

TOWN BOARD SPECIAL MEETING
MEDICAL ORIENTED DISTRICT

Town Hall
1 Heady Street
Cortlandt Manor, NY, 10567
May 2, 2022
7:00 p.m. - 9:25 p.m.

May 2, 2022

MEMBERS PRESENT:

Richard H. Becker, Supervisor

James F. Creighton, Member

Francis X. Farrell, Member

Cristin Jacoby, Member

Robert E. Mayes

ALSO PRESENT:

Tom Wood, Town Attorney

Michelle Robbins, Planner

Laroue Shatzkin, Town Clerk

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2 (The board meeting commenced at 7:00 p.m.)

3 DR. RICH BECKER: Thank you for coming
4 out tonight. I'm supervisor Dr. Rich Becker. We
5 do have some seats up front, because it's
6 probably going to be a long meeting and I hate to
7 have people standing for too long. We also have
8 arranged seating out in the hallway with a
9 television and I believe also in conference room
10 one down the hall. So if anyone wants to sit and
11 not have to stand for a long time, please make
12 yourself comfortable.

13 I want to start and just talk a little
14 bit about what tonight's about and why we're here
15 and what to expect. This is a Mod FEIS, Final
16 Environmental Impact Statement public hearing
17 concerning MOD, which is the Medical Oriented
18 District surrounding the hospital. I think you're
19 all familiar with that.

20 Believe it or not, this has been going
21 on for seven years. It's been 2016 when the
22 master plan was first adopted that called for the
23 development of a MOD, that the town actually won
24 an award for. And since then, we've had four

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2 public hearings and two public workshops. So this
3 is a slow process and it continues.

4 And it started out with the initial
5 proposal in which the owners of the properties
6 involved submitted some initial proposals and
7 then we moved on to a DEIS, the first step, which
8 is a Draft Environmental Impact Statement, which
9 kind of was the proposals from the developers,
10 this is what we can do, what do you think? A lot
11 of comments went on for many, many, many months.

12 And in response to all the public
13 comments under SEQRA, SEQRA is the State
14 Environmental Quality Review Act that dictates
15 how all these procedures have to go to be fair to
16 the public, to be fair to the developers. And so
17 the developers came back and filed their DEIS,
18 which was a response to the initial discussions.
19 That's where you heard about the hotel and other
20 developments. And again, public hearings were
21 held and comments were made. And then it went
22 back to the developers to come back and respond
23 to that and that's where they are tonight, with
24 the FEIS.

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2 We are probably, in my mind, like
3 halfway there. So I don't want anyone to think
4 when you hear a Final Environmental Impact
5 Statement this is final, this is it, something's
6 going to be written in stone. It's not. It still
7 has to be opined upon by this town board and it
8 still has to go through the planning board
9 process where it hasn't even gone yet. So we're
10 still quite a ways through the process.

11 SEQOR, as I said, is the process that we
12 go through to lawfully follow any development
13 that comes up anywhere in town. And the SEQOR does
14 not require this meeting tonight, but the town
15 board decided we want to hear from the public.
16 This is going to have an impact on the community,
17 we're aware that a lot of people are following
18 it, and before we made any decisions, we wanted
19 to hear from each and every one who wants to
20 speak.

21 People can come up and sign up, we'll go
22 through the process for that of how we want to do
23 that. But I also want to state because I know a
24 lot of people are not comfortable making public

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2 addresses or speaking, despite my favorite
3 picture that I just put up there, that people
4 sometimes are not comfortable in front of a
5 crowd.

6 If you submit it in writing, it's just
7 as effective. Every statement is going to be
8 recorded and examined. And thus far, I believe
9 we're up to about a thousand comments on MOD to
10 date. So that's an important statement to make.
11 The only thing this town board wants to do
12 tonight is to hear from you. We are not going to
13 speak as far as giving you our opinions. We've
14 decided this in advance. We want to hear from
15 you, then take it back.

16 In the future, we will have a work
17 session, a public work session where we as town
18 board members will debate it. That will be
19 advertised and announced and very transparent.
20 That's very important. Tonight, it's about you
21 guys making the statement. So, spoiler alert, no
22 vote.

23 After today, we will close the public
24 hearing, but still allow 20 days for public

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2 comment. So anyone who wants to submit a letter,
3 an e-mail, any form of correspondence will be
4 valid for the next 20 days.

5 And again, before we get to that work
6 session down the road, we will make sure everyone
7 knows about it. Just like for tonight, we sent
8 out 350 letters announcing today. We're required
9 to do I think it was to do about 70, but the town
10 board wanted to expand it to make sure everyone
11 in the community knew about this, so we sent out
12 350 mailings. It's on our website, Facebook page,
13 Instagram, and next time I'll add it to my
14 supervisor's weekly newsletter, as well as local
15 newspapers and the signage in front of town, in
16 front of the two buildings.

17 So I just want to conclude that my
18 objective, and I think the town board's objective
19 tonight is three things. Transparency, so you
20 guys will witness every part of it, obviously
21 tonight and again in the work session coming up
22 in the next few months. We want you to know that
23 we're listening to you. Every statement will be
24 recorded and documented and reviewed. And

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2 finally, you should know you participated in the
3 process.

4 These properties are important to me. I
5 could start with Evergreen Manor, where I spent
6 the first eight years of my life. My parents used
7 to, we used to summer in the cottages, bungalows
8 on Evergreen Manor. I used to fish in the pond
9 that was there. I used to ride horses and swim in
10 a pool that was there in the past and had all my
11 meals on the front porticos in front of those big
12 columns.

13 And I practiced medicine from 1984 to
14 1992 I believe in the Cortlandt Medical Building,
15 so that property is important to me. And I
16 remember when I was waiting to open my office,
17 the public debate about the medical building
18 itself, that it was too big back then. So I'm
19 very sensitive to these issues.

20 Anyway, so it's near and dear to my
21 heart. We want to do what you guys want, we want
22 to listen to you, so that's what tonight is
23 about. I'm going to call upon Tom Wood, our town
24 attorney, to give us an outline of how we're

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2 going to proceed tonight and where we are with
3 the process. And then I'm going to ask Michelle
4 Robbins, our planner, to go through the process
5 of where we are today and then we're going to
6 open it up for your comments. Tom?

7 MR. TOM WOOD: Okay. Thank you. Well,
8 supervisor, I think you took away most of my
9 statement. But, good evening, members of the town
10 board, ladies and gentlemen. As the supervisor
11 indicated to you, there is a process that has to
12 be followed and on a proposal as large and as
13 controversial as this, SEQRA, which is the State
14 Environmental Quality Review Act, requires that
15 we get as much public input and comment as
16 possible.

17 So when this was first proposed as part
18 of the master plan, the master plan also was
19 subject to public comment and the process before
20 that adopted. What a master plan is, is it's an
21 overview of the entire town, an analysis of all
22 of the town's resources, open space, etc., and a
23 generic proposal as to what the needs of the
24 community are at that time and how the town board

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2 should perhaps consider the zoning to implement
3 the master plan.

4 And so lo and behold, with the hospital
5 at that time was seeking an expansion, etc., it
6 automatically triggered that MOD, the Medically
7 Oriented District proposal in the master plan be
8 one of the first to start into the process. And
9 that engendered the two property owners across
10 from the hospital to participate in the process
11 with site specific proposals and concepts that
12 they thought would fit into the vision of MOD.

13 And so that started, as Dr. Becker
14 indicated, with public outreach meetings in 2018
15 with respect to the proposal, and then four
16 public hearings, including this evening.

17 So what SEQRA is and what we are doing
18 is there are three parts to it this evening. So
19 first or all, there is a study of the zoning law
20 and a proposed MOD zoning ordinance. That's the
21 action that the town board would have to
22 consider. The second is an analysis of if the
23 zoning were enacted, these are potential
24 developments. What would be the impacts as

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2 proposed by the two property owners. So that's
3 the three parts that are being discussed in the
4 SEQRA process.

5 So, the planning board's role would be
6 if the town board agrees to amend the zoning,
7 then it goes to the planning board for a series
8 of public hearings and site specific adjustments,
9 whether it be sidewalks, the location of the
10 buildings, the design of the buildings, the color
11 of the buildings, things like that, to adjust it
12 to the site, protection, further protection of
13 wetlands, etc.

14 So when this process started, certain
15 impacts were identified as to what impacts would
16 be. So, for instance, traffic was an issue.
17 Wetlands, water supply, sewage, all those aspects
18 were analyzed and they are put into these are
19 potential impacts. So the Draft Environmental
20 Impact Study was a first attempt to discuss these
21 are the impacts and these how we feel these
22 impacts can be mitigated, how they can be handled
23 and addressed.

24 And that document is referred to other

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2 agencies, not just the town. So it goes to the
3 Department of Transportation, who controls and
4 owns Route 202, a key road in this whole factor.
5 And they review the impacts and they review
6 proposed mitigation of traffic lights, turning
7 lanes, widening, etc. that would take place as
8 part of the project.

9 That all came back. We had a public
10 hearing, as Dr. Becker indicated, we had over a
11 thousand comments. So after the public hearing
12 and the comments on the Draft Environmental
13 Impact Study, it goes back to the drawing board
14 if you will. And the developers had to respond as
15 to all of those questions. How would, what would
16 they see would be what would be appropriate based
17 on the public comment.

18 So you'll hear from the town planner the
19 changes that they have proposed to make in their
20 projects in response to the comments of the
21 public and those other agencies. This has all
22 been put together in what SEQRA refers to as a
23 Final Environmental Impact Statement because it's
24 the culmination of two rounds of studies.

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2 So what an FEIS does is after tonight's
3 hearing, the town board has to decide if there's
4 any holes or gaps, if they need additional
5 information. And then at that point, the town
6 board reviews all this data and all these studies
7 and all your comments and they have to make
8 findings.

9 And those findings would be these are
10 the impacts that were identified, these are the
11 mitigations that have been proposed. And they
12 discuss whether or not the mitigations would be
13 acceptable or not, would they do the job or not.
14 And if not, the board would have to decide
15 perhaps if certain things were reduced, the
16 impacts would be lessened. If things were moved
17 or changed, an impact would be. That's what the
18 findings process is that the town board, that's
19 where the elected officials of the town go
20 through a deliberative process to discuss all of
21 the information that's been gathered, all of the
22 comments. And that comes out in a findings
23 statement.

24 And it's not until the point that the

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2 town board decides on a findings statement can
3 they then move forward and consider a local law
4 to amend the zoning ordinance. That local law, it
5 has been on the website, it's been adjusted to
6 meet some of the comments, to make it more
7 understandable. So this evening we take comments
8 on the local law and we take comments on either
9 proposed development.

10 As the supervisor indicated, the public
11 hearing would be closed, there would be 20 days
12 to submit written comments and then there'll be a
13 process to analyze those comments to see if
14 there's any additional information needed etc.
15 and then a series of public work sessions where
16 the town board members would, at an open, public
17 meeting, discuss their thoughts, views and
18 comments about the process and where it's at.

19 Then at the conclusion of that, if they
20 chose to go forward they would then put on a
21 public town board voting meeting, a document
22 called a findings statement from the town board.
23 And that findings statement would be the closure
24 of the SEQRA process.

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2 So there's a lot yet to come, there's a
3 lot more work to be done. That's why this evening
4 we're trying not to have debates. It's to hear
5 your concerns, to see if we, if any of the
6 modifications that have been made lessen those
7 concerns, perhaps they don't, perhaps they do.
8 That's what this is all about, to hear and to
9 make sure that all the concerns have been subject
10 to some discussion or review in the documents. So
11 with that said, I will turn it over to Michelle
12 Robbins, one of the town planners who will give
13 you a brief synopsis of where we were when we
14 were here for the Draft Environmental Impact
15 Study, the changes that have been made and where
16 we are tonight.

17 MS. MICHELLE ROBBINS: Good evening,
18 everyone. I'm just going to share my screen and
19 I'm going to pull up a little presentation here.
20 So I reviewed all of the FEIS documents submitted
21 by the applicants and I'm going to just summarize
22 the major project changes that have been proposed
23 by the applicants between the draft EIS and the
24 final EIS.

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2 So just to recap, there are three
3 aspects of the proposed action that the town
4 board will deliberate on. One is the proposed MOD
5 zoning, two is the Evergreen Manor project
6 proposal and three is the Gyrodyne project
7 proposal. It should also be noted that the
8 Gyrodyne FEIS proposal is an all medical
9 proposal. However, Gyrodyne also evaluated an
10 alternative proposal in the FEIS which is
11 referred to as the mixed-use alternative and
12 includes both medical and residential uses and I
13 will go into detail on that a little bit further.

14 Both proposals were analyzed in the FEIS
15 study. So first, I'm going to review the
16 modifications to the MOD zoning between the draft
17 and final. So this picture here on the left is
18 the DEIS MOD zoning boundary. So in the original
19 draft environmental impact statement, the zoning
20 proposed creating a MOD within a -- including all
21 of these parcels shown in this picture here in
22 the medical oriented district.

23 Based on public comment, we have revised
24 the MOD zoning, sorry, we have revised the MOD

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2 zoning and now the proposal includes these
3 parcels here. So it went from 34 parcels at 105
4 acres to 69.2 acres and 13 parcels. So this is
5 currently the MOD zoning district.

6 The MOD was revised from an overlap
7 district to a mapped district between the draft
8 and the final. Hotel uses were eliminated as a
9 permitted use in the MOD zoning district. The
10 zoning was revised to include a requirement that
11 ten percent of all new housing units in the MOD,
12 excluding the assisted living and the memory
13 care, meet the definition of affordable per the
14 town of Cortlandt's zoning code and density
15 calculations are now based on the bulk
16 regulations that are listed in the zoning code.

17 Then, I'm going to go to the -- this is
18 the first Evergreen Manor FEIS proposal. I'll
19 discuss that first. So currently, between draft
20 and final, Evergreen has modified their proposal
21 and has now submitted a proposal that includes
22 114 assisted living units in a four-story
23 building, and then there's a separate smaller
24 building, so that's this building here. And then

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2 there's a separate smaller building that would
3 include the assisted independent living units,
4 which would be in a 3-story building. And there
5 are 77 associated parking spaces.

6 There's a total of 236 dwelling units
7 proposed on the site, including 166 in a five
8 story building and then 70 town homes in two-
9 story buildings, with a total of 275 surface
10 parking spaces.

11 In addition, there's a small, 7,000
12 square foot retail space here with 75 parking
13 spaces. So that's a total of 427 parking spaces
14 versus the 650 parking spaces in the DEIS. And
15 the other changes were the proposed hotel was
16 eliminated from the Evergreen project and was
17 replaced basically with the 70 two-story
18 townhomes.

19 Thirty thousand square feet of the
20 proposed 37,000 square feet of medical office,
21 dental lab and commercial space, which was in the
22 DEIS proposal, was eliminated from the Evergreen
23 Manor project, leaving 7,000 square feet of
24 commercial space.

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2 The number of assisted living units
3 proposed on the Evergreen site was reduced from
4 120 units to 114 units. That's comprised of 18
5 memory care units, 39 assisted living studios, 26
6 assisted living one-bedroom units and 23 one-
7 bedroom independent living units, and eight two-
8 bedroom independent living units.

9 There was an increase in overall
10 disturbance area of approximately three acres.
11 That's largely due to the increased footprint of
12 the townhomes versus the single hotel building.
13 Okay. That's the Evergreen proposal currently as
14 proposed in the FEIS.

15 Now we're looking at the Gyrodyne
16 proposal. So the Gyrodyne development proposal
17 includes -- and they phased their proposal, Phase
18 One would be 100,000 square feet of medical
19 office and a three-story building. That's this
20 building here. And then within that, there would
21 be 4,000 square feet of accessory commercial.
22 That accessory commercial would be to service the
23 folks that are using the building, the visitors
24 and the employees. It is not a destination

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2 retail, it would not be, you know, generally used
3 by the public. It would be for folks if you go to
4 a medical office and you go to a café that's
5 there or grab a sandwich, that's what that
6 accessory is for, that accessory commercial is
7 for or potentially also for other like
8 acupuncturists or other types of medical that
9 isn't pure medical.

10 Then they would also have 455 parking
11 spaces, no sorry, 513 total spaces in Phase One,
12 303 of those spaces would be within a structured
13 parking garage, which is proposed here. I don't
14 know if everyone can see my cursor on the screen.

15 Phase Two of the Gyrodyne proposal would
16 be 84,600 square feet of medical in a three-story
17 building. So the one thing you have to understand
18 about the Gyrodyne site is there's already 30,000
19 square feet of medical existing on the site. So
20 the net would be 54,600 square feet of medical,
21 okay, after replacing the existing medical. And
22 that would occur in Phase Two, because they would
23 plan to keep the existing medical open, construct
24 Phase One, close the existing medical and then

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2 construct Phase Two and move everybody from the
3 existing medical into the new building.

4 And then there would be 385 parking
5 spaces proposed as part of Phase Two, so that's a
6 total of 939 spaces between the two phases versus
7 635 in the DEIS. That's largely because medical
8 office requires significantly more parking than
9 residential does. And their original proposal in
10 the DEIS was a mixed use proposal with
11 residential and medical.

12 Gyrodyne is also asking the town board
13 to consider a mixed-use alternative, which is
14 similar to the proposal that was in the DEIS but
15 it's kind of a scaled back version. The mixed-use
16 alternative that they're requesting that the town
17 board consider would be about 83,500 square feet
18 of medical office in three stories and 1,500
19 square feet of accessory commercial, which would
20 probably be some sort of café, for a total of
21 85,000 square feet. But that's a net of
22 approximately 55,000 square feet of medical
23 because they have that existing 30,000 square
24 feet.

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2 That would be versus the 100,000 square
3 feet of medical office that was proposed in the
4 DEIS. And their mixed-use alternative includes
5 160 residential units in four stories. And that
6 is about 40 units less than the original DEIS
7 proposal which had 200 units in five stories.

8 And again, the structured parking would
9 be, let's see, let's see if they have it. I'm
10 going to show you a picture of the -- sorry,
11 that's the mixed-use alternative here. And there
12 still would be structured parking associated with
13 the medical office building. And then, so this is
14 an alternative they've asked the board to also
15 consider in the FEIS.

16 And then I'm just going to summarize
17 quickly, give a couple of the traffic points that
18 I received from the traffic consultant that did
19 the traffic impact study. All improvement
20 measures that were previously discussed in the
21 DEIS remain in the FEIS, including the adaptive
22 traffic control system that was identified. It
23 is, in addition, the ban on left turning vehicles
24 from Route 202/35 to Bear Mountain Parkway with

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2 rerouting via Conklin Avenue, which is less than
3 30 vehicles per hour, is also proposed to
4 alleviate congestion on the intersection of Route
5 202/35 and Bear Mountain Parkway.

6 The proposed project, with the
7 improvement measures would result in a reduction
8 in corridor delay along Route 202/35 from Dayton
9 Lane to Lexington Avenue of one minute and 45
10 seconds during the weekday a.m. peak hour and
11 then a 45 second reduction in the weekday p.m.
12 peak hour.

13 And it just, it should be pointed out
14 that the improvements associated with the project
15 obviously would not occur if the project didn't
16 occur. So the difference between the improvements
17 between the FEIS and the DEIS is that actually
18 there had previously been a 17-second reduction
19 and now it's up to one minute and 45 seconds in
20 the a.m. peak hour and a 34-second reduction in
21 the weekday p.m. peak hour, which was previously
22 a one minute and 27 second reduction in the DEIS.
23 So the afternoon gets a little bit worse between
24 the draft and the final and the morning gets a

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2 little bit better. And that's it.

3 DR. BECKER: Okay. Thank you, both Tom
4 and Michelle, a lot of information there. I'm
5 just going to make one comment on traffic,
6 because there's a lot of information there.
7 Traffic on 202 sucks. I don't know how else to
8 say it. It's just terrible now. [applause] So
9 what the traffic study showed is that if nothing
10 gets done, and I'm kind of combining what
11 Michelle said and what Tom said, because
12 sometimes, it's hard to pull out the little
13 pieces.

14 If nothing gets built, traffic on 202 at
15 that bottleneck in front of the hospital is going
16 to get worse and it's going to get worse because
17 of what's happening in Peekskill, I don't know if
18 you guys have gone in there and seen all the high
19 rises, and what's going on in Yorktown. So
20 traffic goes from Peekskill to Yorktown and
21 Yorktown to Peekskill and we get stuck in that
22 bottleneck in the middle.

23 For this project to go forward, traffic
24 must improve. So before one shovel gets in the

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2 ground, one nail gets nailed, we have to make
3 sure that traffic gets no worse. And what the
4 AKRF Traffic Study showed and what was
5 substantiated by New York State Department of
6 Transportation, the DOT, which has control of the
7 road, that if five mitigating things were done,
8 the traffic would get, either stay the same or
9 get a little better. But if nothing gets done
10 with MOD and no improvements are made, the
11 traffic is going to get worse. Is that correct?

12 MS. ROBBINS: Yes.

13 MR. WOOD: Yes.

14 DR. BECKER: With that, Laroue, can I
15 ask you to lead us through the audience
16 participation part?

17 MS. LAROUÉ SHATZKIN: Actually, we're
18 going to open the public hearing to speaking.
19 Please do not yell comments from the floor. The
20 microphones in the room can't pick them up, so
21 you won't be heard, it won't be recorded. If
22 anyone has not signed up to speak and you would
23 like to speak, Elvia is over by the door and has
24 signup sheets that she'll bring up to me as

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2 people sign up. There are also individuals who
3 are watching via Zoom. I'm going to allow them to
4 speak once everyone in this room who wishes to
5 speak has completed. There are many people who
6 have signed up, we have a lot of people online.
7 If you could please be brief, out of respect for
8 everyone who wants to make their comments, I'm
9 sure everyone would appreciate it. 'm going to
10 start with --

11 DR. BECKER: Madam Clerk, can I
12 interrupt for a second?

13 MS. SHATZKIN: Of course.

14 DR. BECKER: Procedurally.

15 MS. SHATZKIN: Yes.

16 DR. BECKER: My mistake. We have to call
17 the meeting to order, and we must say the pledge
18 or otherwise tonight never happened.

19 MS. SHATZKIN: And do a roll call.

20 DR. BECKER: And do a roll call.

21 MS. SHATZKIN: Yes.

22 DR. BECKER: Thank you. If everyone
23 would join me, I'd appreciate it.

24 MULTIPLE: I pledge allegiance to the

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2 flag of the United States of America and to the
3 Republic for which it stands, one nation under
4 God, indivisible, with liberty and justice for
5 all.

6 MS. SHATZKIN: Thank you, supervisor.
7 Councilman Mayes?

8 MR. ROBERT MAYES: Present.

9 MS. SHATZKIN: Councilwoman Jacoby?

10 MS. CHRISTIN JACOBY: Here.

11 MS. SHATZKIN: Supervisor Becker?

12 DR. BECKER: Here.

13 MS. SHATZKIN: Councilman Creighton?

14 MR. JAMES CREIGHTON: Here.

15 MS. SHATZKIN: Councilman Farrell?

16 MR. FRANCIS FARRELL: Here.

17 MS. SHATZKIN: All are present.

18 DR. BECKER: Now, we're all official.

19 MS. SHATZKIN: Yes, now we're all
20 official. And I'd like to call David Weinberger
21 to the podium.

22 MR. DAVID WEINBERGER: Thank you. David
23 Weinberger, 3 Birchwood Lane. There have been
24 flyers, lawn signs, e-mails, people standing in

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2 front of you in public meetings with a simple
3 message, stop the MOD. If the MOD were a good
4 plan, we would not be staying stop the MOD. But
5 if you listen to what we're saying, read the
6 submitted questions and comments, read our
7 letters, real messages, different and more
8 hopeful, change the MOD.

9 We're not opposed to a MOD, we're
10 opposed to this MOD. Change the scale of the
11 project. Since it is in our backyard, it needs to
12 be in keeping with the adjacent neighborhood. It
13 is not at this point. The hotel has been
14 eliminated from the application. Good. Nice
15 start. There was never a demonstrated need, so
16 it's good that it's gone.

17 Now, let's move on to the apartments,
18 the townhouses and the 1,366 total parking
19 spaces. Here too, the stated rationales don't
20 work. For example, we haven't found any hospital
21 employees that want to live where they work.
22 We've asked. Have you? We know from their
23 responses to the direct questions that show up in
24 the FEIS the applicants have not asked. There's

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2 lots of logic that just doesn't hold.

3 The change in the plan and the zoning
4 should put medical at the heart of the MOD. This
5 is a high density economic development plan that
6 happens to have medical in its name, maybe better
7 suited to Route 6.

8 There is no opposition to updating or
9 replacing existing medical offices on the
10 Gyrodyne site. But the high density residential
11 is not medical. Speaking of medical, if there are
12 NYP representatives in the room tonight, please
13 make your presence known to the town board and to
14 the rest of us. We're still waiting.

15 As I said almost two years ago, we can
16 only make sense of the MOD with public,
17 transparent information about the NYP plans for
18 the existing campus on the north side of 202.
19 Their intentions and actions affect density,
20 traffic, environment, the economy and the social
21 wellbeing of our community. Without knowing the
22 intentions for the north side of 202, we're
23 trying to make decisions about the south side of
24 202 in a vacuum. That is not a good way to make

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2 good public policy.

3 Change the plan. Make the environment an
4 equal partner, consistent with the way it is
5 stated in the Envision Cortlandt Plan. Minimum
6 targets for fuel reduction, fossil fuel
7 reduction, energy efficiency, green space, sound
8 and light pollution are just that, minimums. We
9 can and should do better than the minimum
10 voluntary targets.

11 LEED, Leadership in Energy Environmental
12 Design is a good start. We need successful
13 certification for all new construction of the
14 MOD, not just an application on half of it, but
15 actually have it and do it successfully.

16 Require solar panels and solar parking
17 canopies. At this point, it's not that we don't
18 know what needs to be done. We just have to make
19 sure it happens. It's as if global warming is not
20 happening if there aren't environmental issues to
21 be dealt with for all of us. For us, the children
22 of Cortlandt and the grandchildren of Cortlandt
23 has to start now.

24 Part of the conversation seems to have

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2 been that we don't want the MOD because change is
3 difficult. Well, apparently that's really true
4 for the developers who can't seem to make
5 meaningful change to deal with density, the
6 environment, walkability, medical as the focus of
7 the MOD.

8 We're waiting for a single integrated
9 coherent plan where the parts fit and complement
10 one another, where the plan serves the goals of
11 the MOD as stated in the sustainable
12 comprehensive Envision Cortlandt plan. Not there.

13 If it seems that we're starting to
14 repeat ourselves, there's good reason for that.
15 The only other voice in the room has been from
16 the developers. We're not hearing what you, our
17 town leadership thinks of all this. It's not
18 brain surgery. The applicants represent their own
19 interests as a profit making commercial entity in
20 business to make money.

21 There is no reason to expect the
22 developers to give priority to the wellbeing of
23 the community as we expect of our public
24 servants. What do you think of the plan? We

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2 should not have to wait until the end of the
3 process to hear your answers. We shouldn't have
4 to wait seven years into the process. Thank you
5 for that accounting of time. We shouldn't have to
6 wait seven years into the process and still not
7 know what you think.

8 So, we keep raising these issues. What
9 you think could look like the town planning and
10 zoning boards making explicit what the plan must
11 do. It could also state what the plan cannot
12 include. Tell us how the MOD will meet our best
13 interests as a community and not those of the
14 developers. We need to hear from you. Change the
15 MOD, listen to us, change the MOD. [applause]

16 MS. SHATZKIN: Thomas Russo.

17 DR. BECKER: Thank you very much for
18 those comments.

19 MS. SHATZKIN: As David did, for the
20 record, could you state your name and address?

21 MR. THOMAS RUSSO: Yeah. Thomas Russo,
22 241 Buttonwood Avenue. So I've been up in front
23 of the board, most recently, newest board member,
24 Mr. Mayes, took the time to have a meeting on the

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2 computer with some of my neighbors on Buttonwood.
3 Thank you for that. I just want to ask a quick
4 question to Tom Wood. You mentioned that this MOD
5 idea was in the Envision Cortlandt.

6 MR. WOOD: Yes.

7 MR. RUSSO: Okay. So in 2004, there was
8 a master plan. Right, section 179, section 307,
9 that was instituted in that master plan spoke
10 about recognizing wetlands and their proper uses
11 and the over development of them. So my question
12 to you is why would you even allow the MOD to go
13 in as is to the new plan when it seems to fly in
14 the face of the older plan. Okay.

15 Now, I just want to know one thing for
16 the entire town board. What's the net benefit to
17 the town? Former Supervisor Puglisi and I sat
18 down and went over the numbers and when we put
19 our heads together and went over this, the math
20 basically worked out to this. There's about
21 16,000 households in the total town. Is that
22 correct, Dr. Becker, give or take?

23 DR. BECKER: Slightly less, but very
24 close.

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2 MR. RUSSO: Okay. So when we went over
3 the math, came out to, as is, about \$15 per year
4 for the household for the town taxes, and about
5 \$60 net benefit on the school side of things. \$75
6 per household, on average, in tax benefit versus
7 what could possibly be a disaster. Okay. So and
8 the last thing I will say is AKRF, I mean Dr.
9 Becker, you're a medical guy. There's obviously a
10 downside to this lessening of prosecution of use
11 of drugs because, I mean there's something wrong
12 that traffic is going to get better? A thousand
13 cars more a day, traffic is going to get better?
14 I highly doubt that.

15 So again, I just, I know it's the town
16 board and the people that want to develop this
17 keep going back to this Envision Cortlandt and
18 the MOD and this, and we did a survey. But the
19 earlier town plan flies in the face of it. Thank
20 you. [applause]

21 MS. SHATZKIN: Mr. Peter Casey.

22 MR. PETER CASEY: Hello, Peter Casey, I
23 live at 235 Lafayette Avenue, I'm a recent
24 resident, I moved in earlier this year. This

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2 proposal came onto my plate, I wasn't aware of it
3 upon signing the agreement for the mortgage. So I
4 know that my, I haven't lived here long enough,
5 but I do have experience from where I used to
6 live. I used to live in New Jersey, right next to
7 a giant complex, with a massive parking lot. And
8 one thing I noticed, there were no stars in the
9 sky at all. Even like during 2020, a massive
10 empty parking lot and those lights were just on
11 all the time.

12 So I looked through your proposal and
13 the comment of reducing light pollution, your
14 only response was, the comment was noted. Do you
15 actually have any proposal or idea of how you're
16 going to reduced light pollution?

17 DR. BECKER: Michelle, can you answer
18 that, what the comment noted means in the
19 reports?

20 MS. ROBBIN: Well if there isn't a
21 specific question asked sometimes like a specific
22 question, they would reference comment noted. But
23 I think in this particular case, it's likely
24 because the site plan hasn't progressed to a

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2 place yet where there's actually lighting
3 proposed on the site. And that would be done
4 during the site plan review. So that typically
5 when --

6 DR. BECKER: Meaning at the planning
7 board.

8 MS. ROBBINS: -- yeah, during the
9 planning board review, that's typically when they
10 would look at the light fixtures and they would
11 require full cutoff fixtures so they don't have
12 light pollution into the sky and maybe some
13 shielding and they would look at the numbers and
14 the amount of lighting on the site.

15 MR. CASEY: Okay. So, I have some
16 information here. What if I told you that wasn't
17 good enough for light pollution to actually
18 reduce light pollution? There have been a lot of
19 advancements in technology as far as light
20 pollution goes. One of the main things that a lot
21 of the urban infrastructures are done with low
22 pressure sodium lamps, thus the orange red glow
23 that you're used to and it makes everything very
24 difficult to see. There are other advancements in

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2 LED technology as far as occupancy sensors.

3 Now, I'm sure you're well aware of an
4 occupancy sensors of the neighbor's light or back
5 yard turning on, these are more gradual ones that
6 will slowly dim and increase the light depending
7 on where it's needed. This vastly reduced light
8 pollution to at least 80 percent, because light
9 is only there when it's needed, it has basically
10 can also be extremely energy efficient.

11 Make sure to use warm lights when you do
12 the lighting decision. A lot of the halogen
13 lights are considered these days but they emit a
14 blue wavelength, which disrupts the environment,
15 it causes algae to grow in areas where it's not
16 normally supposed to grow, because it's too high
17 energy, it allows the plants to grow. So you want
18 to have a light temperature less than 3,000
19 Kelvin. That's one of the things I want to
20 propose that you do.

21 A lot of these, obviously, of course the
22 shielded and reducing glares and a lot of these
23 new energy efficient solutions will reduce light
24 pollution, keep our community sky the way it's

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2 supposed to be, nice and rich with stars at
3 night, and then the U.S. Green Building Council
4 has also incorporated a credit by reducing the
5 amount of light that's actually admitted in their
6 friendly building standards practice known as
7 LEED.

8 So I'm just, I don't like them -- I
9 agree with everyone here, change the MOD,
10 although I know my place, I'm a new resident. So,
11 I'm just attacking your light pollution because I
12 don't want the sky to turn into where I moved
13 from.

14 DR. BECKER: Thank you, Mr. Casey and I
15 agree with you. Thank you for your comments.

16 MR. CASEY: Yes. [applause]

17 DR. BECKER: I'm also a member, I'm an
18 amateur astronomer and there's a light pollution
19 group that attacks this. They write it up in Sky
20 and Telescope and other magazines and --

21 MR. CASEY: You should look into parking
22 lots that have occupancy sensors installed.

23 DR. BECKER: We will.

24 MR. CASEY: It is very helpful and

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2 really nice.

3 DR. BECKER: It's a nice quality of life
4 issue, thank you.

5 MR. CASEY: Yes. [applause]

6 MS. SHATZKIN: Miriam Wineberger.

7 MS. MIRIAM WINEBERGER: I'll be very
8 brief, Miriam Wineberger, 3 Birchwood Lane. We've
9 lived there for 29 years. And with respect, I
10 just have to say that the scope of this project
11 and the potential zoning that would allow it is,
12 it's just wrong. It's just wrong. And the ongoing
13 opposition to this for again, thank you for the
14 number of years, to me it seems like forever, is
15 very legitimate. And it's been exasperating to
16 me, I felt that we have not been heard. We have
17 made comments, we show up. But we have not been
18 heard. And I'm getting a little old and decrepit.
19 But I'm not so decrepit that I can't lay down in
20 front of a bulldozer. Thank you. [applause]

21 MS. SHATZKIN: Mike Fleming.

22 MR. MICHAEL FLEMING: Michael Fleming, I
23 live at 24 Millwood Road. I served on the
24 Envision Cortlandt Master Plan committee. I was

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2 actually very excited when Michelle actually
3 brought the concept of MOD and the transportation
4 oriented district to the committee for us to talk
5 about. It was real forward thinking and I was
6 really happy to hear the first speaker say that
7 stop the MOD isn't really where he falls. It's
8 kind of change the MOD. And that's kind of where
9 I fall as well.

10 I'm excited to see some other reductions
11 that we've seen. I'm not quite sure they're
12 enough, but I do think the planning board is
13 probably where that next step needs to take
14 place. But overall, I've got to tell you, I think
15 you guys should really -- this idea of a MOD is
16 great for our town. It's not just about the \$75 a
17 person tax dollars, but I'll take 75 bucks
18 whenever the town wants to give it to me.

19 But I think it's really about the idea
20 that we're going to develop a section of this
21 town, I hope, responsibly but again, I'll leave
22 that to the planning board, to revolve around
23 this great opportunity we have. We have New York
24 Presbyterian Hospital investing in our town,

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2 partnering with this great hospital. I think this
3 is something that you could should continue to go
4 forward with.

5 The other thing I just wanted to say
6 though was the mailing for this, I know Dr.
7 Becker, you mentioned this, you know, the law
8 requires you to do a mailing to a certain number
9 of residents around where you're going to do
10 something and you guys did increase that. On
11 things like this, that's just not enough. You
12 have to do a whole town mailing. [applause] This
13 is not just -- this doesn't just impact the
14 people who live directly around the MOD. It's a
15 big town, however many residents, 30,000 plus
16 residents. This is going to impact the entire
17 town.

18 I want you to consider the opinions
19 obviously of the people who live right next door,
20 and usually when these things happen, it's the
21 people who live next door have the loudest
22 voices. But this whole town really needs to be
23 very involved in this. And when you have these
24 meetings, I really would like you, especially on

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2 these large issues, invite the whole town to
3 these things. Otherwise, again, I like changing
4 the MOD, but I do think the MOD is a great idea
5 for our town. Thanks. [applause]

6 MS. SHATZKIN: Nicole Amabile.

7 MS. NICOLE AMABILE: Hi, Nicole Amabile,
8 2003 Crompond Road. I am smack in the middle of
9 the Evergreen Manor. I've been there for 15
10 years. Dr. Becker, the pool is still there. It
11 just looks a lot different, a lot different.

12 DR. BECKER: Thank you.

13 MS. AMABILE: But I've enjoyed living
14 there and I've known the developer for quite a
15 number of years, I've been there for 15 years.
16 And I do feel that he will do this very
17 responsibly. I do feel that there needs to be
18 progress in this town and I know that change is
19 really, really difficult. And the way it should
20 be done should be in a responsible fashion.

21 And I was asked to speak just to give
22 the others the opposite point of view. Just a
23 couple of things that were written down for me,
24 and I've been witnessing this over the past 15

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2 years and I've seen the environmental people come
3 to the, the property doing all sorts of samples
4 with the wetlands, with the soil, with the trees.
5 They've tagged the trees I can't tell you how
6 many times. I'm always looking outside and going
7 who are you and what are you doing here. Like why
8 is another person up my driveway.

9 But anyway, it's been interesting and it
10 has been quite fun to live there and it is
11 pretty. I always joke around that I live on a
12 nature preserve, which basically it is. But I do
13 think something like this would bring a lot of
14 tax dollars and everything. Right now, Evergreen
15 Manor isn't bringing any tax dollars. He's not
16 making enough off of me for this, I'll tell you
17 that much.

18 But we need to get some stuff into this
19 town, I truly believe that. I've been familiar
20 with the past three different times, I think this
21 is the third modification to the MOD, I think. Is
22 it true? The third time or second time?

23 DR. BECKER: It's the second formal
24 change.

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2 MS. ABABILE: The second formal change.
3 So a couple of points that I wanted to point out
4 and I think this is fair to really mention is
5 that this Evergreen Manor is going to afford the
6 town of Cortlandt to get jobs in both
7 construction and permanent areas. It's going to
8 bring a lot of jobs here. And that's a huge
9 thing, which will bring in revenue in the form of
10 taxes in the district. Oh, by the way, I work for
11 Lakeland Central School District, so there's a
12 double whammy there.

13 And it will allow people to age in
14 place, which is really important, especially when
15 my father was passing away, it would have been
16 nice to have something like that, instead of
17 having to run all the way down county and that
18 sort of thing.

19 It's going to allow people rental
20 apartments. There really aren't any rental
21 apartments. Try to find one, that are quality, by
22 the way. It'll have assisted living, you guys
23 know that, with the presentation before. Condos,
24 townhomes, and as you were discussion earlier,

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2 Dr. Becker and Mr. Wood, the traffic here is just
3 horrific, horrific.

4 And I purposely avoid 202 at certain
5 times of the day when I can, and let me tell you,
6 I've gotten really good at knowing how to
7 navigate the back roads. Lafayette is my friend.
8 But anyway, they're going to do, the developers,
9 talk about implementing needed sewer
10 infrastructures and you guys all know that the
11 sewer infrastructure here could use a lot of
12 help. And the traffic lights of course, still
13 help and they'll work with the traffic and the
14 hospital to get that and the developer will help
15 pay for it.

16 Quality rental apartments and houses,
17 assisted living units, and the Envision Cortlandt
18 which was mentioned by Thomas Russo. He had said
19 that, it's right here, completed a wide array of
20 housing types to support the hospital and larger
21 community. I think that it would be good. I don't
22 know how many, like you said, I don't know if
23 anybody's been asking the hospital if they want
24 to live and work in the same area. But, you know,

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2 there's time to do those surveys.

3 And I mean it will bring revenue to us,
4 people will finally start coming to us instead of
5 going to White Plains. That's a good thing and it
6 will help bring more money to us which will help
7 our infrastructure. That's a really big thing.
8 And the developers will demonstrate how they
9 could work with the hospital to make this work in
10 a responsible way, which is important. And again,
11 I think it's a good thing, and I think it will
12 help this county and this town, because it is a
13 beautiful town.

14 And I like the fact that there are still
15 a lot of parks here. Blue Mountain is gorgeous, I
16 don't know if you've hiked it, but you should.
17 And I think it'll bring people here and then
18 they'll start learning to come up here instead of
19 going all over the other places, like Bear
20 Mountain to go hiking. And then let's talk about
21 downtown Peekskill. That's gorgeous. That'll
22 bring more people here too. And that is it. Thank
23 you so much for your time. Thank you for
24 listening. [applause] I know it's difficult to

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2 hear both sides, but we try, right. That's what
3 this is about. It's democracy. Thank you.

4 DR. BECKER: Thank you, Nicole. Who is
5 next, Madam Clerk?

6 MS. SHATZKIN: Stacy Rivera.

7 MS. STACY RIVERA: Stacy Rivera, 246
8 Buttonwood Ave. Good evening, Supervisor Becker,
9 Town of Cortlandt board members, Gyrodyne
10 developers and team, my friends, my neighbors,
11 I've lived at 246 Buttonwood Avenue for almost 13
12 years. It was a dream come true when my husband
13 and I went shopping for our first home together,
14 after living in apartments in the city. We have
15 loved watching our family grow, surrounded by so
16 many amazing neighbors, community groups,
17 enjoying fun events and nature hikes.

18 It has also been especially enlightening
19 to see how close we are to nature now that we own
20 a Ring. We have seen the neighborhood coyotes,
21 foxes, skunks, raccoons, deer and more visit our
22 home. Now most of these animals seem to live
23 behind us, right in the woods area where some of
24 these proposals have been made to add apartments,

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2 parking lots, and more. Where will these animals
3 go? We have to ask ourselves. They will come out
4 and start looking for new homes, yes? That'd be
5 fine if it wasn't for the direction it could push
6 them, which is towards 202.

7 With Route 202 showing projected
8 increases in traffic, even with action in place,
9 that will then lead to more accidents. Nowhere in
10 the current traffic reports does it include the
11 projected increase of nature impacted accidents.
12 The character of this neighborhood includes these
13 animals roaming the woods. The trees showing
14 beautiful colors throughout the different
15 seasons, the view of the rainbow outside many of
16 our back yards, it gives the feel of a suburban
17 residential area.

18 And Supervisor Becker, at the June 16th
19 public hearing you told us that, and I quote, we
20 do not want to change the character of the
21 neighborhood. But that is exactly what these
22 proposed developments would do. [applause] I
23 invite any one of you to come and stand in my
24 back yard at my house and I would hope many of my

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2 neighbors would invite you to do the same. And I
3 want you to come and experience what I get to see
4 every day, the beauty in my beloved neighborhood.

5 And then I would invite you to envision
6 the three-story medical buildings and fewer trees
7 in that area and that view. And you know what
8 that would look like then? Definitely not the
9 same character. My imagination would take me to
10 the view in the city, more cars going by, more
11 noise, more traffic, more buildings. Everything
12 that I did not move here for.

13 In a recent article of the *Examiner*, the
14 writer, Rick Pezzullo stated that Supervisor
15 Becker, you still had some concerns about these
16 projects. And I remember hearing you mention on
17 June 16th as well, that you thought that, and
18 again, quoted, one or two on each lot is more
19 appropriate.

20 However, since June 16th, we have seen
21 minimal change to these proposals. Yet we are
22 informed that they have downsized because there
23 is no longer a hotel. Townhomes, rentals,
24 apartments, retail, parking lots, medical

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2 buildings is still an awful lot of square
3 footage, population and projected traffic for the
4 character of this proposed area.

5 While on the subject of the recent
6 article from the *Examiner*, Supervisor Becker, my
7 apologies again, for quoting you so much, I would
8 like to understand why the town would like to,
9 quote, create a zoning to match what's going to
10 be built versus asking the developers to create a
11 proposal to match the zoning already in place.
12 [applause] And this again, would be to match our
13 character of our town.

14 My understanding is that our town has
15 also lifted many limitations which makes these
16 developers have an open slate to work with on
17 their properties with no rules in place. Now why
18 is there no longer a limitation on maximum number
19 of apartments or size of medical buildings? It is
20 starting to seem awfully convenient that the
21 rules were lifted now and the zoning is waiting
22 to be changed based on the developers.

23 There are plenty more concerns that I
24 would love to address, but I know you're getting

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2 tired of me talking, so I will wrap up with a
3 request that has been asked at every public
4 hearing, and I do appreciate that it was brought
5 up at the beginning. We need more transparency.
6 Neighbors were reassured on June 16th by past
7 Supervisor Puglisi that the mailing would get
8 better and directly towards someone on
9 Northridge, I quote Madam Puglisi this time,
10 saying, it won't happen again. Yet I made sure to
11 contact many people and find out if they got that
12 mailing. And somebody on Northridge still did not
13 get your most recent mailing.

14 Traffic projections go all the way down
15 to 202, down 202 to Maple Row and Croton and 6
16 and Bear Mountain. These projections show impact.
17 So why are we not including these neighbors in
18 our mailing as well? Why do we get phone calls
19 for all kinds of important town information, yet
20 there has never once been a robocall for any of
21 these larger hearings? [applause] I also
22 appreciate how you said you'll be doing it in the
23 weekly updates from now on. I was going to ask
24 about that one. Or coming from our new

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2 spokeswoman Casey? I comment you on how you have
3 recently found ways to communicate with all of
4 us. But include the MOD in all these great
5 efforts.

6 We were told, and again, I'm going to
7 quote you one final time I think it is, on June
8 16th, Supervisor Becker, nothing will be done
9 behind closed doors. This is going to be the most
10 transparent process that can be done legally. Yet
11 even the recent work sessions about the MOD were
12 not publicized well. The only way many of us
13 found out about that more recent one was through
14 an updated, last minute work session agenda where
15 thankfully a neighbor found out and shared it
16 with us all.

17 So I'm asking more of all of you. I am
18 asking for you think outside the box and
19 communicate with use more about this, as it does
20 impact a large portion of our town, and as
21 mentioned, earlier, rather, our whole town. I am
22 also asking you to follow through with my final
23 quote, I had one more, sorry. Supervisor Becker,
24 you said, I want it to be a cooperative effort.

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2 Let the whole community have a say, or more
3 liaisons in creation of these proposals to not
4 change the character of our suburban, residential
5 neighborhood, rather than dismissing us in those
6 comments that we have in the FEIS with comment
7 noted. Thank you. [applause]

8 DR. BECKER: Thank you, Stacy. The only
9 correction I'll make is there's been no town
10 board action in any meeting on this, nor has
11 anything changed since the June meeting. This
12 process was just getting us to here. There's been
13 no vote, no discussions about size or changing
14 anything. It takes time to get all the
15 information in, so you didn't miss anything.

16 MS. RIVERA: I went to the work session,
17 that's the one I'm talking about, about a month
18 ago.

19 DR. BECKER: Yeah, so we may say at the
20 work session we're going to schedule something,
21 but there has been no work session discussing one
22 project versus the other, heights or anything or
23 size or locations, or anything. Those will all be
24 in public work sessions. I promise, and you can

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2 quote me all of that. Okay.

3 MS. RIVERA: [unintelligible]

4 [01:00:16].

5 DR. BECKER: Yeah, please do. No, you
6 know, it's, you know, that's just the truth and I
7 just want to make sure that's clear. As far as
8 public notification, the reason I say this is
9 probably, you know, at any given time, ten
10 projects before the planning board or before
11 here, and we don't notify the whole community.
12 That's never been done. For example, Hudson
13 Wellness, which is a rehab center in the Teatown
14 area going forward, or Beaver Ridge, which is in
15 the Lower Furnace Dock area that's going on, or
16 some of the solar projects that affect a certain
17 community.

18 We follow the SEQRA process which
19 dictates who should be notified. And in addition
20 to that, we usually double or triple, in this
21 case, we went from, I think, I don't want to get
22 it wrong, but I think we went from 70 to 350
23 notifications. But in addition, you know, we
24 really tried hard. And as I said, I will put it

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2 on my weekly newsletter. We've only been doing it
3 for about a month, so it's new to us. But we put
4 it on our website, we put it on Instagram, we put
5 it on Facebook, both on the supervisor's page and
6 the town page. We put it in the two newspapers,
7 which is the *Gazette*, which is the official paper
8 and also *Northern Westchester Examiner*. And we
9 put the posts up in front of both properties, two
10 on each property. So, we're trying to get the
11 word out. But we can broaden it out for sure.
12 Thank you.

13 MS. SHATZKIN: Mr. Jim Cassidy.

14 MR. JIM CASSIDY: Good evening, and
15 thank you very much for allowing us to speak here
16 tonight. I'm going to try to keep it short
17 because most of the predecessors have done a very
18 good job of enunciating what our concerns are. I
19 can't see a couple of traffic lights taking care
20 of the problems on 202. But that's just my own
21 opinion. You increase that many number of cars,
22 it's just not going to get a lot better.

23 I'm glad to see they've started
24 downsizing, but I think they've got a long ways

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2 to go. I guess I forgot my address, sorry, 226
3 Buttonwood Avenue and I've been here a long time.
4 I've been here 40 plus years, so I've seen it
5 getting more crowded. I just envision this thing
6 being a disaster, making it a lot more crowded.
7 I'm not sure we're going to ever get out of
8 Buttonwood Avenue. But, thank you. [applause]

9 MS. SHATZKIN: Mr. Jeff Loughlin.

10 MR. JEFF LOUGHLIN: Good evening, Town
11 Supervisor Becker and board members. I thank you
12 for giving me the opportunity to speak to you
13 this evening. My name is Jeff Loughlin and I am
14 the business manager of IUOE Local 137, Operating
15 Engineers, based in Briarcliff Manor. I represent
16 the 1,200 men and women of our union who operate
17 heavy equipment used in the building of roads,
18 bridges and high rise buildings in Westchester,
19 Putnam and Dutchess County.

20 Needless to say, our members take great
21 pride in doing their jobs safely and efficiently.
22 As you all know, our operating engineers were an
23 important part of the building of the building of
24 the new Mario Cuomo Bridge, which for better than

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2 five years was the largest infrastructure project
3 in our great nation.

4 I'm here to voice my support for the
5 Evergreen Manor proposal. Needless to say, this
6 is something we need in the town and it's been a
7 long time getting to this point, as it's been
8 talked about frequently over the years. I won't
9 deny that my intention here is self supporting of
10 the project based on what we will gain in the
11 number of jobs that this will create.

12 Operating engineers, people say
13 construction workers make a lot of money. It's
14 all relative and you know when we work year
15 round, we do make money, but we work hard for the
16 money. The problem is there isn't always work. A
17 project like this would serve our members living
18 in this community greatly. They wouldn't have to
19 drive miles and miles to make a fair day's wage.
20 So they would also support the community in what
21 they do.

22 Local 137 has many of our members
23 residing in this town and as I just mentioned,
24 would greatly appreciate being a part of this

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2 project. As operating engineers have to travel to
3 and from our jobs, it would certainly be a
4 blessing not to have to travel one hour or an
5 hour and a half to work. They would certainly
6 enjoy working, as is said, in their own back yard
7 and close to home. The rising gas prices have had
8 a tremendous impact on the cost of getting to and
9 from work. The jobs created from this project
10 would be twofold in that there would be both
11 temporary construction jobs until completion, as
12 well as permanent jobs after completion.

13 The project would also generate
14 increased revenue in the form of taxes for the
15 town and school district. Developers will bring
16 much needed relief to traffic congestion by
17 investing in long overdue traffic improvements
18 with projects estimated to cost \$3.5 million. The
19 developer will also implement much needed sewer
20 infrastructure improvements to support this
21 project.

22 In closing, I implore this board to
23 close the public hearing and move toward the
24 approval of this project, which in its entirety

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2 will create 500 construction jobs during the four
3 to five years building of the project. Thank you
4 for your time and understanding of how vital this
5 project is to the working people in the
6 construction trades. Thank you. [applause]

7 [OFF-MIC CONVERSATION]

8 MS. SHATZKIN: Ladies and gentlemen,
9 ladies and gentlemen, this is a public hearing.
10 Everyone has the opportunity to speak, okay. I
11 would appreciate if we could keep it civil, okay.
12 Up next is Mr. Tom Walsh.

13 [OFF-MIC CONVERSATION]

14 MS. SHATZKIN: Oh, I'm sorry, you wanted
15 the address on file, on the list here is 17
16 Nantucket Drive in Fishkill.

17 MR. TOM WALSH: Tom Walsh, 260
18 Buttonwood Avenue, Cortlandt Manor. It's hard to
19 follow up from Stacy's comments there. She's very
20 well articulated. You know, I've been following
21 the MOD. Go back, you know, I joined the zoning
22 board back in 2018, I'm very grateful for that.
23 And was at a training session with somebody from
24 the planning board, he was like oh, you're right

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2 in the middle of the MOD, and I'm like what's the
3 MOD. And that's what brought me into researching
4 it and saying oh, well there was a postcard sent
5 out. I live on Buttonwood, I didn't get the
6 postcard back in 2015. Here nor there. Here we
7 are today.

8 I still have a number of concerns. I
9 voiced those concerns over the past year. I
10 actually ran for town board based on my objection
11 to the size of this MOD. I spend a lot of time in
12 the last year meeting a lot of neighbors. We all
13 have the same concerns and they're still there.
14 My biggest concern is the updated zoning
15 ordinance that was issued, the draft ordinance
16 issued November 5th removes all the density
17 restrictions that were put in place in 2015.

18 You moved to a bulk density requirement
19 instead of actual density limits that were put in
20 place in 2018, which the whole SEQRA process has
21 been based on. It was based on 400 max bedrooms,
22 2,000 square foot maximum medical buildings,
23 60,000 square foot max commercial and max 130
24 assisted livings. All those requirements have

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2 been removed and now you're giving pretty much a
3 free, open book other than based on the density
4 and square footage to these developers.

5 I've met with the Santuccis, I've met
6 with also members of Gyrodyne, I'm very grateful,
7 I understand, I am in the business too. They're
8 trying to push their projects through, maximizing
9 their profits, but this is my neighborhood, this
10 is our neighborhood. The benefit, this is going
11 to be an adverse effect forever on this
12 neighborhood.

13 Reading through the FEIS comments,
14 Supervisor Becker, you actually said we do not
15 want over development of this property. That's
16 one of your comments. It's comment 1-147. And it
17 stood out to me today as I was going through my
18 notes on this. And then your comments to the
19 *Examiner* last week kind of really stood out of
20 are we giving, now giving the developers an open
21 book to develop their projects and then we're
22 going to develop a zoning based on what they want
23 to propose. That's not right for the community,
24 that's not what we want, that's not what we've

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2 been fighting for. We've actually been fighting
3 since 2018 to reduce the limits, not open them
4 up. And that's what essentially you guys have
5 done right now. So thank you. [applause]

6 MR. WOOD: I'd just like to just comment
7 on that is that the draft of the MOD ordinance
8 that's before you tonight does contain caps on
9 the number of apartments. It's not in the same
10 format as originally. What it does is it provides
11 for minimum square footage of units and then if
12 you look at lot coverage and height restrictions,
13 that's how you can come up with the cap on the
14 limits.

15 I think before there were approximately
16 400 bedrooms proposed, and then now if you look
17 at the alternative two in Gyrodyne, which has the
18 residential component, I think if that were the
19 alternative, it would go to 500 units. But that's
20 a proposed alternate alternative. So to say that
21 there is no limit on the number of bedrooms is a
22 little disingenuous.

23 If you read this and do the
24 calculations, you'll see it's calculated in there

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2 in a different -- in the manner that you normally
3 use when you change into a zoning district as
4 opposed to an overlay zone.

5 MS. SHATZKIN: Mr. Sal F. I'm sorry, I
6 can't read your last name.

7 MR. SAL FARINA: First I'm going to
8 apologize, because I'm not going to be as short
9 as everyone else, so. The first thing I wanted to
10 say is that was touched on by other people here -
11 -

12 MS. SHATZKIN: I'm sorry. Can you state
13 your name --

14 MR. FARINA: I'm Sal Farina, 3
15 Northridge Road, Cortlandt Manor, New York.

16 MS. SHATZKIN: Thank you.

17 MR. FARINA: Okay. The first thing I
18 wanted to touch on is we never received any
19 notice on Northridge Road. And like someone else
20 pointed out before, it was brought up at the last
21 meeting, and it was told, we were told that it
22 would never be done again. I was also told by
23 people talking in the town that Northridge on
24 down isn't really impacted by this project and

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2 that's why it stops at Tamarack, people actually
3 receiving notices. If that is the case, we have
4 to change that.

5 I know you said you sent out Facebook
6 and Instagram, but whatever we're doing, it's not
7 reaching everybody so it's not working. I think
8 that we should at least have a call like when
9 school closes, when we get a call that the power
10 might go down, a call when there's a storm
11 approaching, to be careful in the streets, make
12 provisions. I think that we should do that with
13 the whole town.

14 Okay. To get on to what I want to say,
15 the first thing that I want to say that I always
16 say and I said this in a meeting that you guys
17 were kind enough to have with me. Change is good.
18 If you always say no, you killed a good idea. But
19 change just for the sake of change is just as
20 bad. And sometimes I think when we look at
21 progress and people that want to stop progress we
22 think that there is something wrong with that.
23 Sometimes you can have progress but it has to fit
24 into the criteria of the town. You can't just

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2 have progress for the sake of progress.

3 202 was touched on. I asked this
4 question to the town before. Can the town take
5 property to widen the street on 202? Because to
6 my mind, as you build these projects, emergency
7 vehicles, ambulances, school bus access, people
8 turning in and out of block are going to have to
9 have more room. The town said to me that the town
10 did not have the right to take anyone's property.
11 But it was also said to me that the state, these
12 are state roads. And the state has the right, if
13 they feel it's a danger to the people in the area
14 or it's impeding emergency vehicles or
15 ambulances, they would review that and see if
16 they would widen the road.

17 So I'm afraid that if the scale is left
18 the way it is, what you're going to have is roads
19 going towards this new project in the hospital
20 that are eventually going to be made wider and as
21 they're made wider and you take people's
22 property, those people get upset, they move away
23 and instead of having my neighbor next to me, I
24 have an insurance agent. Instead of having a

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2 neighbor to my right, I'm going to have a
3 doctor's office or whatever, that these people
4 start moving away.

5 Now, we've seen this over and over in
6 our lifetime in many different areas. That's
7 what happens when you start impeding on people's
8 property and it gets wider.

9 There will be more people living and
10 working in this area of this project than all the
11 existing homes that are already there now. I
12 would venture to say that it's going to be at
13 least 100 percent increase into what exists right
14 now. Now, I might be wrong with 100 percent, but
15 I'm pretty sure that when you take how many
16 people that are going to be working there, living
17 there and moving in and out as opposed to how
18 many people on Buttonwood and Tamarack and
19 Northridge and Conklin, I think you'll see
20 there's going to be a lot more people.

21 Now, building heights, you talk about
22 four and five stories. Four and five stories are
23 usually 60 feet high. Now, it doesn't sound like
24 it's very high, 60 feet, even if you look in this

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2 room here. But you're talking about 60 feet from
3 grade, so now you're at 202 grade looking up that
4 hill. I would venture to say that that's about
5 150 to 200 feet up. Let's take the lower number,
6 150. Then you're going to build a five-story
7 building, 60 feet? That's 210 feet in the air
8 overlooking Buttonwood and overlooking Tamarack.

9 As someone here had said about lighting,
10 the lighting for security on something at that
11 height over the backyards of all those people
12 that live there, it's going to be horrendous. I
13 don't see how, unless you build 180 foot wall
14 that you're going to block it from spilling into
15 all these people's property.

16 To touch on math, and I might be wrong,
17 we talked about \$4 million in revenue, now I
18 agree, \$4 million, I used 42,000 people, 42,000
19 people, \$86, \$86 divided by a month is \$7.16
20 divided by 30 is .23 cents a day, \$7.16 a month.
21 That's less than people pay for Netflix. I'm
22 pretty sure that that \$4 million that we're going
23 to generate in taxes, as opposed to the quality
24 of life that people live now does not equate.

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2 Now, Gyrodyne, the same project that
3 we're proposed here that was made for us, for our
4 community, is the same cookie cutter project that
5 they started in Smithtown New York. It's the same
6 thing. I had sent it to Linda Puglisi when she
7 was here, which she was not aware of. It's the
8 same thing. So this is not specialized for us.
9 This is specialized to make money.

10 Okay. There are a number of empty
11 buildings along 202 and 6 that are not being
12 utilized. I wonder how the school system, if
13 we're going to have all these rental apartments,
14 how the school system is going to suffer from
15 this. Are we going to be able to accommodate
16 people with children for education? To me, the
17 education system will suffer and to me, the most
18 important thing is the education of our kids.
19 [applause] If you attack the education of our
20 kids, if you attack the education of our kids,
21 everything else disintegrates. I mean that's what
22 the whole point of having a family neighborhood
23 and people being involved in their town, it all
24 reverts back, in my mind, to your children and

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2 your family. So I think that's going to suffer a
3 lot.

4 I just wanted to read, just, this was in
5 the paper, okay. You're talking about 166
6 multifamily residential rentals with 244 parking
7 spaces, 120 assisted living unites, 77 parking
8 spaces, 70 two-bedroom townhouses with 73 parking
9 spaces, so 244, 321, nine, four, 324 parking
10 spaces. That's Phase One, okay.

11 Then we go to Gyrodyne, 184,600 square
12 feet medical office split into two pieces. Is
13 that correct? Split into two pieces, okay. But
14 together, think of the number 184,600 square feet
15 medical. Okay. This is for employees and
16 visitors, visitors going up and down 202,
17 visitors on the existing streets now. Okay. now
18 you take that number and how many parking spaces
19 is that going to generate, 593. Okay. So you're
20 just short of 1,000 parking spaces in between
21 Tamarack and Buttonwood, 1,000 parking spaces,
22 people going back and forth on that street.

23 Now, I'm just going to go back to my
24 notes, if you bear with me. Okay. So I asked this

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2 question. Now with all this going on, and with
3 all the existing roads as we all know it exists
4 right now, is there anybody here that can raise
5 their hand and tell me that traffic will not be
6 impacted? Anybody? On the board? Anybody? You
7 don't need a survey to tell you that traffic will
8 be impacted. I don't need a survey by the state,
9 I don't need any official thing telling me
10 everything is going to be all right, we're going
11 to put turning lanes, we're not going to put
12 turning lanes. It's just common sense. With all
13 that we just discussed right now, added on to
14 what we already live in, it's impossible, and I
15 can be quoted on this, impossible for it to
16 accommodate all the traffic that's going to go
17 down 202.

18 And mind you, you also have when you
19 pass Locust Avenue and Old Locust, you move up
20 into 9, which curves around like this and then
21 you have 9 coming down this way, the Bear
22 Mountain Parkway and then 202 going this way.
23 That's one lane where sometimes people try to
24 turn which you can't even turn. Could you imagine

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2 the traffic in the morning, school buses, coming
3 home at night, emergency vehicles, police coming
4 down that street when you need them. It's
5 impossible.

6 So, like I said in the beginning, I am
7 not against the MOD. I spoke to the Santucci
8 family. They've been very nice, always took my
9 phone calls, always there when I asked a
10 question. I'm not against the MOD, I'm not
11 against change. I'm against the scale. I don't
12 know if what you propose now is just less acreage
13 with the same thing as it's not spread out, or if
14 it's just repackaged. I really have to look at
15 this because I didn't see this.

16 But I think that we can go forward, we
17 can go forward as a town and as a group of
18 people, but we have to go forward smart and
19 intelligent and somewhere comes out a winner. The
20 town comes out a winner, the developers come out
21 a winner and the system comes out a winner. Thank
22 you.

23 DR. BECKER: Thank you, Sal. [applause]

24 MS. SHATZKIN: John Cooney, Jr.

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2 MR. JOHN COONEY, JR.: Good evening, my
3 name is John Cooney, Jr. I live at 45 Hudson View
4 Way in Tarrytown, but represent the Construction
5 Industry Council, which is headquartered at 629
6 Old White Plains Road in Tarrytown as well.

7 Good evening, Supervisor Becker and town
8 board members. I thank you for the opportunity to
9 contribute to this important public hearing on
10 the town of Cortlandt Medical Oriented District.
11 I serve as the executive director of the
12 Construction Industry Council of Westchester and
13 the Hudson Valley. The CIC acts as a collective
14 bargaining agent for some 600 employers in the
15 construction industry as well as hundreds of
16 suppliers throughout the Westchester County and
17 Hudson Valley area of New York State.

18 I am here in full support of the
19 proposed medical oriented district, along with
20 the Evergreen Manor proposal. The Construction
21 Industry Council has been following the MOD
22 process closely and while I have not read the
23 entire FEIS, I am familiar with the Evergreen
24 Manor proposal and much of the FEIS.

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2 I believe Evergreen Manor is a wonderful
3 opportunity for the town. It will generate jobs
4 here in Cortlandt, both construction and
5 permanent. It will generate substantial revenues
6 in the form of taxes for the town and school
7 district so much more than the existing Evergreen
8 property generates today. It will allow people to
9 age in place, with rental apartments, age
10 restricted condominium townhomes, independent
11 living units and assisted living units.

12 The developers will implement much
13 needed traffic mitigation and will spend a
14 projected 3.5 million in traffic improvements.
15 And understand that these traffic improvements
16 just are not mitigating the impacts of this
17 project, they are mitigating issues that have
18 existed along the corridor well before this
19 project was ever proposed.

20 Developers will implement much needed
21 sewer infrastructure improvements also. And these
22 again, are over and above what the demand of the
23 project itself will put on them.

24 The Evergreen proposal is consistent

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2 with the town's Envision Cortlandt master plan.
3 There is little or no impact on the schools,
4 which have been declining in enrollment
5 consistently over the last few years, as well as
6 many other school districts in the region.

7 The Evergreen project will generate 75
8 permanent jobs, primarily in the assisted living
9 facility and it will generate 500 temporary
10 construction jobs during the four to five year
11 building period. The as-is current tax revenue to
12 the Lakeland Schools District is \$42,000 annually
13 from the property. The projected school tax
14 revenue will be approximately 1.625 million
15 annually.

16 I will admit that as I stand here, I am
17 not a resident of the town of Cortlandt. But I
18 believe I speak for a larger community, obviously
19 construction oriented, but I believe that the
20 town in entertaining the MOD is thinking about
21 the community as a whole, the larger community
22 and that the MOD itself obviously leverages the
23 location of the healthcare that New York
24 Presbyterian Hospital that is there as well.

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2 The vision of the MOD will allow the
3 town to leverage and expand its stock of
4 workforce housing, healthcare facilities, senior
5 living, while at the same time expanding its tax
6 base. Further, the applicant via its
7 construction, has acted responsibly in all
8 concerns regarding the extensive review for this
9 project.

10 I believe the town should approve the
11 MOD proposal with no further delay which will
12 allow an extremely beneficial project for the
13 residents of the town of Cortlandt to move
14 forward. I truly thank you for your allowing me
15 the time to speak here this evening and really
16 truly do support the MOD proposal as is. Thank
17 you very, very much, thank you all. [applause]

18 MS. SHATZKIN: Beth and Dave Shea. I do
19 just also want to remind everyone that if you're
20 not -- if you don't feel comfortable speaking
21 tonight, you can submit comments to me in writing
22 for the next 20 days. There are some papers at
23 the back of the room, which have the e-mail
24 address MOD@TownofCortlandt.com and if you're old

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2 fashioned, you can send me a letter. Either way,
3 those comments will also be submitted as part of
4 the official public record.

5 MR. DAVE SHEA: Hi, everyone Dave Shay
6 at 277 Lafayette Avenue. I'm here actually in
7 support of the project. But my concern is
8 Lafayette Avenue right now. It's starting to
9 become a highway and I know at some point, our
10 neighbors have put in a petition to maybe have a
11 few stop signs or put in on the road just to slow
12 down the traffic. And I mean I think it's
13 necessary at this point without the MOD being put
14 in. But I've been living on Lafayette for 26
15 years. My wife grew up in the town. Her father
16 has lived in the town for 71 years, no sorry, 81
17 years. So he's seen a lot of change.

18 Thank god, he's healthy right now. But
19 you know, being selfish, I would love to have
20 him, if he's needed, to be put into a facility
21 like this where he can have all his needs met,
22 doctors nearby, we're nearby. We've had other
23 relatives who live in Maryland who have had this
24 supportive housing and it worked out great. And

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2 it was a blessing for them, and when our uncle
3 passed away, the aunt was able to move to,
4 because she was able to take care of herself,
5 they moved her to a bigger unit where she could
6 take care of her own self. She didn't need all
7 the doctors' assistance, so.

8 You know, just thinking down the road
9 how lucky we are that we have land right near the
10 hospital and how people would just benefit to
11 have these two projects at the same time being
12 developed, I think it's such a worthwhile
13 investment in our future. And I agree with our
14 kids are obviously, but some of our parents, so.
15 And we're all going to get older, we're all still
16 going to need this place to be and, you know, the
17 traffic, you know, obviously it's a huge part of
18 everyone's concern on 202. And hopefully what
19 you're saying will be true. Hopefully maybe the
20 state can get more involved and open up a little
21 bit to turning lanes and things like that so
22 traffic would be a lot better.

23 Obviously, we'll have to see if that
24 would really work, but I hope everybody can just

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2 think about our future and where our town will be
3 in 20 years and where the progress is going to be
4 and what we need for our community. I hope the
5 town board really thinks seriously about this.
6 And I appreciate it. [applause]

7 MS. SHATZKIN: Dr. Frank Dorsa.

8 DR. FRANK DORSA: Thank you for allowing
9 me to speak. I won't be able to speak as
10 eloquently as some of my predecessors and I don't
11 have any prepared things to speak about but I'm
12 just going to speak extemporaneously. I've been
13 concerned about the size of the project since the
14 beginning and at this point, I'm a little
15 satisfied that some of the scope of the project
16 has been reduced but I still don't buy it.

17 I'm very concerned about the traffic and
18 I've been in practice here, it'll be 30 years at
19 the end of this year, and I've been a resident
20 here for 28 years. So I'm able to look back and I
21 see the increase in density, I see the traffic.
22 Somebody just spoke before about the speeding on
23 Lafayette. I actually spoke to Linda Puglisi
24 about this last year. And, but I just don't

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2 believe that any modifications could slow down
3 the traffic or help alleviate the large increase
4 in traffic that would occur with this.

5 I want to speak about a book I read many
6 years ago. It's probably my favorite book I've
7 ever read in my entire life. It's called *The*
8 *Power Broker*. It's about Robert Moses, written by
9 Robert Caro. He won a Pulitzer Prize for it. And
10 so everybody knows about Robert Moses. He kept
11 building, building and building. He built
12 highways, parkways, he also built a lot of parks,
13 which is to his credit.

14 But each time he would build a highway,
15 the traffic would increase. So then the response
16 always would be that we'll continue to build more
17 lanes. Take, for example, the LIE. So his answer
18 would be that if we continue to increase and
19 widen the road, the traffic will go down, but in
20 actuality, all of his expansions led to more
21 traffic.

22 So I use that as an example in terms of
23 202. I just do not believe one bit that any of
24 these modifications would ease the burden. And

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2 there would be a huge amount of traffic. And I'm
3 looking back to the time I've spent here and it's
4 just, it's very obvious the traffic has increased
5 tremendously. I can't give you an exact amount or
6 percentage, but it's so obvious. If one is
7 driving on 202 in a westerly direction in the
8 evening around 3:00 o'clock, 3:30, 4:00 o'clock,
9 it's backed up now for miles. And a lot of
10 people, including ourselves will sometimes make a
11 detour. So, I'm very concerned about this and for
12 that reason, I at this point oppose this project.
13 [applause]

14 MS. SHATZKIN: Mr. Warren Smith.

15 MR. WARREN SMITH: Hi, I'm Warren Smith.
16 I'm from 203 Ninth Street in Verplanck. I just
17 have a couple of comments. I can't really cover
18 much more than what's already been covered here.
19 Stacy pretty much hit all my points. Tom, also.
20 But one thing I kind of feel like is this project
21 from the beginning, labeling this the MOD and
22 making this medically orientated district, I kind
23 of remember I think in one of our joint sessions,
24 Frank, Councilman Farrell mentioned what does

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2 this have to do with medical anymore? There's no
3 longer, New York Presbyterian is not involved,
4 I'm not quite sure how many medical offices, how
5 many more we're going to get than what's there
6 already at 185. Is there a percentage -- is it
7 really a medically orientated district or is it
8 really a residential district? Is that what we're
9 really doing is a subdivision?

10 And that's sort of I think where some of
11 the public outcry is coming from is that it's
12 sold one way as this is going to be full of
13 doctors and x-ray rooms and now we're going into
14 from what I can see, more than 400 bedrooms,
15 which in 400 bedrooms, you put people and
16 families that are going to cause congestion as
17 opposed to people that are coming in and out of
18 their doctor visits.

19 So, let me just see. I was looking at
20 the SEQR, the steps, I think there's 12 of those.
21 And I think, are we on right now, is it 11A, or
22 is it -- where are we in the SEQRA process at
23 this point?

24 DR. BECKER: Well, what the board

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2 elected to do is to have a public hearing on the
3 FEIS which is not a required step, so perhaps
4 11A.

5 MR. SMITH: Yeah, so we're at 11A. And
6 if major changes were made, if, I'm not quite
7 sure if they were, but as Mr. Walsh was saying
8 earlier, if there were changes made to the
9 original proposal, I would hate -- I was just
10 talking to the gentleman from Gyrodyne outside
11 and do you have to go back, or all of these
12 mitigations valid if you're now changing the
13 original proposal, or is it something that you
14 could just go forward --

15 MR. WOOD: Well, you mean if there are
16 more changes after this?

17 MR. SMITH: Well, the number of
18 bedrooms, square footage, those --

19 MR. WOOD: If anything is reduced, then
20 it would not normally engender an additional
21 proceeding. If you change the project in other
22 ways, then you would have to do a supplemental
23 FEIS which is --

24 MR. SMITH: Yeah, but what my

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2 understanding was that we went, that the square
3 footage, was that changed to be unlimited now or
4 not? It went from 200 square foot --

5 MR. WOOD: It's not unlimited. I don't
6 know if you were in the room when I explained it,
7 but in the draft of the MOD zoning ordinance, it
8 has minimum square footage requirements for
9 studios, one-bedroom, two-bedroom. And if you
10 take that and do the analysis based on the lot
11 coverage, building height, setback requirements,
12 etc., you come into a finite number that would be
13 able to [unintelligible] [01:39:14].

14 MR. SMITH: But you can come up with
15 more bedrooms than 400?

16 MR. WOOD: Well, as I said before, if
17 you -- there were 400 in the original proposal.
18 If you went to the Gyrodyne alternate proposal,
19 it would increase the bedroom count but if you
20 didn't do that, it would not.

21 MR. SMITH: Mm-hmm. So has there been
22 limits removed at this point or not really?

23 MR. WOOD: No. They're not, they're
24 expressed in a different manner than when you do

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2 an overlay district as opposed to a mapped
3 district.

4 MR. SMITH: Okay. So we're at 11A, and
5 at this point, the next step from this would be -
6 - would they go back and make more --

7 MR. WOOD: As we explained, as we
8 explained earlier, what happens from --

9 MR. SMITH: Excuse me, I was outside in
10 the peanut gallery. I'm sorry, I might have
11 missed the whole thing.

12 MR. WOOD: Well, I thought the TV would
13 carry it, but what would happen is after the
14 public hearing tonight and the public comment
15 period, and all that data is assembled, any
16 response etc. needed is put together. The town
17 board's next step would be to discuss it at open
18 public work sessions amongst the board itself and
19 they would have to deliberate and put together a
20 findings statement under SEQRA which I think is
21 step 12.

22 MR. SMITH: Thank you very much. I just
23 want to come out and just say for me, I live in
24 Verplanck, I don't live in, I don't live up in

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2 this neck of the woods, but my town itself, I
3 would like to make sure that we keep the fabric
4 the way it is right now, which is I'm not for
5 high density rental properties. I kind of like
6 renting from my aunt and uncle and I kind of like
7 having the small town feel as opposed to
8 Amberlands Apartments. That's basically my look
9 at it, so thank you. [applause]

10 MS. SHATZKIN: John Quartucio? John
11 Quartucio? No? Okay. Terin Fitzgerald?

12 MS. TERIN FITZGERALD: Good evening, Dr.
13 Becker, board members. I hope that you hear us. I
14 hope that you feel us. My neighbors have said
15 everything I wanted to say this evening. However
16 something happened this evening that brings me to
17 the podium. I understand the reason that the
18 construction workers union were here this
19 evening. I really don't understand, but I kind of
20 understand them wanting work.

21 But I don't think that you or we should
22 be entertaining their reason for us -- so
23 although I understand the reason that the
24 construction workers union was here this evening,

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2 I don't think that you or we should let them
3 dictate what we should do about this MOD.

4 [applause] Of course they want us to accept the
5 proposal, actually you to accept the proposal.
6 But we would like the MOD scaled back.

7 I was convinced by so many people that I
8 spoke with in the community that we kind of don't
9 want to stop the MOD. We kind of want to scale it
10 back. I think that they're here to make the money
11 and run. And that's not what our community is
12 about. So I hope that you hear us, but I hope
13 that you feel us. Thank you for your time.

14 [applause]

15 MS. SHATZKIN: Margaret Mahoney.

16 MS. MARGARET MAHONEY: Good evening and
17 thank you for this opportunity. Although I came
18 here not expecting to speak, nor am I prepared to
19 speak, I felt impelled to speak. As I was in the
20 back and a man recently moved here to New Jersey
21 and was explaining his situation and the heckling
22 in the back, well move back to Jersey, we are
23 Cortlandt residents. We represent what we want in
24 our town. When I go to a local board meeting, you

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2 need to be part of the Lakeland School District
3 or the Hen Hud School District in order to speak.
4 This is about us. Thank you. [applause]

5 DR. BECKER: You know, I'm sorry if you
6 heard people heckling. It certainly didn't come
7 from this end of the room, and in fact I
8 commented that I support and oppose, I opposed
9 light pollution.

10 MS. MAHONEY: I was standing in the back
11 if that helps you.

12 DR. BECKER: No, I'm just saying, I
13 know, but I'm just saying that I can't control or
14 this board can't control public comment, but I
15 did say I support light pollution control as an
16 amateur astronomer. And so I support what he said
17 about dark skies, that they're important. I just
18 want to --

19 MS. MAHONEY: He has a right to live
20 here.

21 DR. BECKER: I'm sorry?

22 MS. MAHONEY: And he has a right to live
23 here.

24 DR. BECKER: He has a right to live here

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2 and everyone has a right to speak, you know.
3 We're trying very hard to just listen to you guys
4 and, because we're part of the community too. And
5 Robert Mayes, one of the board members, was a
6 former school board member in Lakeland up until
7 recently.

8 MS. MAHONEY: I know.

9 DR. BECKER: Yeah, so, you know.

10 [applause]

11 MR. MAYES: Thank you.

12 DR. BECKER: So, you know, so we're
13 sensitive to the issues. We have a very diverse
14 board, and you know, as far as the comment that
15 was made earlier about the unions, we have an
16 open meeting. People can come. We didn't invite
17 them. They're here. You know, so --

18 MS. FITZGERALD: Somebody did invite
19 them.

20 DR. BECKER: I'm sorry?

21 MS. FITZGERALD: They were invited.

22 DR. BECKER: Not by us.

23 MS. FITZGERALD: I understand that. I
24 appreciate that. I understand that, but they were

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2 invited. I was told that someone [unintelligible]
3 [01:45:45].

4 DR. BECKER: Yeah. I assume that the
5 developers called them. And, you know, people
6 call their friends. But that was not at the
7 initiation of anyone in government. SO we have
8 more speakers?

9 MS. SHATZKIN: Okay. So, we will now --
10 we have completed the speakers who are present in
11 the room. We'll now move to the Zoom portion.
12 Everyone here will be able to see the people who
13 are speaking up on the screens as if they are
14 with us, thank you to the COVID epidemic and this
15 new modern technology that we're using. So if you
16 are watching -- would you like to speak, sir?

17 MR. JOHN QUARTUCIO: I signed in. I'm
18 not sure if you called me or not, John Quartucio?

19 MS. SHATZKIN: Oh, I'm sorry, I did, you
20 weren't here.

21 MR. QUARTUCIO: Did you call? I'm sorry.

22 MS. SHATZKIN: Okay.

23 MR. QUARTUCIO: I might have been
24 outside for a minute.

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2 MS. SHATZKIN: Yes, go ahead, yes.

3 MR. QUARTUCIO: Thank you. Good evening,
4 Supervisor Becker and the members of the board.
5 My name is John Quartucio. I live at 9 Blake Lane
6 in Cortlandt Manor. It's about a mile from the
7 hospital. I've lived here most of my adult life,
8 raised my family here with my wife. And I did
9 address the board in June of 2020, expressing my
10 support for the Evergreen proposal.

11 I followed the progress of the district
12 throughout the proceedings. And I have listened
13 to many of the comments and I agree with many of
14 them. I understand the concerns expressed
15 throughout the process. I think the MOD is an
16 important component of the sustainability
17 strategy of the town outline. And I think it
18 started back in '74, and MOD is one of the four
19 strategies outlined in the Envision Cortlandt
20 comprehensive plan, which was finalized I believe
21 in February of 2016 as a means to revitalize and
22 expand the town's economic development in the
23 area around the Presbyterian Hospital and the 202
24 corridor, 35 corridor.

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2 The master plan has a long history. It's
3 been reviewed by several town boards, by our
4 professional staff, outside government bodies,
5 consultants, which included importantly the
6 traffic study, which I think was available in
7 2020 and I think there was a presentation before
8 the board in that Zoom meeting.

9 Most importantly, the plan over time has
10 been developed. The town's been attentive to the
11 concerns expressed by the people that live here
12 and have always taken those concerns into
13 consideration. The MOD has the hospital at its
14 hub, along with a well established network of
15 highly qualified and dedicated local healthcare
16 professionals, some of which are my friends, some
17 are my neighbors, many of whom I know.

18 And I think the plan over time will
19 likely expand the medical services and resources
20 available to our residents and to our healthcare
21 providers and will hopefully continue to provide
22 a comprehensive care program meeting the
23 challenges and medical needs of our residents in
24 both emergency situations as well in short term

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2 and long term care.

3 We all have families, we all have
4 friends and we're all familiar with the
5 difficulties, the horror stories and the
6 challenges that are presented when we have to
7 travel or people have to travel into the city to
8 get care when the resources needed are not here.
9 I think that this plan will make many of those
10 resources, the diagnostics and things that are
11 necessary available locally.

12 And as we know, as we age and we have
13 parents and older family members, it's very
14 difficult for seniors to travel into the city to
15 seek necessary medical care, rehabilitative,
16 pharmaceutical services, medical services. And I
17 think this plan takes that into consideration and
18 provides housing and assisted living facilities
19 close to their medical providers and the
20 hospital.

21 The hospital has greatly improved the
22 time that I've lived here, over the past 30 or so
23 years, and it's a great benefit the people that
24 live here and may need emergency care and

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2 palliative care over time.

3 The proposal, I feel, by Evergreen is
4 consistent with the comprehensive master plan
5 that's been developed over several decades and it
6 includes housing options that allow for, you
7 know, quoting that master plan, the continuation
8 of care and allowing people to age in place. I've
9 read the MOD, the master plan a few times, and
10 that's always one of the things that's always
11 pushed, that they want people to continue to be
12 able to live here in the town and get the care
13 that they needed.

14 I think that if the Evergreen proposal
15 is approved, it will provide quality assisted
16 living that's in proximity to the hospital and I
17 think it's always one of the things that's
18 contemplated by the master plan. The town, the
19 master plan contemplates a wide array of housing
20 types to support the hospital, people that need
21 to be close to the medical facilities and the
22 larger community at heart, which includes the
23 larger community, rental apartments,
24 condominiums, townhouse living. You know, for

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2 residents that want to stay in Cortlandt and
3 maybe downsizing or seeking to sell their homes
4 and move into some other lifestyle as they age,
5 as they get older. I think that that lifestyle is
6 consistent with our town values and will and may
7 become available with the economics with the
8 continued healthy growth of our community. The
9 Evergreen proposal -- I'm sorry to be repetitive.
10 I know you've heard a lot of this tonight, and I
11 know you've heard a lot of it over time. And I
12 did make an earlier presentation a few years ago
13 to the board.

14 But I think these things are really
15 important for people to see. I think that the
16 proposal balances the economic growth expansion
17 of services in the community. I think that I
18 remember at that earlier meeting, I think the
19 town's traffic consultant was present and there
20 was an extensive survey done and I think it
21 addressed a lot of the concerns I've heard about
22 the traffic on 202. Again, I've lived here 30
23 years. I commute into White Plains very
24 frequently and, you know, across Bear Mountain,

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2 across the river into Rockland, so I'm familiar
3 with the traffic and the traffic patterns.

4 But it's my understanding that any
5 approval would be contingent upon extensive
6 roadway improvements, sequencing of the lights. I
7 think turning lanes at Lafayette and I think up
8 by the Bear Mountain where it's very difficult to
9 make a left-hand turn now. I think these are
10 costs I don't know if the town can afford, but
11 obviously, with the plan if it's approved, the
12 developer is going to be responsible for making
13 those payments and taking care of those expenses.

14 I also listened to the unions tonight. I
15 understand that we're a blue collar community to
16 a large part. Some of the jobs have been lost
17 through this Indian Point problem that we're
18 experiencing. I think a lot of those people would
19 find good jobs as a result of the approval of
20 this project.

21 I think that, I heard tonight also and I
22 think saw on something earlier, information was
23 that the developer also has to make significant
24 improvements to the sewer infrastructure. That's

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2 expensive work. I don't know if the town can
3 afford that, but obviously if the plan is
4 contingent, the contractor or the developer will
5 have to bear the cost of those expenses also.

6 I think the district will benefit,
7 existing businesses, it will likely stimulate
8 growth, contributing to the economic health of
9 the community. I think it'll provide jobs. I've
10 heard the union people talk about 500
11 construction jobs for four or five years. That's
12 a lot of jobs. And I think that putting these
13 other facilities in place will lead to permanent
14 other jobs. I think I heard 75 or whatever was
15 one of the projections.

16 I think the important thing too that
17 someone else made too earlier is that there would
18 be significant increases in tax revenues to both
19 the town and to the school districts.

20 The MOD as we have heard over and over
21 again is part of the, it was one of the four
22 strategies contemplated in the Envision Cortlandt
23 designed to meet our present needs as well as the
24 needs of the future generations. And I think it

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2 will improve the quality of life for people that
3 live here and have lived here and will continue
4 to live here over time. I think it'll have a
5 significant increase in our property values. I
6 think that obviously the tax saving is a benefit
7 to all of us.

8 A lot of this stuff that I wanted to
9 talk about tonight has already been covered. I
10 don't want to be repetitious. The only thing I'll
11 say too and I've heard it echo from a few other
12 people. I've known the Santucci family for 35
13 years. I think that I've seen them do things in
14 the town. I think that they always have had the
15 best interest of the town at heart and I think
16 they will continue to act in the best interest of
17 the community.

18 DR. BECKER: Thank you, Mr. Quartucio.

19 MR. QUARTUCIO: I think that's about it.
20 I appreciate your time and I know you've heard a
21 lot of it, but I think it was important for me to
22 be here tonight just to express my views.

23 DR. BECKER: I'm glad you came and made
24 your comments. Thank you very much.

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2 MR. QUARTUCIO: Thank you. [applause]

3 DR. BECKER: Madam Clerk, before we go
4 on to the online people, can I just take a breath
5 and how many people are in line?

6 MS. SHATZKIN: We currently have 49
7 attendees. I'm not sure how many want to speak.

8 DR. BECKER: And do we know how many
9 want to speak? I just want to give the audience -
10 -

11 MS. SHATZKIN: If you would like to
12 speak and you're currently on Zoom, please raise
13 your hand. So far there's only one.

14 DR. BECKER: Okay.

15 MS. SHATZKIN: Oh, no, sorry --

16 DR. BECKER: I just wanted to be able to
17 give the audience an idea where we are and at the
18 end I'll try to summarize again what we've heard
19 and how we proceed, so, we'll move on. Thank you,
20 Madam Clerk.

21 MS. SHATZKIN: Okay. That number has
22 increased to three. Dominick, I'm going to admit
23 you to the meeting.

24 MR. DOMINICK CASSANELLI: Good evening,

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2 everyone.

3 MS. SHATZKIN: Hi, Dominick, can you
4 please state your name and address for the
5 record?

6 MR. CASSANELLI: Sure, Dominick
7 Cassanelli, 28 Woods End Lane, Hartsdale, New
8 York.

9 MS. SHATZKIN: Thank you.

10 MR. CASSANELLI: You're welcome. Thank
11 you to the board for allowing me to take a second
12 to speak. I really appreciate it and thank you
13 for taking the time to hear from organized labor
14 as a whole. It's a democratic process and I
15 understand you hear from the constituents and
16 from organized labor because as one person said,
17 we're going to take our money and run. The only
18 reason organized labor is here is because of the
19 members we represent in Cortlandt, which are a
20 plethora, many of whom are too nervous to come
21 speak as many of the public is too nervous to
22 come speak because they don't like to speak
23 publicly.

24 But you know what, we're here to

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2 represent those members that do live in the
3 community and take the time to invest in that
4 community. I would be here for no other reason
5 but that. I don't go to New Jersey, I don't go to
6 Connecticut to speak at board meetings because we
7 don't represent the people in that community.
8 Here, we do.

9 While I'm not familiar with the final
10 environmental impact study in its entirety, I am
11 familiar with part of the proposal and most of
12 the proposal and how it would improve and create
13 good paying jobs for those local residents that
14 we do represent, jobs which pay an
15 [unintelligible] [01:58:15] standard wage and
16 benefit package, which in turn helps the local
17 tax base, tax payers and the community.

18 It's not something, you know, that
19 doesn't do that. It regenerates all that money
20 back into the community. So not only will the
21 project generate many good paying constructions
22 jobs, 500 of them from all the estimates we're
23 hearing, it will create a pathway for some of
24 these Cortlandt residents, you know, just getting

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2 out of school who have no place to go maybe don't
3 want to go to college, to allow them a job in the
4 community in which they live, give them some
5 pride.

6 And that's what we're looking to do.
7 We're looking to help the local community on
8 these projects. We're not looking to hurt
9 anybody. And again, there's pros and cons to
10 everything. I understand that. I think everybody
11 understands that. But you know what, we're here
12 to show you what the pros can be for the
13 community and that's why organized labor is
14 speaking. The old adage, the more you make the
15 more you spend couldn't be more true in this
16 case. If you give people good paying jobs like
17 the ones that we represent in the community,
18 they're going to reinvest that money back into
19 the community, like I said before, helping that
20 tax burden for the local residents.

21 So for me and for my members, of
22 Teamsters Local 456, and many of the building
23 trades, which I am a trustee on, it's a win-win
24 for all and it's an opportunity for organized

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2 labor to start working in the community in which
3 they live, so I just want to thank you for a long
4 night on all your parts and thank you for giving
5 me the opportunity to speak again. I really
6 appreciate it.

7 DR. BECKER: Thank you.

8 MS. SHATZKIN: Thank you so much, Mr.
9 Cassanelli. [applause] Patrick, I am going to
10 promote you to a panelist. Patrick, you've joined
11 the meeting, if you could unmute yourself.

12 MR. PATRICK THERRIEN: Alright. I'm a
13 long time resident of the community here. I've
14 been up here since '89 so over 30 years, raised a
15 family, all the schools we've been involved with,
16 Cortlandt Manor schools, Santucci built my
17 homeowner's association at Conklin Park. We've
18 had difficulties over the years, but they did a
19 really good job.

20 MS. SHATZKIN: I'm so sorry, Patrick.
21 Can you please state your full name and address
22 for the record?

23 MR. THERRIEN: Sure, Patrick Therrien,
24 2D Adrian Court, Courtlandt Manor, New York. I'm

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2 a Cortlandt Homeowners Association person here,
3 right behind the hospital. We've had our
4 difficulties over the years. Santucci built our
5 development. It's been kind of wonderful living
6 here because we live on a cul-de-sac and we've
7 had a community basically that we live in watch
8 over our children.

9 I think this is very interesting that
10 the community is really wanting to regulate
11 what's going on with this development. It seems
12 like it's really way too big for the area.
13 There's a lot of potential problems. I don't
14 think they're going to be able to improve them
15 too easily and I'd like to just support all those
16 people that spoke tonight. Thank you. [applause]

17 MS. SHATZKIN: Thank you, Patrick. Ed
18 Soyka, I'm going to promote you to a panelist.
19 Hi, Ed, you've joined the meeting, if you could
20 unmute yourself. In the meantime, if there is
21 anyone else who is attending by Zoom who would
22 like to speak, please raise your hand, in order
23 to create a line.

24 MR. ED SOYKA: Hello, can you hear me?

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2 MS. SHATZKIN: Hi, we can hear you, Ed,
3 please state your full name and address for the
4 record.

5 MR. SOYKA: My name is Ed Soyka. I live
6 at 231 Lafayette Avenue. I've been a resident for
7 over 40 years. I own two and a half acres and a
8 pond that receives essential water flow from
9 Orchard Lake by means of the [unintelligible]
10 [02:03:30]. My over, I have a kind of unique
11 concern, my overriding concern is about this
12 massive Gyrodyne private proposal and its
13 potential negative if not catastrophic effect on
14 the life giving water flow that enables my pond
15 to flourish and support habitat for land and
16 water life forms.

17 My concern stems from the fact that
18 currently the water flow that leaves my pond year
19 round [unintelligible] [02:04:16] of small
20 volume. The water flow where the waterfall where
21 the water flow leaves my pond is currently only
22 19 inches wide, for that, that sized lake, 19
23 inches wide and perhaps a quarter of an inch
24 deep. That's currently after spring rain and a

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2 wet winter.

3 And my concern of course is that the
4 water flow during the summer is about one-third
5 of that. Water balance is fragile both in Orchard
6 Lake and in my pond. Now, what I'm giving you is
7 not scientific, but what my concern is, is not
8 much water flowing from Orchard Lake to my pond.

9 I've recently conferred with Michael
10 Kehoe the director of the department of technical
11 services and he confirmed that the water that
12 supplies Orchard Lake is solely derived from rain
13 absorbed by surrounding wetlands and the
14 groundwater table. There's no outside source of
15 water. Therefore, any further disruption of the
16 lands, of the Gyrodyne property, can drastically
17 reduce or eliminate essential water to my pond.

18 At the previous town board meeting, I
19 did request town officials to come and review my
20 situation. Instead, July 21, 2020 three
21 representatives from the developer met with me at
22 my pond. I discussed the situation. I had them
23 view the water flow issue. And I asked them can
24 you guarantee that your development would not

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2 negatively affect my water flow. And they said
3 that that would be impossible.

4 So what we're dealing with is a
5 situation where potentially this development can
6 basically make my pond into a lifeless mud hole,
7 excuse the expression, but that's my concern.
8 According to the developer, there will be no
9 impacts related directly to Orchard Lake.
10 However, all of these massive buildings as well
11 as the asphalt for roads and parking spaces will
12 certainly disrupt their natural absorption of
13 water into the water table in the wetlands, thus
14 reducing water flow to Orchard Lake and my pond.

15 According to the developer, the
16 integration of permeable pavements reduces the
17 volume of snow melt products, thereby reducing
18 discharge into Orchard Lake. The whole issue for
19 me is that the development will not increase
20 water flow but significantly decrease it. And
21 with all those parking spaces, hundreds and
22 hundreds and the road, and those massive
23 buildings all pushing down like on a sponge,
24 because that's the issue in that area, it's wet.

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2 And there is an absorption process that has
3 developed over the years in order to support the
4 size of Orchard Lake, okay. And obviously, that
5 is going to be disrupted in a significant way if
6 there's major development on the scale that we're
7 talking about.

8 So here's the question. What if the
9 water supply of Orchard Lake and my pond are
10 either significantly diminished or stopped? What
11 can be done to make my pond viable again? That's
12 what I'm looking at. And that has nothing -- a
13 concern I brought it up at two different
14 meetings. Nobody is addressing that, okay. If
15 this development is approved and built, what are
16 the legal consequences and responsibilities of
17 both the town and the developer if this occurs?

18 Similar issues abound on the Evergreen
19 property, which is even more wetlands. Okay.
20 Anyway, thank you for listening to my concern. I
21 would like to have some response, because I'm
22 kind of frustrated that I really haven't received
23 too much input over these years. Thank you very
24 much. [applause]

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2 DR. BECKER: Thank you, Mr. Soyka.

3 MS. SHATZKIN: Thank you, Mr. Soyka. I'm
4 going to admit Mimi Bermudez to the meeting.

5 MR. JOE BERMUDEZ: Can I be heard?

6 MS. SHATZKIN: Yes, you can. Can you
7 please state your full name and address for the
8 record

9 MR. BERMUDEZ: Joe Bermudez, 245
10 Buttonwood Avenue.

11 MS. SHATZKIN: Thank you.

12 MR. BERMUDEZ: Good evening everyone,
13 and good evening to the panelists. My biggest
14 concern is that we, our side of 202 has been I
15 guess shunned away, or I guess been blindsided by
16 this MOD and not, I guess everybody not realizing
17 the consequences of a big development such as
18 this coming into our side of town.

19 I know on my side of the road, everybody
20 is affected with a new, there was a development
21 that was built behind my property and everybody
22 on my side of the road gets a massive flooding
23 when it rains or whenever water leeches out from
24 that side of the development, everybody is I

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2 guess flooded.

3 No, my [unintelligible] [02:10:52] is
4 that will the MOD bring -- well, I have to say
5 that the MOD will bring a huge amount of
6 congestion to our area in the roads. Another one
7 would be when it's too many, I guess apartments
8 or developments, what's going to happen when
9 these facilities aren't filled? That's my biggest
10 concern, how the town is going to get revenue.
11 Will the town ship people from different towns to
12 live there? Or maybe the city to try to gain
13 money from the money that they lost, because I'm
14 pretty sure those 450 units or whatever, so that
15 number, how is it going to be filled? Not
16 everybody in the town is going to sell their
17 houses and move over there.

18 On top of that, you've guys state it's a
19 medical orientated district. We already have the
20 hospital, we already have Caremark, we have
21 numerous urgent cares in the neighborhood. What
22 else -- I mean are we going to have? Those are my
23 issues, and I guess, you know, they haven't been
24 answered. And on top of that, wasting our time,

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2 you know, coming to this meeting if there's a
3 decision that I'm pretty sure somebody made a
4 decision already to have this going on. Thank
5 you. [applause]

6 DR. BECKER: Thank you, Mr. Bermudez.

7 MS. SHATZKIN: Thank you, Mr. Bermudez.
8 I'm going to admit Kay to the meeting. While Kay
9 is connecting, again, if you're watching via Zoom
10 and you would like to speak, please raise your
11 hand in order to form a line.

12 MS. KATHY FARINA: Can you hear me?

13 MS. SHATZKIN: Yes, we can. Can you
14 please state your full name and address for the
15 record?

16 MS. FARINA: My name is Kathy Farina and
17 I live at 3 Northridge Road. I'd just like to say
18 that I'm a realist and I accept that this project
19 will go forward. I beg the developers to imagine
20 that they lived on Buttonwood Avenue or
21 Lafayette, and how would they feel with this
22 scale in their back yard. I know I moved here
23 from the Bronx in 1986. I've raised my children
24 here. I've seen the traffic become a real issue.

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2 I used to drive to Yorktown in ten minutes. Now,
3 I have to plan for 45 minutes, depending on the
4 time of day that I go. There is no way that any
5 New York State Department of Transportation is
6 going to make the traffic better. You put all
7 these people, all these cars, unless you widen
8 202 you're not going to solve the problem.

9 So I just ask the developers to
10 downscale what they're doing, consider where
11 they're putting this project. This is a bedroom
12 community. There are not many transient people
13 here. You put in apartments, you're going to have
14 people coming and going, you're going to lower
15 the quality of life in this area. I know you're
16 going to enhance it for some people who have
17 older relatives. I'm all for assisted living, but
18 you cannot do it to the scale you are doing it
19 now. I know the developers have money involved in
20 this and I feel for them. But please consider
21 what you're doing to this area. That's all I ask.
22 Thank you. [applause]

23 MS. SHATZKIN: Thank you, Kay.

24 DR. BECKER: Thank you.

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2 MS. SHATZKIN: At this time, no
3 additional Zoom viewers have requested to talk,
4 but Mr. David McGlean.

5 MR. DAVID MCGUIRE: McGuire.

6 MS. SHATZKIN: Oh, McGuire, sorry.

7 MR. MCGUIRE: I'm just going to go over
8 a couple of quick things that we probably already
9 kind of covered, is that all this traffic problem
10 is kind of cumulative, no matter what projects we
11 do. And the project with the Peekskill
12 Veterinarian Hospital, with the old Citron
13 property, if we don't know what's going to go
14 there, it's going to have to greatly affect how
15 much we can expand to these projects. And if we
16 don't know that, and it's going to be a MOD
17 project, MOD, and that's going to be medical use,
18 the residential maybe has to be turned down less
19 if we're going to be expanding the other
20 properties. But if we expand this to the maximum
21 ability, other developers can't develop their
22 property as much, capacity wise.

23 I would also maybe suggest that I wrote
24 a letter to a lot of people in different towns

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2 for a way to really improve it with the local
3 infrastructure dollars that may come federal is
4 that maybe Peekskill, Cortlandt and Yorktown get
5 together a commission to somehow get the state to
6 really make a substantial upgrade to 202, which
7 that would help all the developers along the
8 entire property.

9 And the final thing I just want to add
10 is that we have two different developments going
11 on here. I know the Santucci family is local, but
12 as far as the Gyrodyne, this is projects that's
13 not from here, so I want to read something from
14 their website.

15 The company does not interest in the
16 developing the properties, but rather to commit
17 resources to position the property for the
18 maximum sale and entitlement necessary to achieve
19 preconstruction sales. So in other words, they, I
20 read this last time. They plan on developing the
21 property, getting maximum approval and then not
22 developing it and selling it. And they're
23 certainly not from here. So whatever decision we
24 make, I think that should be part of our decision

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2 process. Alright. Thank you very much. [applause]

3 DR. BECKER: Thank you, Mr. McGuire.

4 MS. SHATZKIN: Thank you. At this time,
5 we have no one further who has requested to
6 speak.

7 DR. BECKER: Okay, anyone else from the
8 audience or at home? Okay, first of all, let me
9 thank everyone for coming out. This is American
10 democracy at its best. This is what it's all
11 about. And your comments are noted. Before people
12 leave, let me just say -- let me just get a show
13 of hands, how many are on the Buttonwood side of
14 the property? Okay. And how much are on the other
15 side, Tamarack? Good. Okay.

16 You know, we listened to your comments
17 and we all agreed tonight that we were not really
18 going to respond because we wanted to digest it
19 and be fair and not kneejerk response. So I can't
20 tell you any final answer. That's not what
21 tonight was about. It was about a public hearing,
22 so that we can hear from you. I can just speak as
23 an individual, having been through this for seven
24 years, that there are parts of it that, you know,

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2 I think are advantageous to the MOD, there are
3 parts that I think are too big and inappropriate.

4 And I think there are also siting issues
5 and environmental issues. Along the Buttonwood
6 side, I would like the MOD area reduced so that
7 it doesn't go anywhere near the pond that's
8 there, because there are a whole bunch of homes
9 on that side of the street that back right up to
10 the pond and I want to make sure that we protect
11 that pond. That's an important wetland and
12 waterway and just very important for the
13 community.

14 And on the Tamarack side I'm concerned a
15 little bit about the height of the buildings, the
16 number of stories and the fact that the property
17 slopes up. So one of the things that we should
18 look at is reducing the height of the building
19 but also maybe flipping the assisted living and
20 the townhouses, so that it doesn't spoil the view
21 shed from Tamarack. I'd love the people in
22 Tamarack not to even know that this thing exists,
23 so that's one thing, you know, maybe less
24 density, lower height and further away from

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2 Tamarack, and on the other side that nothing will
3 impact the pond.

4 And also as far as Gyrodyne is
5 concerned, as far as I'm concerned, and
6 especially what the last speaker said, I feel
7 like I don't want them to do anything else
8 besides medical there. Let them build their
9 medical building. It is an older building. I
10 practiced there for 15 odd years, as I said. It
11 definitely needs to be upgraded, they call it
12 Class C and it is, because no one practices the
13 way we did in those days. When I opened up, I had
14 my own office, my own waiting room. Now, we have
15 ten doctors practicing together with one waiting
16 room, multiple smaller exam rooms. It just
17 doesn't work.

18 So that building needs to be re-
19 envisioned. But I don't see them going as big as
20 they are. I think they proposed as much as up to
21 180,000 square feet. I would like to cap the
22 whole thing around 100, so that's where I am. So
23 much smaller, less tall, no retail there, no
24 residential on the Gyrodyne, that's where I am. I

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2 haven't spoken to the board yet, so this is one
3 individual's perspective.

4 And on the other side, as I said, I want
5 to make sure that we have the appropriate
6 density, lower height, moving it away from
7 Tamarack, flipping those buildings and then
8 seeing where we're at. And so that's just from a
9 starting point.

10 As I said, so right now, we'll take all
11 your comments, and there's 20 more days for
12 comments to come in. The public hearing will be
13 closed tonight. We'll take those comments and
14 we'll digest them. It's going to take a period of
15 time, because we take these comments and we just
16 don't discuss, we refer it out to our various
17 consultants and get responses back. And then we
18 will schedule a public work session, I want to
19 make sure I get the verbiage right, public work
20 session.

21 You'll all be invited. We'll make sure
22 the letters go out broadly to the community. I
23 don't know if to all 13,000, but certainly a lot
24 more than 350. So we'll make sure that anyone who

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2 could possibly be impacted even to the least to
3 traverse that area will get notified and you're
4 all welcome to come and see how we figure it out
5 together. Okay, is that good for everyone? Okay.
6 Thank you all for coming out. [applause] Oh, may
7 I have a motion -- do we have to close the
8 meeting or the hearing? Both. Okay. Hang on. May
9 I have a motion to close the public hearing?

10 MR. FARRELL: So moved.

11 MS. JACOBY: So moved.

12 DR. BECKER: Seconded too by Cristin.

13 All in favor?

14 MULTIPLE: Aye.

15 DR. BECKER: Unanimous. And then a
16 motion to close the meeting tonight, adjourn the
17 meeting.

18 MR. CREIGHTON: So moved.

19 MR. FARRELL: Second.

20 DR. BECKER: All in favor?

21 MULTIPLE: Aye.

22 DR. BECKER: Now we're adjourned. Thank
23 you all. [applause]

24 (The public board meeting concluded at

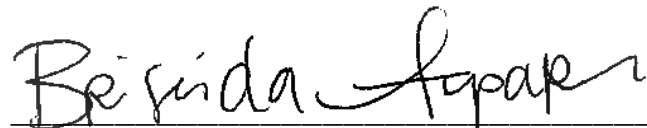
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May 2, 2022
9:25 p.m.)

CERTIFICATE OF ACCURACY

I, Briseida Amparan, certify that the foregoing transcript of the board meeting of the Town of Cortlandt on May 2, 2022 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Date: May 20, 2022

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