



TOWN OF CORTLANDT

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October 25, 2019

RE: Medical Oriented District

To All Interested and Involved agencies:

Pursuant to New York State Environmental Quality Review Act (SEQRA) regulations (6NYCRR Part 617) please find enclosed a Notice of Completion for the Medical Oriented District (MOD) Draft Generic Environmental Impact Statement (DGEIS) and the MOD Development Plan Draft Environmental Impact Statement (DEIS) and a Notice of SEQR Public Hearing for the DGEIS/DEIS and Local Law. The MOD DGEIS/DEIS and appendices have been posted on the Town's website for review and consideration.

Link to MOD DGEIS/DEIS: www.townofcortlandt.com/mod

The Town of Cortlandt Town Board as lead agency has determined that the information submitted in the Medical Oriented District (MOD) Draft Generic Environmental Impact Statement (DGEIS) and MOD Development Plan Draft Environmental Impact Statement (DEIS) is complete and adequate with respect to its scope and content for the purpose of commencing public review pursuant to 6 N.Y.C.R.R. Section 617.9(a)(2). Please note that a determination of completeness does not necessarily indicate that the Lead Agency concurs with all the analyses in the DGEIS/DEIS. There may be areas of substantive differences in the interpretation of a technical issue, that will be addressed in the public comment period on the accepted DGEIS/DEIS.

Description of Proposed Action

The Town of Cortlandt Town Board, as Lead Agency under SEQR, is considering the adoption of zoning to create the Medical Oriented District (MOD) and site plan and subdivision approval for several parcels within in the proposed MOD to allow for the development of a mix of medical, residential, assisted living, hotel and commercial uses as well as parking and public amenities on multiple parcels within the MOD ("MOD Development Plan"). Together these actions comprise the "Proposed Action" and are the subject of the MOD DGEIS/DEIS.

The MOD DGEIS/DEIS provides a description of the Proposed Action and a discussion of existing conditions, potential impacts associated with the Proposed Action, measures designed to avoid or minimize identified impacts and project alternatives, as appropriate (see link to MOD DGEIS/DEIS above).

Public Hearing

A Public Hearing for the SEQR DGEIS/DEIS and Local Law is scheduled for November 19, 2019 at 7:00 p.m. in the Vincent F. Nyberg Meeting Room at Cortlandt Town Hall.

Written comments regarding the DGEIS/DEIS will be accepted by the Town Board by letter or email until the close of business on December 6, 2019 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 Board, Cortlandt Town Hall, Town Clerk, 1 Heady Street, Cortlandt Manor, NY 10567. Comments can also be submitted by email to mod@townofcortlandt.com

The MOD DGEIS/DEIS Notice of Completion and Notice of Public Hearing will be published at least fourteen (14) calendar days in advance of the hearing date in a newspaper of general circulation, as well as in the Environmental Notice Bulletin (ENB). Copies of the MOD DGEIS/DEIS will be filed with the New York State Department of Environmental Conservation, and the Office of the Town Clerk for public review and a copy of the DGEIS/DEIS, Notice of Completion and Notice of Public Hearing will be circulated to all involved and interested agencies.