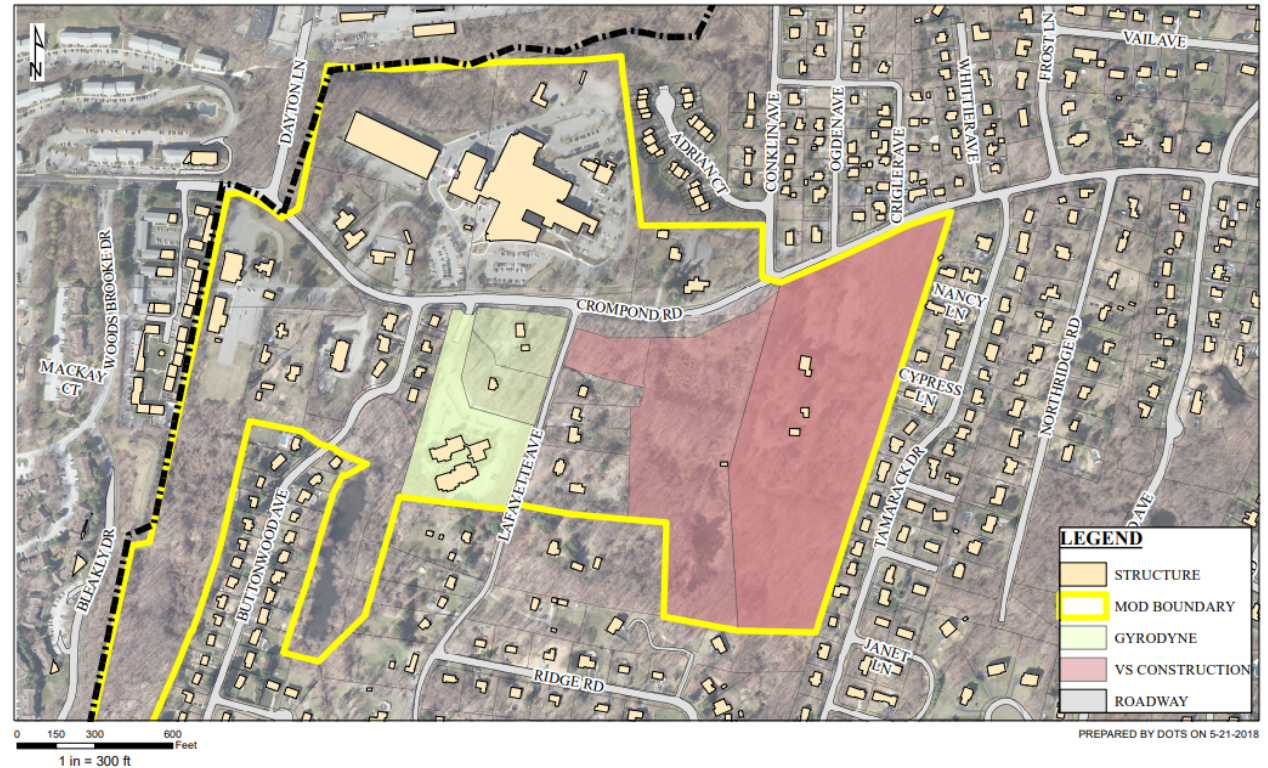


Proposed Medical Oriented District (MOD) Public Information Session June 6, 2018

LOCATION MAP OF PROPOSED MEDICAL ORIENTED DISTRICT





Welcome

Supervisor Linda D. Puglisi
Richard H. Becker
Debra A. Costello
James F. Creighton
Francis X. Farrell

MOD Public Information Session- Agenda

- Welcome/Introductions Linda D. Puglisi, Town Supervisor
- Overview of the MOD Town Staff
- Process/Next Steps: Thomas F. Wood, Town Attorney
- Summary Linda D. Puglisi, Town Supervisor
- Table Top Presentations by:
 - Gyrodyne, Inc. Stakeholder/Property Owner
 - Evergreen/V.S. Construction Stakeholder/Property Owner
 - AKRF, Inc. & Town Staff Town Traffic Consultants

“Envision Cortlandt” Town Master Plan

- Members of the Master Plan Committee

- James Creighton
- David Douglas
- Michael Fleming
- Seth Freach
- Dani Glaser
- Barbara Halecki
- Adrian Hunt
- Michael Huvane
- Theresa Knickerbocker
- Maria Slippen



“Envision Cortlandt” Town Master Plan

- What is a Comprehensive Master Plan
- Two Year long public process with themes of Sustainability & Economic Development
- Town wide public survey with over 800 responses.
- Award Winning Plan:
 - Westchester Municipal Planning Federation
 - New York Planning Federation
 - Westchester County Assoc. & Pace University Land Use Law Center.
- 9 Chapters with 205 Policies – available on our website.
- 4 Key Strategic Economic Areas

MOD
WSD

TOD
CBA



What is the MOD?

The MOD or "Medical Oriented District" is a planning strategy that originated as part of [Envision Cortlandt](#), the Town's Sustainable Comprehensive Plan

- Provide additional medical oriented uses in proximity to the hospital.
- Provide a spectrum of health care services.
- Allow residents to age in place and have a continuum of care through various life stages.
- Provide a variety of housing options



More about the MOD

Create a dynamic mixed-use district that benefits residents and employees of the district as well as patients and families visiting the MOD:

- Complementary and accessory commercial uses such as eateries, pharmacies, medical supplies, and a hotel
- Shared infrastructure opportunities such as parking and pedestrian amenities (crosswalks, streetscape)
- Dynamic mixed use with more sit-down restaurants, specialty grocery stores, and coffee shops, etc.
- Create sense of place through vibrant outdoor spaces, streetscape improvements, sidewalks, pedestrian amenities.
- Connecting the MOD to the Town and Region via various transit options including micro-mass transit (shuttles) and Westchester County beeline bus services.



Live – Work – Play

LIVE

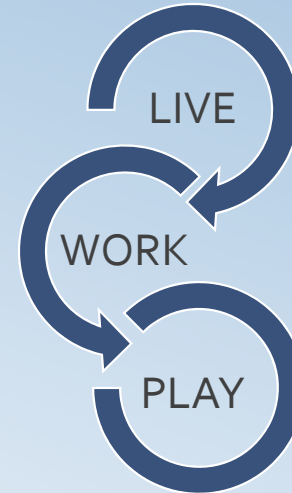
- Flexible Vibrant Public Spaces
- Mixed Use Retail/Residential/Employment

WORK

- Stimulate job creation, prevent youth flight
- Attract and retain quality jobs in the region

PLAY

- Arts, Culture, History
- Recreational assets, proximity to NYC



Live-Work-Play” is the future of development and Cortlandt is fortunate to have the NYP-HVHC in its borders as a major medical center.

As wireless technology increases more Americans than ever are working without having to clock hours in an office building. Working remotely from home or other centers will drastically reduce commuting time, costs and trends.

Why MOD?....Opportunities

Economic vitality post-closure of Indian Point (2020/2021).

Leverage the MOD to create corridor traffic improvements

Avoid losing economic development to neighboring municipalities.

Improvements on Route 202 including traffic signal at Dayton La

Creative options for managing traffic impacts such as Micro Mass transit (i.e. jitney's Uber, Lyft)



Next Steps

- Environmental & Traffic Review
- Continue review of MOD zoning ordinance. Town Board to consider adoption of MOD zoning and designation of sites
- Planning Board concurrent review of Site Plans

Table Top Presentations

- Adjourn to table tops for individual Q&A with Property Owners and Traffic Consultant (AKRF)

THANK YOU!

Comments can be emailed to

MOD@townofcortlandt.com