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TOWN OF CORTLANDT
DEPARTMENT OF TECHNICAL SERVICES
PLANNING DIVISION

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Town Supervisor
 Linda D. Puglisi

Town Board
 Richard Becker
 Debra A. Costello
 James F. Creighton
 Francis X. Farrell

July 16, 2018

Norma Drummond, AICP, Commissioner
 Westchester County Planning Department
 432 Michaelian Office Building
 148 Martine Ave.
 White Plains, NY 10601

Re: Referral of Town of Cortlandt Planning Board Application PB 2018-6

Dear Commissioner Drummond,

As required by Section 239 L, M, and N of the General Municipal Law and Section 277.61 of the County Administrative Code, please find enclosed a copy of the Westchester County Planning Board Referral Form, Part One of the Short Environmental Assessment Form and the drawing for the subject application for review by the County Planning Board as follows:

PB 2018-6 Application of The Sentinel at Mohegan Lake, LLC, for the property of the Mohegan Group, LLC c/o Adult Care Management, for Site Development Plan approval and a Parking Special Permit for the renovation and expansion of 38 beds and 29,386 sq. ft. to an existing 62,805 sq. ft., 150 bed assisted living facility located at 3441 Lexington Avenue as shown on a 5 page set of drawings entitled “Proposed Renovation and Addition, The Sentinel of Mohegan Lake” prepared by Schopfer Architects, LLP latest revision dated June 27, 2018 and on a 9 page set of drawings entitled “Site Development Plan for the Sentinel of Mohegan Lake” prepared by Cronin Engineering, P.C., P.C. dated June 27, 2018.

The Town of Cortlandt Planning Board will be holding a Public Hearing on this application on August 28, 2018. If you have any questions concerning this application please contact my office.

Sincerely,

Chris Kehoe, AICP
 Deputy Planning Director

CRK/crk
 enclosures

cc: Linda D. Puglisi, Town Supervisor

Richard Becker, Town Board Liaison

George Latimer
County Executive

County Planning Board



Copies 7 Planning Board

..... Town Board

..... Zoning Board

..... 1 Legal Dept.

..... 1 DOTS Director

..... C.A.C.

..... A.R.C.

..... 1 Applicant

..... 1 Don Richmond, Esq.

..... 1 Carin Engineering

Sent 8/6/18

August 3, 2018

Chris Kehoe, Deputy Planning Director
Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, New York 10567-1254

Subject: Referral File: CTD 18-004 – The Sentinel at Mohegan Lake - Site Plan Amendment

Dear Mr. Kehoe:

The Westchester County Planning Board has received a site plan (dated June 27, 2018), architectural drawings (dated May 30, 2018) and related materials for a proposed site plan amendment to convert an existing adult residential care facility to a State-regulated “assisted living program” facility. As proposed, the current 62,805 square foot, 150-bed facility would be internally and externally renovated, with a proposed 29,386 square foot addition added to the rear of the building. As a result of this conversion, the number of beds would increase to 188. Improvements to the parking area and landscaping would also be included in the proposed application, with 63 parking spaces provided, and 43 landbanked spaces reserved for future use (if needed). The subject site is located at 3441 Lexington Avenue, on the northwest corner of Lexington Avenue and East Main Street (US Route 6).

We have reviewed the proposed site plan under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. **Sidewalks.** Since the completion of the *Route 6/202/35 Bear Mountain Parkway Sustainable Development Study*, the Towns of Cortlandt and Yorktown have made steady progress towards increasing pedestrian accessibility along Route 6 through the provision of sidewalks where they are needed. Due to the success of this initiative, we recommend the two Towns consider furthering this effort towards other mixed-use areas that feed in to this corridor. Lexington Avenue is a good example of where such consideration is needed.

With the improvement of the existing facility, there will undoubtedly be a workforce who may wish to walk to neighboring businesses and bus stops. It has also come to our attention that many of the existing residents of the home (who will remain housed in the assisted living program until they are relocated) walk around the local area, without the benefit of sidewalks on Lexington Avenue. When Lexington Avenue is looked at in a more generalized view, there are businesses, multi-family housing, a restorative care facility, an elementary school and an Islamic Community Center all within close walking distance of each other, yet with no sidewalk connecting them. There are also six Bee-Line bus

stops on Lexington Avenue between Route 6 and Strawberry Road, five with no sidewalks. An examination of Lexington Avenue on Google StreetView shows a bus passenger standing in the road waiting for a bus to avoid standing on sloped landscaping. "Desire lines" or worn pathways in grassy areas, can also be seen along the road in some places.

We recommend the Town of Cortlandt work with the Town of Yorktown to discuss a vision for Lexington Avenue that includes sidewalks on both sides of the road. To begin the implementation of this vision, the Town of Cortlandt should consider asking the applicant to provide a sidewalk along the subject site's frontage as the first step towards improving pedestrian mobility along Lexington Avenue, especially as it could be many years before this site comes up for review again.

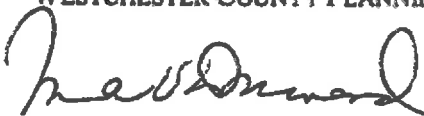
2. **Recycling.** Changes to commercial buildings or expansions are often not accompanied by expansions in on-site facilities to handle the source separation of recyclables. This can create problems with recyclable material entering the waste stream since expanded or different commercial uses can generate more waste. Therefore the plans must show where recyclable material will be source separated and stored and such facilities must be of sufficient size to accommodate the change of commercial use on this site. The Town should also be aware that Westchester County has reporting requirements for waste management for businesses with more than 100 employees.

In addition, because the proposed development will feature foodservice amenities for residents, we suggest that the applicant consider using a food composter on site to recycle food waste. This will help in reducing the waste stream from the site into the waste management system.

3. **Green building technology and bicycle parking.** We encourage the applicant to include as much green building technology as possible into the proposed redevelopment. We also recommend the site plan include bicycle parking for employees of the site.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By: 

Norma V. Drummond
Commissioner

NVD/LH

cc: John Tegeder, Director of Planning, Town of Yorktown
Robyn Steinberg, Town Planner, Town of Yorktown



August 17, 2018

Ms. Loretta Taylor, Chairperson
 Town of Cortlandt Planning Board
 Town Hall, 1 Heady Street
 Cortlandt Manor, NY 10567

Copies ¹ Planning Board
 Town Board
 Zoning Board
 Legal Dept.
 DOTS Director
 C.A.C.
 A.R.C.
 Applicant

Re: **Site Development Plan Application (PB 2018-06)**
The Sentinel of Mohegan Lake, LLC
 3441 Lexington Avenue
 Cortlandt, New York
 Tax Map Designation: 13.19-2-3

Dear Chairperson Taylor and members of the Planning Board:

Find enclosed ten (10) copies of the following information for the above-referenced project:

- "Site Development Plan for The Sentinel of Mohegan Lake", dated 06/27/18, revised 08/15/18
- "Proposed Building Elevations", Drawing A2.1, dated 06/27/18, revised 08/15/18
- "Proposed Landscape Plan", Drawing C1.3, dated 06/27/18, revised 08/09/18 Sent 8/21/18

The following items are of significance as they are either information that has changed or was stated as to be provided in the previous submission:

1. The site plan now proposes a 2" domestic water service, in addition to the existing 4" fire service that currently provides both fire and domestic for the building, as required by Town Code.
2. Proposed drainage facilities, which include an open air stormwater infiltration pond to address water quality per NYSDEC requirements, have been shown.
3. The proposed landscaping plan has been enhanced significantly. The landscape plan proposes to plant 57 trees, 183 shrubs/broadleaf evergreen and 52 ground cover plants for a total of 292 plantings. In addition, the existing abandoned septic area at the north end of the property will be cleared and grubbed, fine graded and planted with a wildflower mix. The existing trees to be removed have been shown on the Existing Conditions Plan (EC-1.1). The project requires the removal of approximately 87 trees ranging in size from 4" to 28" diameter, many of which are sumac, mulberry, locust & poplar. None of which we believe would be considered specimen by the Town arborist. It is our opinion that the proposed landscaping plan meets the intent of the tree ordinance.
4. The proposed plan decreases impervious area by approximately 6,000 sf from the existing conditions.
5. The project now proposes to landbank 44 parking spaces (see site plan for locations) that could be improved if/when necessary.
6. We have had a meeting at the project site with the Town of Yorktown, Michael Quinn, P.E., Town Engineer, and the Town Sewer Superintendent to further discuss the project and give them a tour of the pump station, show how it functions, etc. We expect to have a letter stating the Town's approval regarding the anticipated flows in relation to the change of use before the Public Hearing.

7. A construction cost estimate for the site development (all improvements excepting any costs associated with the new building and existing building renovation) will be provided during the building permit process.
8. Backflow prevention applications will be submitted for the domestic and fire services prior to the issuance of a building permit. Hydraulic analysis data will be submitted with the backflow prevention applications to confirm the sizing of the existing/proposed water services and backflow preventers.
9. The site plan delineates the proposed limits of disturbance with the total area in square feet and acres. Total proposed site disturbance is now approximately 144,840 SF (3.3 acres). Coverage under the SPDES General Permit will be obtained prior to construction. A stormwater pollution prevention plan ("SWPPP") will be prepared as part of the building permit process.
10. It is our opinion that a sidewalk along the front of the property would be too difficult and costly to construct. There is not enough room between the existing curb and guiderail to locate a 4 or 5-ft. wide sidewalk. Furthermore, the existing steep slope behind the guiderail would require the construction of a retaining wall, along with a railing and the relocation of three (3) utility poles, if a sidewalk were proposed.

We look forward to the scheduled Public Hearing with Planning Board on August 28, 2018. Should you have any questions or require additional information please contact me at the above number. Thank you for your time and consideration in this matter.

Respectfully submitted,



James C. Annicchiarico
Project Engineer

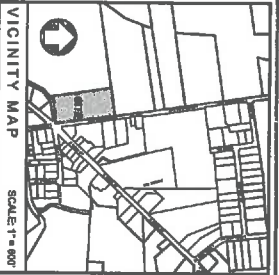
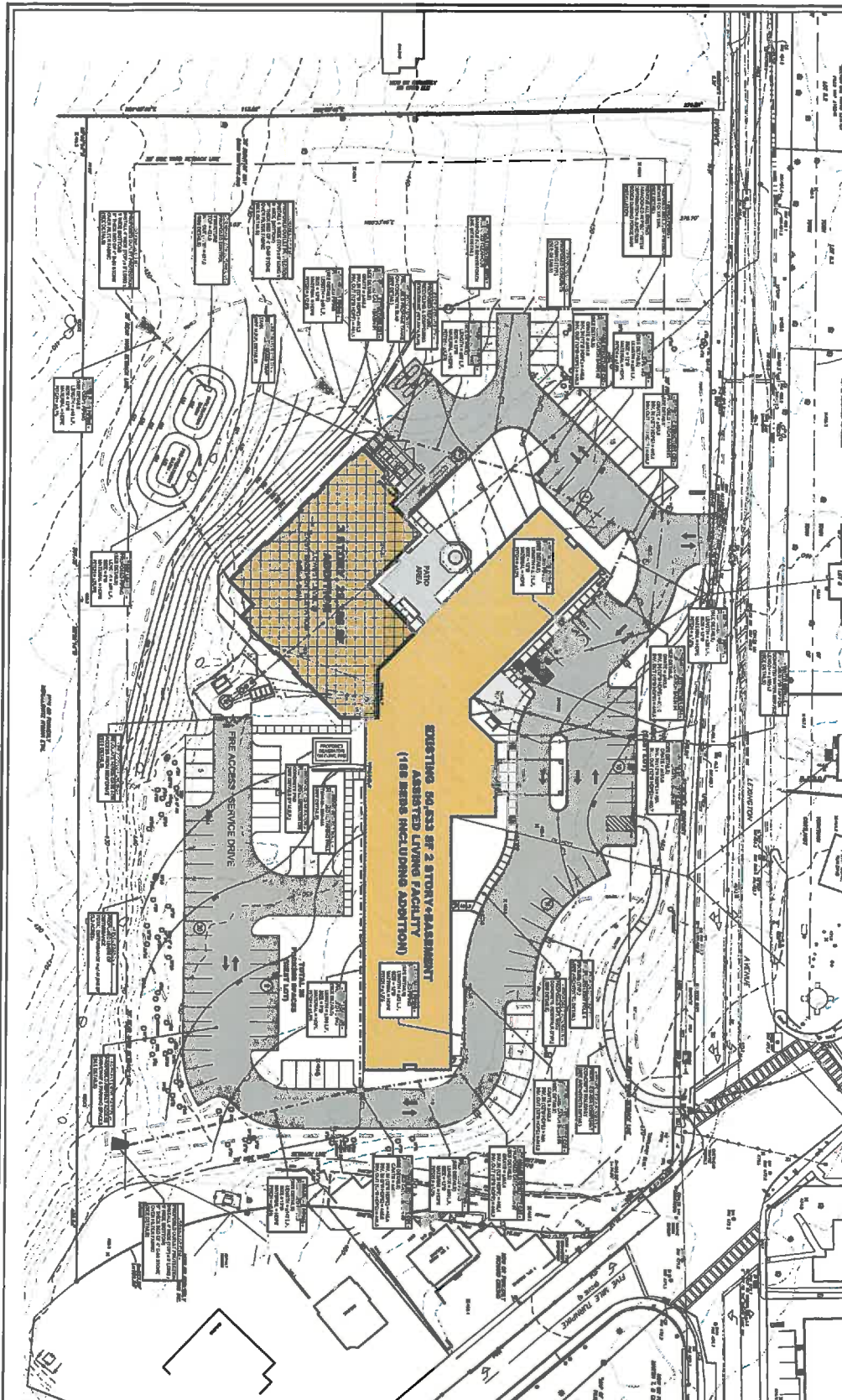
enclosures

cc: Eric Newhouse, The Sentinel of Mohegan Lake, LLC, Owner/Applicant, w/enclosures
Daniel Richmond, Esq., Zarin & Steinmetz, w/enclosures
David Schlosser, AIA, Schopfer Architects, w/enclosures
File: *Sentinel-3441 Lexington Ave-Cortlandt-Site Plan-Letter-PB Submission-20180820.doc*

- NOTE:**
1. THE SUBJECT SITE IS LOCATED IN THE TOWN OF COMPLAINANT ZONING DISTRICT 1.
 2. THE SUBJECT SITE IS LOCATED IN THE TOWN OF COMPLAINANT ZONING DISTRICT 1.
 3. THE SUBJECT SITE IS LOCATED IN THE TOWN OF COMPLAINANT ZONING DISTRICT 1.
 4. THE SUBJECT SITE IS LOCATED IN THE TOWN OF COMPLAINANT ZONING DISTRICT 1.
 5. THE SUBJECT SITE IS LOCATED IN THE TOWN OF COMPLAINANT ZONING DISTRICT 1.

TOWN OF COMPLAINANT ZONING DISTRICT 1 - ZONING DISTRICT 1

Item	Proposed	Permitted	Conditional	Special
1. Zoning District	Subject District 1, District 1	Subject District 1, District 1	Subject District 1, District 1	Subject District 1, District 1
2. Proposed Use	Assisted Living Facility	Assisted Living Facility	Assisted Living Facility	Assisted Living Facility
3. Max. Lot Area	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
4. Min. Lot Area	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.
5. Max. Building Coverage	100%	100%	100%	100%
6. Max. Building Height	100 ft.	100 ft.	100 ft.	100 ft.
7. Max. Floor Area	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.	100,000 sq. ft.
8. Max. Floor Area Ratio	100%	100%	100%	100%
9. Max. Floor Area Ratio	100%	100%	100%	100%
10. Max. Floor Area Ratio	100%	100%	100%	100%
11. Max. Floor Area Ratio	100%	100%	100%	100%
12. Max. Floor Area Ratio	100%	100%	100%	100%
13. Max. Floor Area Ratio	100%	100%	100%	100%
14. Max. Floor Area Ratio	100%	100%	100%	100%
15. Max. Floor Area Ratio	100%	100%	100%	100%
16. Max. Floor Area Ratio	100%	100%	100%	100%
17. Max. Floor Area Ratio	100%	100%	100%	100%
18. Max. Floor Area Ratio	100%	100%	100%	100%
19. Max. Floor Area Ratio	100%	100%	100%	100%
20. Max. Floor Area Ratio	100%	100%	100%	100%



DigiSafety
New York
800-852-7982

OWNER/APPLICANT
THE SENTINEL OF
MOHEGAN LAKE, LLC
161 ROUTE 304, SUITE 101
BARBOON, NEW YORK 10884

SCALE: 1" = 30 FT.

CRONIN ENGINEERING
39 Aile Lane
Corhasset Manor, New York 10887
(914) 756-3564

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: JAN 27, 2018
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT: CORHASSET MANOR
DATE: JAN 27, 2018
DRAWN BY: JAC
CHECKED BY: JAC
PROJECT: CORHASSET MANOR

SITE DEVELOPMENT PLAN FOR THE SENTINEL OF MOHEGAN LAKE

LOCATION:
39 AILE LANE
CORHASSET MANOR, NEW YORK

SHEET 3 OF 8
SP-2.1