Section Location A

CAMERON ENGINEERING

Not to scale



AT TIME OF INSTALLATION



10-15 YEARS MATURITY

B-B CROSS SECTION THROUGH MULTI-FAMILY RESIDENTIAL BUILDING AND SINGLE RESIDENTIAL PROPERTY

HORIZONTAL – 1"=50'-0"
VERTICAL – 1"=50'-0"

LOCATION MAP

1"=200'-0"

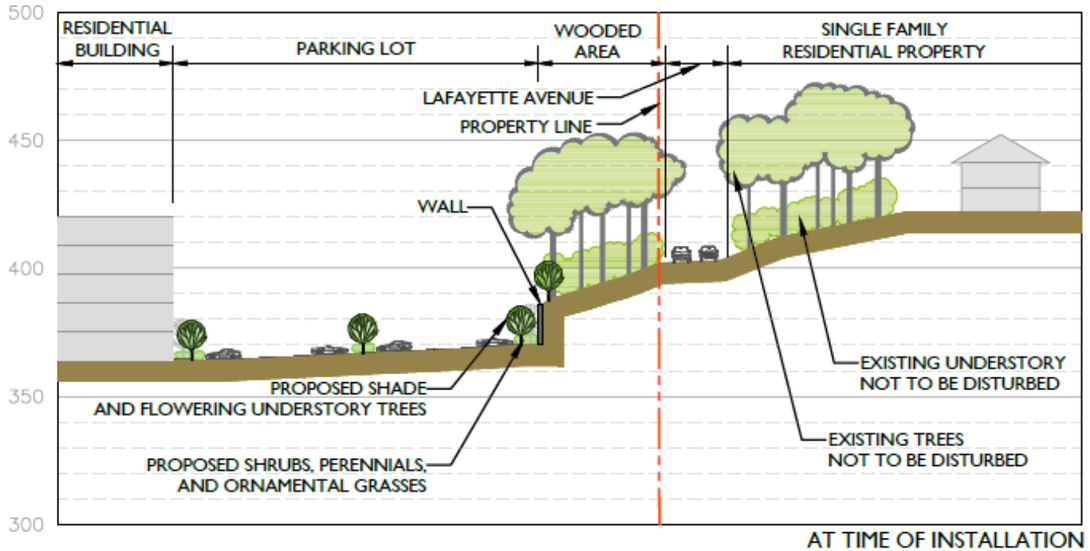
CAMERON ENGINEERING & ASSOCIATES, LLP

SITE CROSS SECTIONS

Figure 16-11
Gyrodyne Cross Section Location B

CAMERON ENGINEERING

Not to scale



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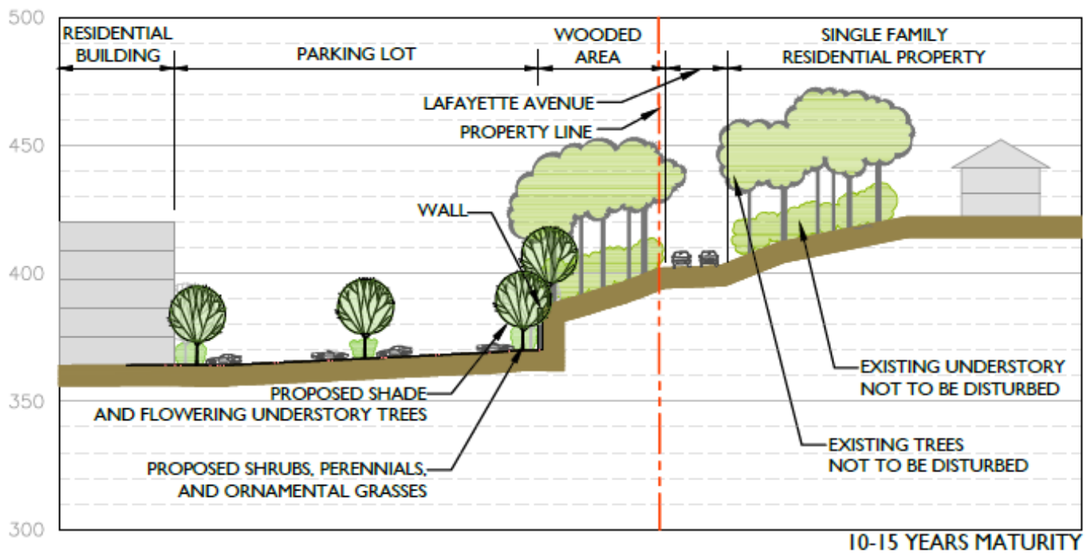


10-15 YEARS MATURITY

C-C CROSS SECTION THROUGH MULTI-FAMILY RESIDENTIAL BUILDING AND PARKING LOT

HORIZONTAL – 1"=50'–0"
VERTICAL – 1"=50'–0"

LOCATION MAP

1"–200'–0"

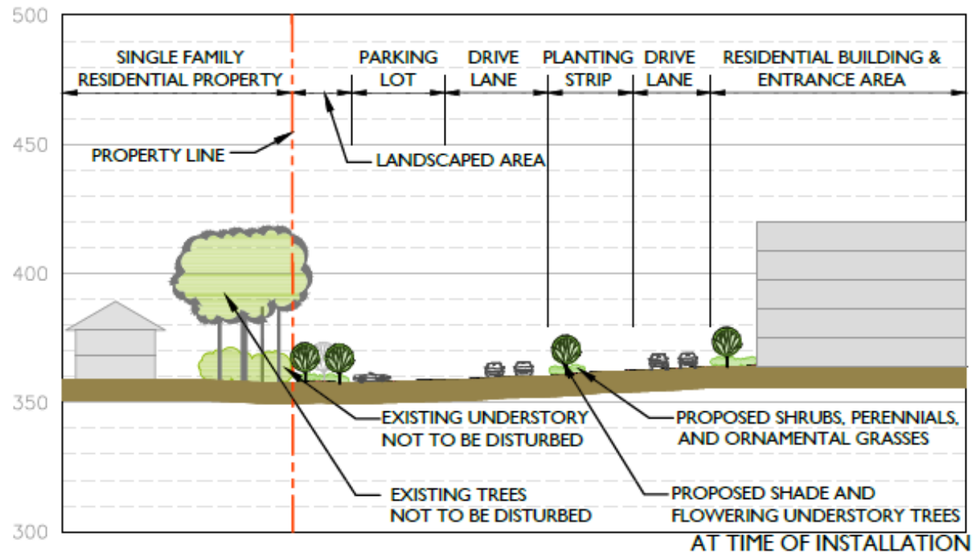
CAMERON ENGINEERING & ASSOCIATES, LLP

SITE CROSS SECTIONS

Figure 16-12
Gyrodyne Cross Section Location C

CAMERON ENGINEERING

Not to scale



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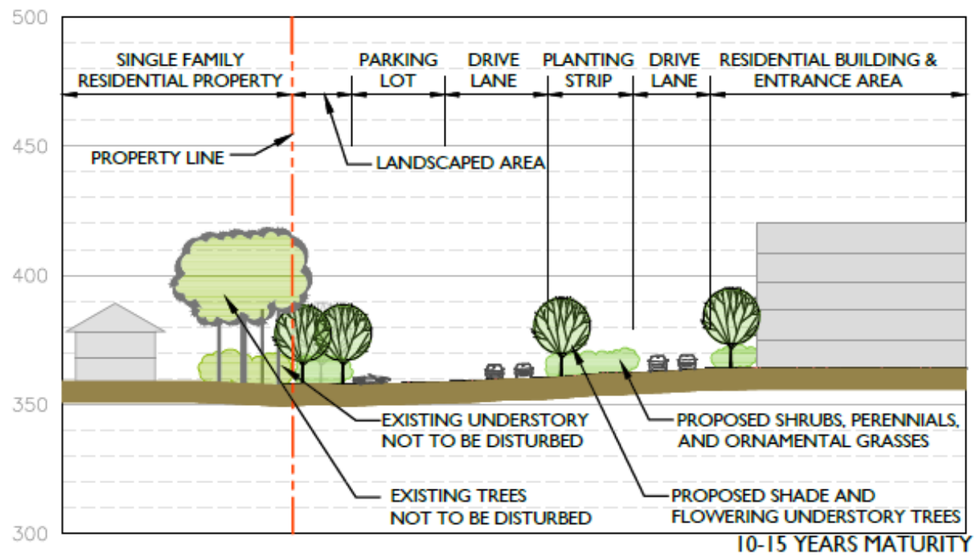


10-15 YEARS MATURITY

D-D CROSS SECTION THROUGH MULTI-FAMILY RESIDENTIAL BUILDING AND SINGLE FAMILY RESIDENTIAL

HORIZONTAL – 1"=50'–0"
VERTICAL – 1"=50'–0"

LOCATION MAP

1"–200'–0"

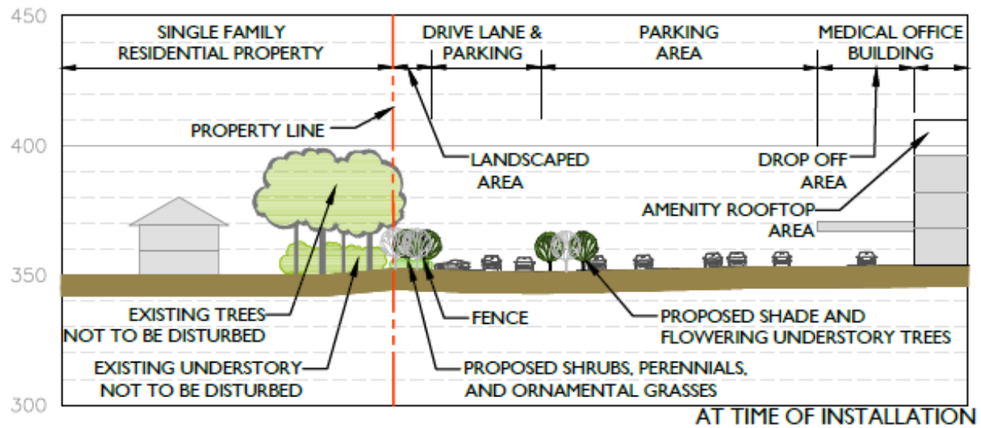
CAMERON ENGINEERING & ASSOCIATES, LLP

SITE CROSS SECTIONS

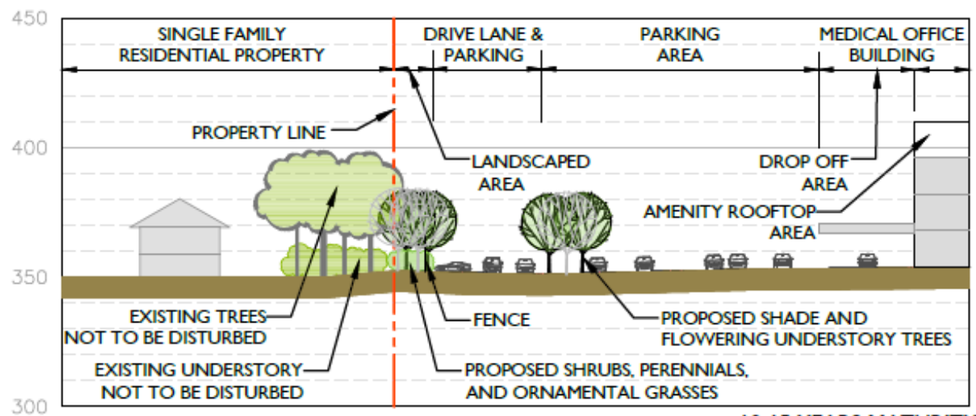
Figure 16-13
Gyrodyne Cross Section Location D

CAMERON ENGINEERING

Not to scale



AT TIME OF INSTALLATION



10-15 YEARS MATURITY

E-E CROSS SECTION THROUGH MEDICAL OFFICE BUILDING AND SINGLE FAMILY RESIDENTIAL PROPERTY

HORIZONTAL – 1"=50'–0"
VERTICAL – 1"=50'–0"

LOCATION MAP

1"–200'–0"

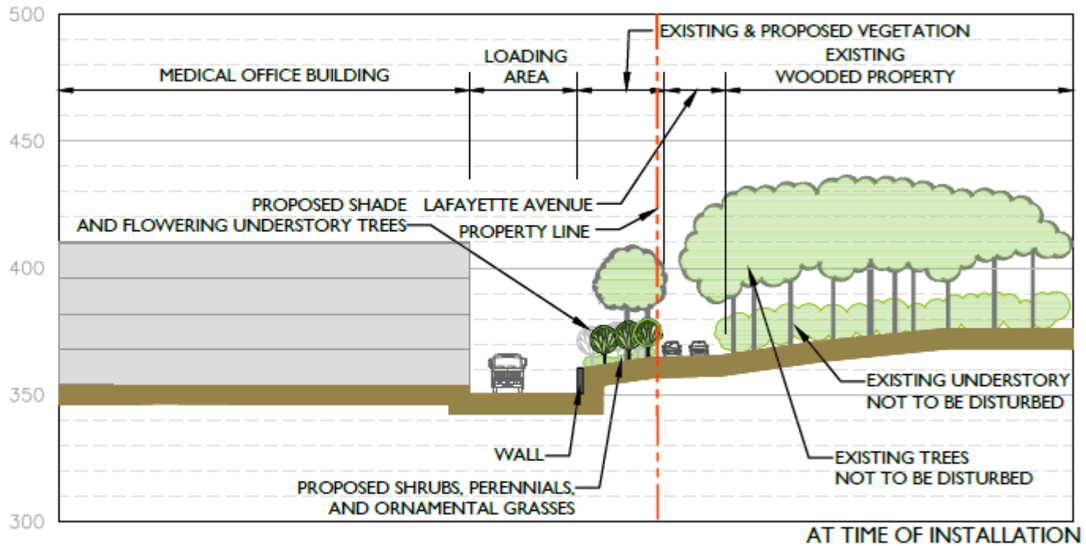
CAMERON ENGINEERING & ASSOCIATES, LLP

SITE CROSS SECTIONS

Figure 16-14
Gyrodyne Cross Section Location E

CAMERON ENGINEERING

Not to scale



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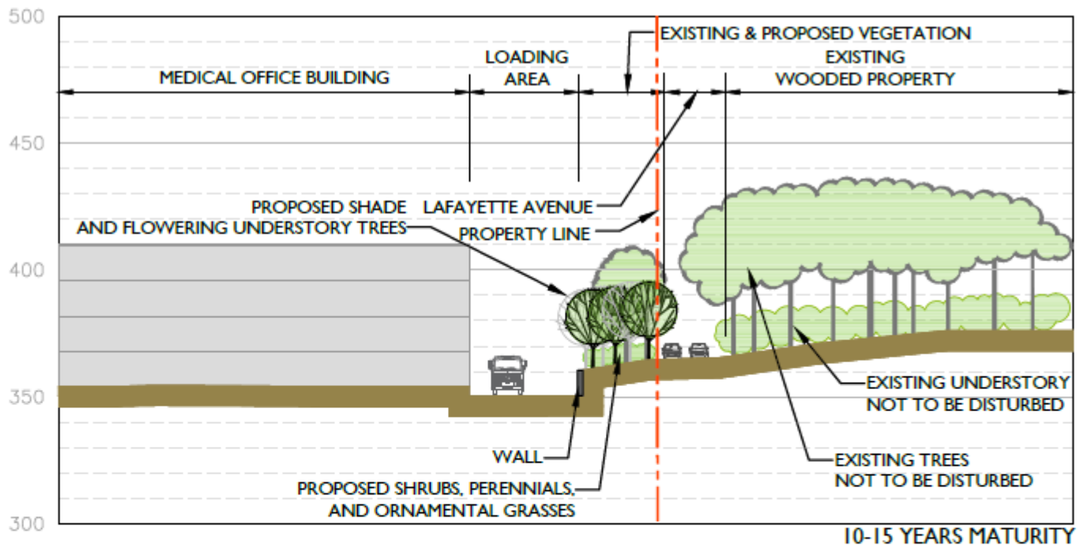


10-15 YEARS MATURITY

F-F CROSS SECTION THROUGH MEDICAL OFFICE BUILDING AND EXISTING WOODED AREA

HORIZONTAL – 1"=50'–0"
VERTICAL – 1"=50'–0"

LOCATION MAP

1"–200'–0"

CAMERON ENGINEERING & ASSOCIATES, LLP

SITE CROSS SECTIONS

Figure 16-15
Gyrodyne Cross Section Location F

CAMERON ENGINEERING

Not to scale

Utilizing surveyed topographic contour information assigned with elevation coordinates, existing and proposed computer-generated terrain models were created to simulate the Evergreen Manor Project's topographic conditions.

Using the same coordinate system as the survey, existing and proposed building footprints, pavement, and plantings per the landscape plan were located on the terrain models. Three-dimensional architectural models were created by the project architects, which were merged with the terrain model utilizing 3D design software. Perspective views were created in the software that simulate the vantage point, eye level, and camera angle at which the existing conditions photographs were taken. Merging the computer-generated perspective view of proposed conditions with the existing conditions photographs yields the visual simulations presented in this document.

Where the proposed buildings would not be visible from the vantage points due to intervening topography, trees, or buildings, the outline of the proposed buildings is represented with a dashed line.

The visual simulations are discussed below.

Figure 16-4, View 1: Cypress Lane - This view includes a visual simulation illustrating views of the proposed Evergreen Manor Project looking to the west from Cypress Lane. The proposed multifamily residential building and assisted living building would be located approximately 200 feet and 275 feet from this vantage point, respectively. As shown in the simulation, the upper levels of both buildings would be partially visible from this vantage point during winter months. Topographical changes between the adjacent neighborhood and the proposed buildings and proposed landscaping, featuring evergreen trees and shrubs, partially obscure lower levels of the proposed buildings. Existing vegetation that would remain along the Evergreen Manor Project Site perimeter and proposed landscaping would further screen views of the proposed buildings during summer months.

Figure 16-5, View 2: Nancy Lane - This view includes a visual simulation illustrating views of the proposed Evergreen Manor Project looking to the west from Nancy Lane. The proposed multifamily residential building, assisted living building and independent living building would be located approximately 500 feet, 360 feet and 225 feet from this vantage point, respectively. As shown in the simulation, the buildings would be partially visible from this vantage point during winter months. Topographical changes between the adjacent neighborhood and the proposed buildings and proposed landscaping, featuring evergreen trees and shrubs, partially obscure lower levels of the proposed buildings. Existing vegetation that would remain along the Evergreen Manor Project Site perimeter and proposed landscaping would further screen views of the proposed buildings during summer months.

Figure 16-6, View 3: Taylor Lane - This view includes a visual simulation illustrating views of the proposed Evergreen Manor Project looking to the southwest along Crompond Road near the intersection of Taylor Lane. The assisted living building and independent living building would be located approximately 140 feet and 425 feet from this vantage point, respectively. The proposed commercial building is partially visible over 1,000 feet from this vantage point. Site landscaping, tiered retaining walls in earth tone colors, and proposed architecture featuring a neutral color palette, sloping roof lines, well-spaced windows and architectural detailing are proposed to break up the massing of the various elements and provide visual interest.

Figure 16-7, View 4: Conklin Lane - This view includes a visual simulation of the proposed Evergreen Manor Project looking to the south at the main entry road from the intersection of Crompond Road and Conklin Avenue. As shown in the simulation, the project would feature a

central tree-lined main entry roadway with a sidewalk from Crompond Road. From this vantage point the proposed assisted living and independent living buildings, the multifamily residential building and hotel would be visible. Site landscaping, retaining walls in earth tone colors, and proposed architecture featuring a neutral color palette and architectural detailing are proposed to break up the massing of the various elements and provide visual interest. The existing wetland located in the lower righthand portion of the photo would be preserved and enhanced through the removal of invasive species.

Figure 16-8, View 5: Lafayette Avenue - This view shows the proposed Evergreen Manor Project looking to the southeast along Crompond Road near the intersection of Lafayette Avenue. The proposed restaurant building is in the foreground approximately 150 feet from this vantage point. The commercial building and hotel would be partially visible. The assisted living building and residential buildings are located over 800 feet from this vantage point. Site landscaping, retaining walls in earth tone colors, and proposed architecture featuring a neutral color palette and architectural detailing are proposed to break up the massing of the various elements and provide visual interest. As shown in this view, a new sidewalk is proposed along the Crompond Road frontage to provide pedestrian access to the Evergreen Manor Project Site.

GYRODYNE

The following are descriptions of the cross sections and visual renderings made for the Gyrodyne Project showing the potential visibility of the project from surrounding areas and what measures are being taken to mitigate any visual impact as much as possible. The following are descriptions of six different cross sections of the property.

Figure 16-10, Cross Section A-A: Homes on east side of Buttonwood Avenue (west side of Orchard Lake) through Orchard Lake and multi-family residential building (view from 218 Buttonwood Avenue)

The existing trees and understory vegetation between the homes and the lake will provide a natural screening of the view from the homes, across the lake and towards the west elevation of the multi-family residential building. Proposed trees and shrubs planted between the lake and the residential building will help to screen the lower floors of the building. Any views of the Gyrodyne Project from the homes on Buttonwood Avenue would be of the south and west elevations of the multi-family residential building, which is being designed in a Tudor revival style. The homes on Buttonwood Avenue are at approximately the same finished floor elevation (FFE) as the residential building, with the ground sloping downward away from the homes towards the lake. The homes are no closer than approximately 290 feet from the residential building.

Figure 16-11, Cross Section B-B: Homes located south of proposed multi-family residential building on west side of Lafayette Avenue through single-family residential property and multi-family residential building (view from 217 Lafayette Avenue)

The FFE of the existing single-family homes on Lafayette Avenue is approximately 40 feet higher than the FFE of the multi-family residential building. A person standing outside of the residential homes and looking northwest towards the multi-family building will be at approximately the same level as the third or fourth story of the residential building. Existing trees and understory located on the downward sloping ground between the homes and the Gyrodyne Project's property line will screen the south elevation of the multi-family building from the single-family homes. Any views of the south elevation of the multi-family residential building will be of a building designed in a Tudor revival style. Proposed trees and shrubs to be planted at the property line will enhance

the screening being provided by the existing trees and understory of the multi-family residential building.

Figure 16-12, Cross Section C-C: Homes located east of proposed Gyrodyne Project on east side of Lafayette Avenue through multi-family residential building and parking lot (view from 210 Lafayette Avenue)

The FFE of the single-family homes located on the east side of Lafayette Avenue are approximately 60 feet higher than the FFE of the multi-family residential building. The view outside of the homes looking towards the residential building is through existing trees and understory located on either side of Lafayette Avenue. Any sight of the east elevation of the residential building from these homes would be of the top portion of the building, which is designed in a Tudor revival style. The ground slopes downward from the existing homes, with a retaining wall proposed, located approximately 50 feet west of Lafayette Avenue. New trees and shrubs planted adjacent to the proposed wall as well as between the wall and residential building will provide additional screening of the east side of the multi-family residential building.

Figure 16-13, Cross Section D-D: Homes located west of proposed medical office building on east side of Buttonwood Avenue through single-family residential property and multi-family residential building (view from 204 Buttonwood Avenue)

The single-family homes located on Buttonwood Avenue, just south of Crompond Road are at approximately the same FFE as the multi-family residential building. When looking towards the multi-family residential building from the single-family homes, there are existing trees and understory located at the Gyrodyne Project's property line that will provide screening of the proposed residential building. Any views from the homes on Buttonwood Avenue towards the multi-family residential building would be of the north elevation, which includes the front entry to the Tudor revival designed building. There will also be new landscaped areas, a parking area and a drive lane within the line of sight between the homes located on Buttonwood Avenue and the multi-family residential building. The closest home is approximately 230 feet away from the residential building.

Figure 16-14, Cross Section E-E: Homes located west of proposed medical office building on east side of Buttonwood Avenue through single-family residential property and medical office building (view from 202 Buttonwood Avenue)

The single-family homes located on Buttonwood Avenue, just south of Crompond Road are at about the same FFE as the medical office building. Trees, shrubs, and a solid panel fence are proposed along the property line that will provide visual screening. Any views of the building itself would be of the west elevation of the modern contemporary designed building, which includes the side that the wellness plaza is located. The residential homes are located no closer than approximately 280 feet from the medical office building.

Figure 16-15, Cross Section F-F: Existing wooded area located at southeast corner of Lafayette Avenue and Crompond Road through medical office building

There are existing trees and understory located at the southeast corner of Lafayette Avenue and Crompond Road that go right up to the edge of Lafayette Avenue. New trees and landscaping are proposed to be planted at the property line on the west side of Lafayette Avenue. The FFE of the medical office building is lower than the elevation of Lafayette Avenue. The landscaping to be planted between the property line and a proposed retaining wall will provide screening of the medical office building from drivers and pedestrians on Lafayette Avenue. Any possible views of the modern contemporary designed medical office building would be of the east elevation.

Photo Simulations

Photo simulations depicting views of the buildings from different vantage points have also been created. These simulations attempt to show the massing of the buildings as seen in the surrounding environment. The degree of visibility will depend upon the horizontal distance away from the buildings, the vertical change in elevation, and the amount of vegetation located within the view shed. These factors will affect the amount of visual impact that exists. Dense vegetation and landscaping will be planted in order to mitigate any existing visual impacts on adjacent residences (**see Figures 16-16 to 16-18**).

MITIGATION

EVERGREEN

The Evergreen Manor Project has been designed to provide a vibrant mixed-use development that is consistent with the goals of the MOD to encourage economic development and provide a range of housing options proximate to the hospital.

The proposed buildings have been designed to feature articulated façade elements and neutral color palettes with accent colors to provide complementary design and visual interest. As shown on **Figure 16-19**, Landscape Plan, evergreen, deciduous, and flowering trees and shrubs are proposed throughout the Evergreen Manor Project to provide both screening and visual interest from within and outside of the Property. Existing vegetation would be maintained between the proposed assisted and independent living facility and the eastern property boundary. Additionally, existing vegetation within and adjacent to the existing wetland areas in the northern and southern portions of the property will be maintained.

Lighting will provide safety in evening hours and will be appropriately scaled and designed to have little visual impact on surrounding areas. Parking areas will utilize appropriately-scaled lights that will be selected to complement the architecture. These fixtures incorporate LED bulbs and optical systems to uniformly distribute light downward. The light distribution pattern will be directed downward towards proposed interior driveways, walkways and parking areas. Building mounted LED-lighting fixtures will be installed adjacent to doorways to provide general lighting at the building entryways for safe ingress and egress to buildings. Where practicable, motion controls and dimmers may be utilized to reduce the amount of lighting in areas where full lighting may not be necessary all night.

GYRODYNE

The Gyrodyne Project has been designed to provide a mixed-use development that is consistent with the goals of the MOD to encourage economic development and provide a range of housing options proximate to the hospital. The proposed style of the medical office building is modern contemporary, while the multi-family residential building was designed in a Tudor revival style. Both buildings were designed in a manner to establish the site as a gateway to the MOD and create and sense of place. A key element of this design is the village green and wellness plaza as well as the prominent street frontage with the medical office building designed to promote walkability. The foreground of the medical office building will also provide a feeling of entering a cultural hub with art sculptures and outdoor terraces. The proposed buildings have also been designed to feature articulated façade elements and neutral color palettes with accent colors to provide complementary design and visual interest.

As shown on the Landscape Plan for the Gyrodyne Project (**see Figure 16-20**), evergreen, deciduous, and flowering trees and shrubs are proposed throughout the Gyrodyne Project to

CAMERON ENGINEERING

Visual Analysis Perspective
Medical Office Building

Proposed Conditions
Gyrodyne - Cortlandt Mixed Use Campus

Figure 16-16
Gyrodyne Rendering 1

CAMERON ENGINEERING

Not to scale

CAMERON ENGINEERING

Visual Analysis Perspective
Medical Office Building

Proposed Conditions
Gyrodyne - Cortlandt Mixed Use Campus

Figure 16-17
Gyrodyne Rendering 2

CAMERON ENGINEERING

Not to scale

CAMERON ENGINEERING

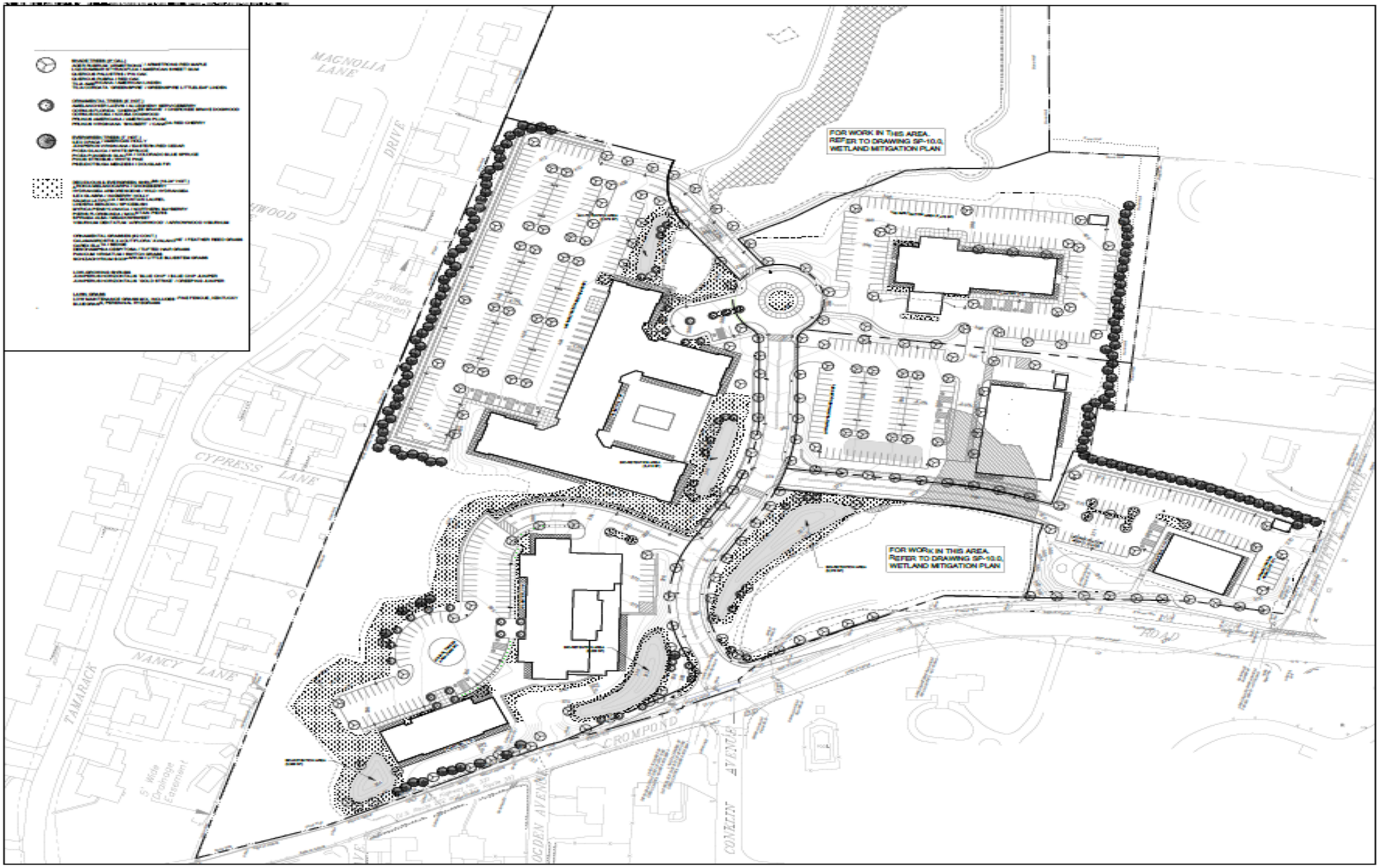
Visual Analysis Perspective
Residential Building

Proposed Conditions
Gyrodyne - Cortlandt Mixed Use Campus

Figure 16-18
Gyrodyne Rendering

CAMERON ENGINEERING

Not to scale



EVERGREEN MANOR
Town of CORTLANDT, New York

OWNER / APPLICANT
U.S. CONSTRUCTION CORPORATION
87 CROTON DAM ROAD
CROTON, NY, 10520

PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT
DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

ARCHITECT (MASTER PLAN & PARCELS 1,2,4,5)
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ELMSFORD, NY, 10523

ARCHITECT (PARCEL 3)
THE ARCHITECT TEAM
50 COMMUNITY WAY AT ADMIRALS HILL
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50 LAMPERT LANE
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WHITE PLAINS, NY, 10601

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DANIEL T. MINASTITI, PLS
384 BEDFORD ROAD
PLEASANTVILLE, NY, 10570

NORTH SHORE WETLANDS TEAM
TIM WILLER ASSOCIATES, INC.
10 NORTH STREET
COLD SPRING, NY, 10516

SCALE 1" = 50'

LANDSCAPE CONCEPT PLAN

SP-5.0

Figure 19-19
Evergreen Landscape Plan
Medical Oriented District
Draft Generic Environmental Impact Statement

DIVNEY • TUNG • SCHWALBE
Intelligent Land Use

Not to scale

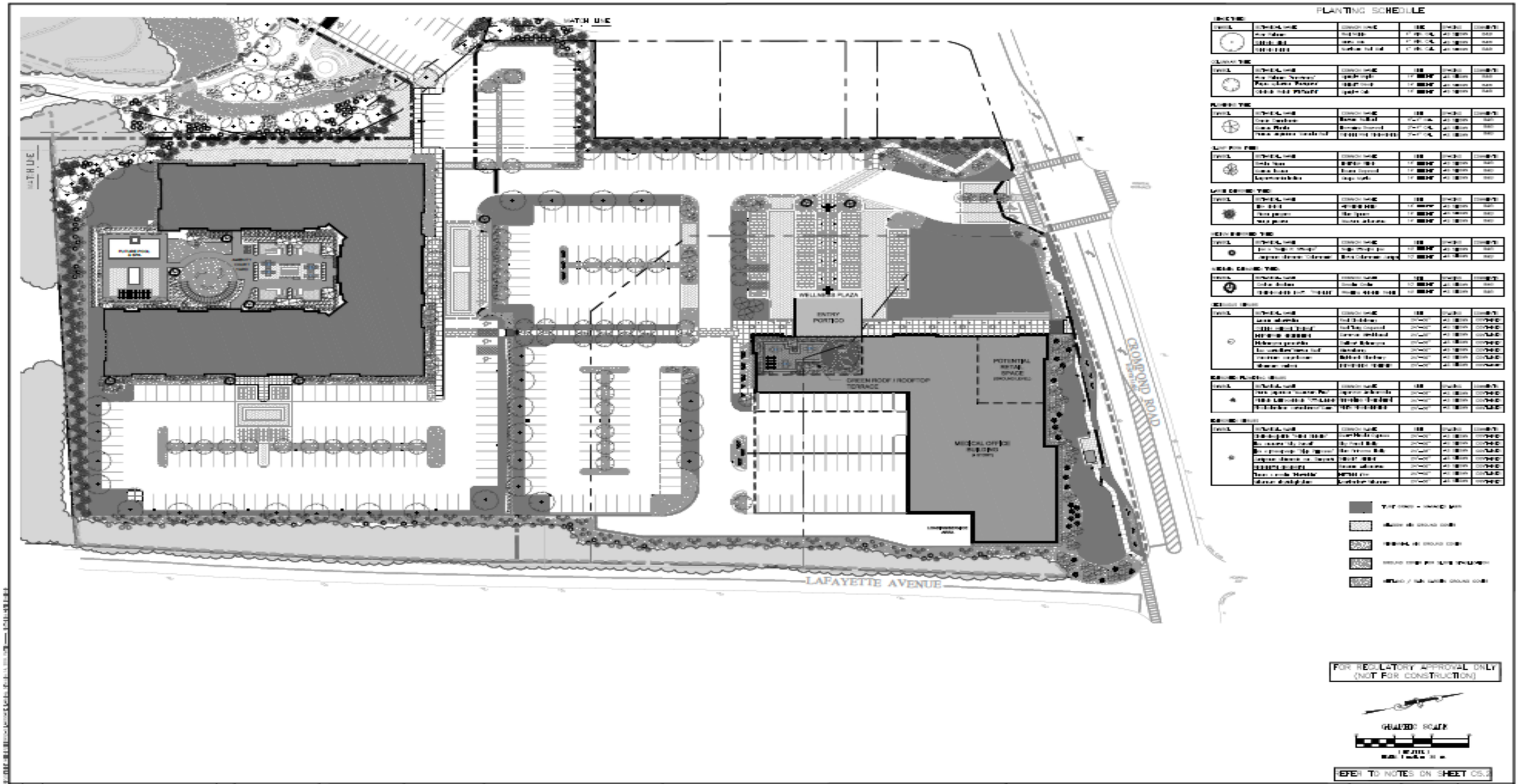

Figure 16-20

Gyrodyne Landscape Plan

Medical Oriented District
Draft Generic Environmental Impact Statement

CAMERON ENGINEERING

Not to scale

provide both screening and visual interest from within and outside of the Property. Existing vegetation would be maintained around Orchard Lake and along Lafayette Avenue where feasible.

Lighting will provide safety in evening hours and will be appropriately scaled and designed to have little visual impact on surrounding areas. Parking areas will utilize appropriately-scaled lights that will be selected to complement the architecture. These fixtures incorporate LED bulbs and optical systems to uniformly distribute light downward. The light distribution pattern will be directed downward towards proposed interior driveways, walkways and parking areas. Building mounted LED-lighting fixtures will be installed adjacent to doorways to provide general lighting at the building entryways for safe ingress and egress to buildings. Where practicable, motion controls and dimmers may be utilized to reduce the amount of lighting in areas where full lighting may not be necessary all night.