



**Port Cortlandt Development, LLC**

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August 21, 2020

Supervisor Linda Puglisi and Town of Cortlandt Board  
Town of Cortlandt  
1 Heady Street  
Cortlandt Manor, NY 10567

**Subject: Port Cortlandt – Draft Zoning Text and SEQRA Scoping Materials**

Dear Supervisor Puglisi and Town of Cortlandt Board Members:

As you know, on Friday, August 7, 2020, AKRF participated in a productive conference call with Town staff, including Michael Preziosi and Chris Kehoe as well as Michael Cunningham, the Town's consulting attorney. In addition to discussions on data needs related to engineering and general site conditions, we discussed the approach to the anticipated zoning actions as they relate to the Town's MD district. There was general agreement on the call that a zoning map amendment would be required to change from R-15 to MD the eastern extent of the Town's property fronting Broadway. In addition, to help reduce the Town staff time, attached is a draft for a new Local Law to amend the text of the Town's Zoning Ordinance to allow, by Special Permit of the Town Board, the development of "offshore wind energy component manufacturing" in the MD zoning district, provided certain conditions are met.

In addition to the draft Local Law, we have attached the following draft documents the Town's review and use, with the goal of initiating a SEQRA process as soon as possible:

1. A completed Full Environmental Assessment Form (FEAF) Parts 1-3;
2. A Combined Notice of Intent (NOI) to Serve as Lead Agency, Positive Declaration, Intent to Prepare a Draft Generic Environmental Impact Statement (DGEIS), Draft Scope of Work, and Public Scoping Meeting;
3. A draft New York State Department of Environmental Conservation (NYSDEC) Environmental Notice Bulletin (ENB) publication request in connection with No. 2, above;
4. A Draft Scope of Work for a DGEIS; and
5. A Draft SEQRA and permitting schedule.

As shown in the attached draft schedule, a key end date would be the transition of the property to private ownership for development of a Port with upland fabrication facility. Interim key dates will include the initiation of SEQRA (which is consideration for the energy solicitation award ORECRFP20-1) and a notice of award for the site in December 2020. As noted in the schedule, if there is no award for this site in December 2020, the project will not be further advanced.

While we are still in discussions with industry in preparing an application for ORECRFP20-1 due by October 20, 2020, we expect that payments of PILOTs will likely not be committed to until the site is secured and construction has started. Based on the schedule driven by the ORECRFP20-1 and the desire to address the shortfall from the IPEC pilots, we kindly request that the Town Board review the attached draft materials with Town Staff as soon as possible. Based on the deadlines and goals for PILOTs as soon as possible from this potential project, a date of September 8, 2020 in the Combined NOI is proposed, with the hope that we can meet with the Town staff and Board beforehand as necessary, and the Town Board can convene a special meeting on that date to declare lead agency status for the project, circulate the EAF/Draft Scope of Work, and schedule a public scoping meeting. If this is agreeable to the Town Board, the ENB publication request we drafted would need to be emailed to [enb@dec.ny.gov](mailto:enb@dec.ny.gov) by 6pm on Wednesday, September 2, 2020, in accordance with NYSDEC policy.

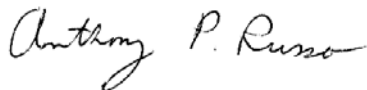
We will reach out to the Town staff and Board to help facilitate the review of these materials to assist in meeting these already tight deadlines, and determine what else is needed to complete this application to the Town Board. In advance of scoping and preparing a DGEIS, as discussed, we intend to provide the Town with preliminary technical memoranda covering some key areas, specifically noise, traffic, visual, and economic/fiscal in the first week of September 2020.

We can be reached at 646-388-9721 and [mlee@akrf.com](mailto:mlee@akrf.com) or 914-922-2359 and [arusso@akrf.com](mailto:arusso@akrf.com) should you have any questions or require additional information. We will continue to keep the Town of Cortlandt and those copied herein informed of the latest developments.

Sincerely,



Michael P. Lee  
President  
Port Cortlandt Development LLC



Anthony P. Russo  
Vice President  
Port Cortlandt Development LLC

Cc: Hon. Theresa Knickerbocker, Mayor, Village of Buchanan  
Trustees of the Village of Buchanan  
Joseph Hochreiter, Hendrick Hudson School District  
Michael Preziosi, P.E., Director of Technical Services for the Town of Cortlandt  
Bridget Gibbons, Director, Westchester County Office of Economic Development  
Karen Franz, P.E., Chief Executive Officer, AKRF, Inc.