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November 28, 2022

**VIA FEDERAL EXPRESS
AND E-MAIL**

Honorable Richard H. Becker, MD
and Members of the Town Board
Town of Cortlandt
1 Heady Street
Cortlandt Manor, New York 10567
Attn: Michael J. Cunningham, Esq. (mcunningham@townofcortlandt.com)

Re: Gyrodyne, LLC – Reduced Medical-Only Development Alternative Proposal
Town of Cortland Medical Oriented District (MOD) - SEQRA Environmental Review
Tax Parcels: SBL 33.12-1- Lots 1, 2 & 3 and SBLs 33.11-3-5, 6, 7, 8 & 36

Supervisor Becker & Members of the Town Board:

On behalf of Gyrodyne, LLC (“Gyrodyne” or the “Applicant”), the owner of the Gyrodyne Project Site in the Town of Cortlandt, we respectfully submit this letter and the referenced updated site plan enclosure in support of the Applicant’s redevelopment proposal for the Gyrodyne Project Site. This supplemental submission is being provided in advance of the Town Board’s November 29, 2022 meeting Agenda for the continued environmental review for the Gyrodyne Project and the adoption of the zoning to establish the Medical Oriented District (the “MOD”).

The particular purpose of this letter is not to introduce any new information, but rather to provide a copy of the further reduced medical-only development alternative proposal (the “Reduced Medical-Only Alternative”) that was recently reviewed with Town Staff on November 21, 2022 (the “November 21 Meeting”). Indeed, the Reduced Medical-Only Alternative was prepared in response to public comments as well as in response to comments from the Town Board, including those comments at the Board’s most-recent public work session on October 24, 2022 (the “October 24 Work Session”). As is more fully shown on the enclosed updated site plan, for the benefit of the Town Board and the public, we respectfully submit the following details regarding the Reduced Medical-Only Alternative in an effort to consolidate and summarize the Applicant’s efforts to further minimize and eliminate any potentially significant adverse environmental impacts from the project as detailed in the Applicant’s submissions and presentations at meetings and public hearings over the course of the past few years regarding the Gyrodyne Project.

THE REDUCED MEDICAL-ONLY ALTERNATIVE:

As this Board is aware, the Town Board's extensive environmental review of the Gyrodyne Project in accordance with the State Environmental Quality Review Act ("SEQRA") thoroughly considered the Applicant's potential project alternatives, which included:

- 1) A Mixed-Use Campus Plan, which involves a mix of medical, retail & multi-family residential uses;¹ and
- 2) A Mixed-Use Two-Phased Alternative Plan.²

Indeed, Gyrodyne respectfully submits that the Final Generic Environmental Impact Statement and Final Environmental Impact Statement ("FGEIS" and "FEIS", respectively), confirm that the alternatives considered *would not* have any potentially significant adverse environmental impacts.

Notwithstanding that the alternatives presented would not have any potentially significant adverse environmental impacts, the Applicant is further embracing the 'M' in the MOD through its proposed Reduced Medical-Only Alternative. We understand the Town Board is preparing to issue its SEQRA findings regarding the Gyrodyne Project Site and the MOD, and as the Applicant discussed initially at the October 24 Work Session, and again at the November 21 Meeting, the Reduced Medical-Only Alternative provides even more mitigative measures. As is more fully detailed in the enclosed revised site plan entitled "Gyrodyne, LLC – MOD Phase II", consisting of two (2) sheets prepared by Cameron Engineering, dated October 5, 2020 and last revised November 23, 2022 (the "Reduced Medical-Only Alternative Plan"), the Reduced Medical-Only Alternative Plan proposes to reduce the medical-only building square footage from 184,600 sq. ft. down to 104,000 sq. ft. of medical office space in Phase I,³ and 50,000 sq. ft. of medical office in Phase II that will replace the already existing 33,000 sq. ft. of medical office in the interior site.

¹ Note: As this Board is aware, the Mixed-Use Campus Plan envisioned a 200-unit, five-story, multi-family residential structure of approximately 200,000 square feet, comprising 10% studio units, 80% one-bedroom units, and 10% two-bedroom units. The mixed-use campus also had approximately 100,000 square feet of medical office situated in a four-story structure with two levels of parking below the building footprint. Approximately 4,000 square feet of complementary retail/café and/or additional medical office space would be located on the ground floor of the medical office building. Parking was provided through 191 structured parking spaces and 444 at grade parking spaces for a total of 635 provided parking spaces. The DEIS Plan also proposed roughly five acres (35% of the Property) as accessible open space around Orchard Lake, including walking/nature trails, overlooks and educational signage, the wellness plaza and a hamlet green.

² Note: As this Board is also aware, the two (2) phases of the Mixed-Use Two-Phased Alternative included:

- 1) Phase I proposed a new 104,000 square foot medical office building (a limited percentage of office space could be complimentary general office such as insurance, legal, etc. as was envisioned in the MOD code), 4,000 square feet of which is used as a café/commercial ground floor space supporting the building users and MOD/New York Presbyterian Hospital employees and visitors. The building design integrated with a 303-car structured parking garage. The existing 33,000 square feet of medical office on the interior of the property would remain operational and continue to provide important health care services to the Cortlandt community while the new building is constructed.
- 2) Phase II proposed the removal of the existing 33,000 square foot medical office building space with a new 84,600 square foot medical office building with an integrated 290-car structured parking garage.

³ Note: As proposed in the Mixed-Use Two-Phased Alternative, 4,000 sq. ft. of the space would be used for a café use limited to support of the primary onsite medical uses.

This represents a nearly 31,000 sq. ft. reduction of the total building square footage for the *medical-only* Gyrodyne Project.

Moreover, as is more fully shown on the Reduced Medical-Only Alternative Plan and as will be discussed with the Town Board and the public at the Town Board's November 29, 2022 meeting Agenda, the Reduced Medical-Only Alternative also includes the following important project modifications that further reduce any potentially significant adverse environmental impacts:

- 1) As noted above, the overall medical-office square footage has been reduced by nearly 31,000 sq. ft.;
- 2) The Phase II office building has been reduced from three (3) stories to two (2) stories, and both the building and parking areas have been setback further from the property lines than previously proposed and from existing conditions on the Gyrodyne Project Site;
- 3) Using the FEIS methodology, the total anticipated trips generated in the PM peak hour has been reduced from 537 to 415 trips (*a reduction of 122 trips*) and has been reduced in the AM peak hour from 441 to 334 trips (*a reduction of 107 trips*), which is broken down as follows based on the reduced square footage for the medical office buildings:⁴
 - a. In the 184,600 sq. ft. Mixed-Use Two-Phased Alternative Plan, the FEIS AM and PM peak hour trips amounts to 441 trips in the AM peak hour, and 537 in the PM peak hour; and
 - b. In the 150,000 sq. ft. Reduced Medical-Only Alternative Plan, the AM and PM peak hour trips with 120,000+/- net new sq. ft. is 334 AM peak hour trips, and 415 PM peak hour trips.
- 4) The Off-Street Parking Area previously proposed on the west end of the site in proximity to Orchard Lake and Buttonwood Avenue has been removed, moving parking away from any residential uses in that area while preserving nearly 39,886 sq. ft. of green space, and now incorporates additional landscaped screening of the reduced parking area that is now centralized to the Gyrodyne Project Site;
- 5) Existing Parking located along the westerly property line of the Gyrodyne Project Site that is an existing condition to the site, has been moved further away from the three (3) residential lots west of the Gyrodyne Project Site by approximately 16.5+/- feet; the parking spaces have been reoriented to make them parallel to the entry drive where they previously faced the neighboring properties; and additional landscaped screening has been added to further buffer the properties in that location;
- 6) The total number of off-street parking spaces has been reduced by 157 spaces from 840 down to 683 spaces;

⁴ Note: For example, based on FEIS Figure 11-6, this breaks down to about 35 to 39 trips an hour on Crompond Road (or a 29-32% reduction in peak hour trips).



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- 7) The Phase II parking structure has been reduced in size by 4,020 sq. ft.;
- 8) Parking will no longer be located within the wetland area; and
- 9) 3,993 sq. ft. of additional area will be landscaped to further screen the Gyrodyne Project Site.

REVISED SITE PLAN – REDUCED MEDICAL-ONLY ALTERNATIVE SITE PLAN:

In support of this supplemental submission, we respectfully submit ten (10) copies of revised site plan entitled “Gyrodyne, LLC – MOD Phase II” prepared by Cameron Engineering, dated October 5, 2020 and last revised November 23, 2022, consisting of two (2) sheets numbered and entitled as follows:

- 1) Sheet 1 of 2 - Reduced Medical-Only Alternative – 150,000 SF; and
- 2) Sheet 2 of 2 - Comparison Plan – Reduced Medical-Only Alternative - 150,000 SF and 184,600.

CONCLUSION:

For the reasons set forth above, as well as in the Applicant’s prior submissions and appearances, it is respectfully submitted that the Applicant’s Reduced Medical-Only Alternative further reduces the potential for any significant adverse environmental impacts. The Applicant believes that exhaustive analysis has been done relating to all environmental issues, and that the state of the record supports a positive SEQRA findings statement supportive of the Proposed Action. Notably, the adoption of a positive findings statement would not, of course, end the Town’s review of the Gyrodyne Project or the Evergreen Project. The Planning Board has ample authority, under its site plan and related jurisdiction pursuant to the MOD local law, to continue to discuss and evaluate the Project as the review moves forward.

The Applicant looks forward to continuing its review of the Gyrodyne Project with the Board and the public at the November 29th meeting Agenda. In the meantime, should the Town Board or Town Staff have any questions, please do not hesitate to contact me.

Thank you in advance for your consideration of the enclosed.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Taylor M. Palmer', is written over a horizontal line.

Taylor M. Palmer
Enclosure

cc: Thomas F. Wood, Esq. – Town of Cortlandt Town Attorney
Michael J. Cunningham, Esq. – Town of Cortlandt Deputy Town Attorney
Chris Kehoe, Director of Planning
Michelle Robbins, Planner
Rosemary Boyle Lasher, Deputy Director of Planning and Projects Coordinator
AKRF
William S. Null, Esq.
Cameron Engineering