

TOWN BOARD  
TOWN OF CORTLANDT, NEW YORK

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MEDICALLY ORIENTED DISTRICT (MOD)

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June 16, 2020  
Town of Cortlandt, New York  
Virtual Town Board Meeting

BEFORE:  
LINDA PUGLISI, Supervisor  
DEBRA CARTER-COSTELLO, Member  
JAMES CREIGHTON, Member  
FRANCIS FARRELL, Member  
RICHARD BECKER, Member

PRESENT:  
THOMAS F. WOOD, ESQ. Town Attorney  
LAROUE SHATZKIN, Town Clerk

FOR THE APPLICANT, EVERGREEN MANOR:  
DAVID STEINMETZ, ESQ.  
Zarin & Steinmetz  
81 Main Street  
White Plains, New York 10601

ANUP MISRA, Trammel Crow  
ANTHONY RUSSO, Hudson Park Group  
ANTHONY RUSSO, AKRF  
MARISSA TARALLO, AKRF

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2 MS. PUGLISI: Okay. It is 7:00. We like  
3 to be prompt. We are going to begin our  
4 official town board meeting of June 16th, 2020,  
5 via Zoom. The meeting is called to order by  
6 our town clerk. And would you all please rise  
7 for the pledge to the flag.

8  
9 (Pledge of allegiance.)

10  
11 MS. PUGLISI: Thank you so much. Okay.  
12 As I said before -- well, let's do the roll  
13 call. Madam Clerk, please.

14 MS. SHATZKIN: Councilman Costello.  
15 Councilman Costello is connecting. Just one  
16 moment. Councilman Costello.

17 MS. COSTELLO: Here.

18 MS. SHATZKIN: Councilman Creighton.

19 MR. CREIGHTON: Here.

20 MS. SHATZKIN: Councilman Farrell.

21 MR. FARRELL: Here.

22 MS. SHATZKIN: Councilman Becker.  
23 Councilman Becker. I see him. Councilman  
24 Becker is here. He may not have connected to  
25 audio yet.

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2 And Supervisor Puglisi.

3 MS. PUGLISI: Here.

4 MS. SHATZKIN: All present.

5 MS. PUGLISI: Okay. Richard's here too.

6 All right. Okay. So just quickly, the  
7 approval of the minutes. A motion and a  
8 second, please.

9 MS. COSTELLO: So moved.

10 UNIDENTIFIED SPEAKER: Second.

11 MS. PUGLISI: For the discussion all in  
12 favor, aye.

13

14 (A chorus of "ayes.")

15

16 MS. PUGLISI: So moved. All right. We  
17 are going to go right into our public hearings.  
18 There's a lot of people who want to speak at  
19 the one in particular, I'm sure. And we are  
20 going to explain the public hearing via Zoom by  
21 our town clerk, Laroue Shatzkin. Then our town  
22 attorney, when we get to the second one, will  
23 explain and give you more details about MOD.  
24 But we are going to do the first public hearing  
25 first. So Laroue, if you just want to be

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2 generic and just explain how the Zoom will  
3 proceed during the public hearings.

4 MS. SHATZKIN: So for the -- my notes are  
5 for the MOD meeting. Let me just briefly  
6 explain the process there. We will first have  
7 very short presentations from all the involved  
8 parties. There are -- a few of them will  
9 speak. As you saw during my little practice  
10 session before there, I will play some video  
11 and manage some audio for them. They will  
12 briefly be promoted to panelists to be able to  
13 speak to the attendees. And so that their  
14 brief presentations will be recorded and later  
15 posted on the website. I will then  
16 individually grant the right to those residents  
17 who have pre-signed up to speak during the  
18 public hearing. At that time, especially due  
19 to the late influx of individuals who wanted to  
20 sign up, we will then grant people the right to  
21 raise their hand and speak as well. So if you  
22 did not have an opportunity to sign up and you  
23 do wish to speak during the public hearing, you  
24 will be able to do that this evening.

25 MS. PUGLISI: So if you didn't pre

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2 register, you still have some time to speak  
3 later on.

4 MS. SHATZKIN: Yes. I do think that it is  
5 worth mentioning that any issue that has  
6 previously been mentioned, must be addressed by  
7 law. So if a particular issue, for example,  
8 traffic at a particular intersection has  
9 already been mentioned, speaking about it again  
10 does not lend additional gravity to the  
11 response of that particular issue. It will be  
12 responded to regardless. And finally, I think  
13 it's very important to know that written  
14 comments will still be accepted through June  
15 30th. So up until June 30th, you can submit  
16 those written comments either to  
17 mod@townofcortlandt.com or to  
18 townclerk@townofcortlandt.com. And I work  
19 closely with the person who manages the MOD  
20 emails to make sure that everyone is accounted  
21 for. And that's our basic process. In  
22 addition, if anyone wants to speak during the  
23 first public hearing, please raise your hand  
24 and I will call on you.

25 MS. PUGLISI: Okay. So why don't we go

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2 right to the first public hearing first.

3  
4 (First public hearing was held.)5  
6 MS. PUGLISI: All right. Number two,  
7 Laroue, you want to read it.8 MS. SHATZKIN: Yes. We have a public  
9 hearing this evening regarding the  
10 medical-oriented district: SEQRA, DGEIS, DEIS,  
11 and proposed local law.12 MS. PUGLISI: Okay. And as was stated, we  
13 are going to hear briefly from our town  
14 attorney who will update us all on where we are  
15 in the process. And he will once again explain  
16 the MOD, what the MOD is, where it emanated  
17 from, where we are, where we're going and we  
18 held our last public hearing on this January  
19 14th, 2020. Prior to that, we had a public  
20 hearing on November 19th, 2019. We adjourned  
21 it to the January meeting. And then the town  
22 board and I subsequently adjourned that  
23 meeting, that public hearing to our April town  
24 board meeting. But due to the pandemic, we  
25 then had to adjourn it once again. And we gave

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2 ourselves sufficient time to our June 16th,  
3 2020, meeting and that is what we're doing  
4 opportunity. We didn't want to wait until we  
5 could get back into the town hall. We thought  
6 ample time had passed. So that's why we're  
7 going via Zoom, if anybody was wondering, I  
8 think it was sufficient time and we've all  
9 become adept at Zoom, haven't we? Or if I may  
10 say, we think we are. We will see. We will  
11 see. And the public has been given sufficient  
12 notification. And information has been put up  
13 on our website. People could register,  
14 obviously, people could -- who didn't register  
15 are going to be able to be heard later. And we  
16 are going to hear from the applicants as well.  
17 So Mr. Wood, our town attorney, if you would be  
18 so kind to just give us an update.

19 MR. WOOD: Yes. Good evening, Madam  
20 Supervisor, members of the board, ladies and  
21 gentlemen. I would like to begin by saying I  
22 believe we are in one-third of the process. We  
23 still have two-thirds to go beyond this. And I  
24 think it might be important to reflect on where  
25 we've come, where we're at and what the process

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1 forward is. So the town is required by state  
2 law to maintain a master plan. And a master  
3 plan, as you will, is a road map as to how a  
4 town at a particular time feels, takes an  
5 inventory, what amenities, assets and needs  
6 that it has and then develops a recommendation  
7 as to how to achieve some of the goals and  
8 needs of the communities. So in Cortlandt back  
9 in 2015 and 2016, the town board had appointed  
10 a committee to study, to take the inventory,  
11 study all the issues which resulted in a master  
12 plan which was entitled "Envision Cortlandt."  
13 And that master plan was adopted in March of  
14 2016 by a unanimous vote of the town board.  
15 And what the master plan then becomes is the  
16 guide forward for the town board in considering  
17 how zoning should be changed. So it's not --  
18 the master plan doesn't dictate what it is,  
19 it's a recommendation and guide for the town  
20 board. So following the adoption of the master  
21 plan, the master plan contains several  
22 different -- many different recommendations. I  
23 think there's over a hundred. But several of  
24 them are what's known as overlay districts or  
25

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2 different districts and one is the  
3 transportation-orientated strict which would  
4 affect areas around the commuter railroad, et  
5 cetera and the one we're dealing with tonight  
6 is the medical-orientated district. And this  
7 district would -- is envisioned to have as its  
8 hub the Hudson Valley Hospital. And to  
9 surround that hospital with various forms of  
10 extended medical care facilities for more  
11 medical offices, assisted living, other needs  
12 that the community had. So what happened is  
13 after the adoption of the master plan, some  
14 stakeholders worked with the town and came  
15 forward and they're primarily the two  
16 properties now across from the hospital. The  
17 hospital was involved at the beginning but  
18 hasn't actively participated. So that when the  
19 proposals come forward, the developers, the  
20 owners of the property develop plans for the  
21 property. The town is looking at what -- from  
22 the master plan, what ordinance change is  
23 necessary in order to have a medical-orientated  
24 district. So all of that came together in the  
25 fall of 2019. Prior to September of 2019, the

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2 town encouraged and sponsored two community  
3 outreach forums that were held at town hall and  
4 the community center and invited residents to  
5 come in to see a preliminary conceptual plan  
6 that the developers, that the stakeholders of  
7 the two properties has. Following those, a  
8 formal submission came before the town board in  
9 the fall, in September of 2019. And now, we  
10 have to talk about the process. So the town  
11 board, as the legislative authority in the  
12 town, before it can do any enactments must  
13 conduct a review under the New York State  
14 Environmental Quality Review Act, better known,  
15 and will be referenced tonight many times as  
16 SEQRA. So hopefully everyone remember that.  
17 And as part of the process, the first step the  
18 town board has to do is to determine who should  
19 be the lead agency. Who should guide the  
20 environmental review? And in this case, the  
21 town board elected to become the lead agency.  
22 They could have been challenged by other  
23 agencies that have to give approval by New York  
24 State DOT, the DEC, Westchester County, a whole  
25 number of agencies who are involved in the

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2 process. No one objected; so the town board  
3 became the lead agency. So then, their first  
4 role was to have a -- two documents prepared.  
5 One is the generic environmental impact  
6 statement which is before us. And that studies  
7 the amendment to the zoning ordinance and what  
8 effects, and impacts that amendment may have.  
9 The other documents before the board is the  
10 draft environmental impact statement which  
11 studies the two proposals that are before the  
12 board. And all of those documents have to --  
13 the purpose of them is to, number one, to  
14 identify all the potential impacts that the  
15 developments or the zoning ordinance could  
16 create, not only on the immediate community but  
17 on the town as a whole. And once they're  
18 identified, they then have to have sufficient  
19 discussion so that people can understand what  
20 the impacts are and then the second phase is  
21 how do we address these impacts, how do we  
22 mitigate them, how do we lessen them? And  
23 that's the document -- these are draft  
24 documents that are before the board. And as  
25 the supervisor said, we open the public hearing

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2 in November. And the purpose of the public  
3 hearing is twofold. One is to receive comments  
4 on the proposed amendments of the zoning  
5 ordinance, that's referred to as the  
6 legislative public hearing. And the second  
7 part of the public hearing is to receive  
8 comments about whether or not these draft  
9 documents sufficiently have identified all of  
10 the impacts. The public may come up with other  
11 impacts that for some reason weren't perceived  
12 to be an impact. They could have comments  
13 about their concerns about how the discussion  
14 is in the documents. Maybe there's more  
15 traffic intersections that need to be studied,  
16 a whole multitude of items. So we've been  
17 receiving those comments at the two public  
18 hearings, both in November and January. The  
19 public has been free to provide written  
20 comments to the town board this entire time  
21 period. And as the town clerk indicated, she's  
22 been monitoring that, collecting it into the  
23 record. And will continue to receive those  
24 comments if the board closes the public hearing  
25 tonight through June 30th. But this is just

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2 the first step, as they said we're only about  
3 one-third into the process. So what would  
4 happen is, after this evening, if the public  
5 hearing is closed, the -- all the comments are  
6 indexed. They are all put together, all the  
7 traffic comments, all the water comments, all  
8 the stormwater comments, et cetera. And then  
9 they have to be analyzed. And when I say  
10 "analyzed," in the draft environmental impact  
11 statement, the applicants have to either  
12 identify where the issue is already been  
13 addressed in the discussion part of the  
14 document or if not, they have to provide  
15 necessary information to fill in the gap and to  
16 analyze it. The same thing as the town will be  
17 reviewing the generic environmental impact  
18 statement to do the same thing with respect to  
19 the zoning ordinance. When all of that process  
20 is done, another document is created called a  
21 final environmental impact statement. And the  
22 town board will receive that anywhere from  
23 three months to nine months from today -- from  
24 the close of this public hearing because we  
25 don't know how long it will take for all the

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2 comments to be put together. But once the town  
3 board feels that there's a draft of a final  
4 environmental impact statement, that seems to  
5 answer all of the issues that were raised.  
6 They will then schedule another public hearing  
7 to receive comments. I should also note that  
8 while the agencies do not participate in the  
9 public hearings, we have received comments from  
10 various state agencies that this was referred  
11 to and that's a continual dialogue that will  
12 continue with any change, any modification, the  
13 DOT, the DEC, the Department of Health will all  
14 be having continual impact. So what would  
15 happen then is in the next third is the  
16 preparation of the response and then the final  
17 third of the preceding would be additional  
18 public hearing and then the town board,  
19 following the public hearing, would have to  
20 adopt a statement under SEQRA that identifies  
21 all of the impacts that have been identified,  
22 how they are being mitigated or proposed to be  
23 mitigated, and then ultimately the town board  
24 has to decide are those mitigations sufficient  
25 or not. And then following that, if they do

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2 adopt one that says yes, they are sufficient,  
3 they then consider the adoption of the  
4 amendment to the zoning ordinance. Many  
5 changes sometimes in mitigation. It's not just  
6 an extra traffic light, et cetera. Sometimes  
7 it's a modification of the project, a reduction  
8 in size to minimize or reduce an impact. So  
9 there is a whole multitude of ways in which  
10 impacts that are identified can be reduced,  
11 changed, or mitigated. So it's a complicated  
12 process, we've tried to keep it very  
13 transparent. We are welcoming of all comments  
14 and issues. And the staff is always available  
15 to guide anyone in the process, but really,  
16 tonight the comments will be recorded. They  
17 will have to be addressed. This is not the  
18 type of public hearing where there's answers  
19 given tonight because we are looking for the  
20 questions and we have to analyze whether they  
21 have been addressed or it has to be more  
22 clearly addressed in future documents.

23 So that in a long-winded nutshell is where  
24 we are in the process and where we're heading.

25 MS. PUGLISI: Tom, thank you so much for

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2 the summary. We all appreciate it very much.  
3 It's helpful.

4 So important take-aways is that there's  
5 many other opportunities in the future for the  
6 public to ask questions, make comments and be  
7 heard as we proceed. Tonight is not any final  
8 vote, that is for sure, not at all. That's  
9 important to know. Another take away is that  
10 the master plan, the document is a -- I'll hold  
11 it up, it's online but here is the physical  
12 document with over 100 policies in it and MOD  
13 is only one of them. It's not a local law.  
14 It's not a town ordinance. It's suggestions,  
15 recommendations for the town boards to  
16 entertain and consider after holding public  
17 hearings. This is the third master plan that I  
18 have been involved in as supervisor over these  
19 29 years. So we've had two prior to this with  
20 various subject matters that we wanted to go  
21 forward on and consider and entertain including  
22 a town hall, including a Cortlandt train  
23 station, a 911 system, paramedics, and so on.  
24 So all good things, of course.

25 Now, the MOD, just briefly because, you

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2 know, we want to hear from everybody and I have  
3 stated my position publicly over the last  
4 course of the year. People know my position,  
5 that I think that the proposals are way too big  
6 at one time for the one major road, the  
7 corridor, for the residential neighborhood.  
8 I've stated that. I'm briefly reiterating  
9 that. Later on, I may give some more reasons,  
10 but I think people know my position on it. So  
11 the MOD concept by the members -- about 20  
12 members of the appointed committee thought  
13 about a lot of different things,  
14 sustainability, envisioning the future for the  
15 Town of Cortlandt, a lot of good ideas in it.  
16 The MOD was a concept that around the hospital,  
17 the hub, being the hub of the ideas so for  
18 medical offices, and so on, et cetera. The  
19 concept, the idea is lofty; it's good. The  
20 proposals that are before us and I have for the  
21 last three years expressed myself to the  
22 stakeholders, slash, developers. So it's  
23 nothing new to them. I told them from the  
24 get-go that these are too big. You could, you  
25 know, break it down into phases, come back with

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2 something more palatable, reasonable for the  
3 community and the town boards to consider. So  
4 those are just my opening remarks. I have a  
5 right to state them of course. And we will  
6 proceed. Madam Clerk, who is on the beginning  
7 of the list, please?

8 MS. SHATZKIN: I'm going to start with  
9 Kevin McAndrew in just a moment. Just for our  
10 few people who will present and also for the  
11 residents who I will be calling with, please  
12 bear with me as I find you and give you  
13 permission or remove permission. There's a lot  
14 of people to sort through and I appreciate your  
15 patience. One moment.

16 MS. PUGLISI: You're doing a great job.

17 MS. SHATZKIN: Thank you.

18 MR. WOOD: And if I could just add that  
19 we've elected to have a brief presentation by  
20 the two stakeholders as well as the town's  
21 traffic consultant at the beginning of the  
22 public hearing to kind of refresh everyone's  
23 memory and to bring into the prospective of how  
24 the comments will be tonight.

25 MS. PUGLISI: And Tom, the town's traffic

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2 consultant was made available to the public as  
3 well; correct?

4 MR. WOOD: Yes. We should just point out  
5 that when any proposal is delivered to the  
6 town, the town -- the town itself chooses a  
7 traffic consultant. The traffic consultant is  
8 then funded by the stakeholders. So in this  
9 case, it's AKRF is the traffic consultant who  
10 is chosen by the town, funded by the  
11 applicants, and they are the ones who did the  
12 analysis. Over the last several months on the  
13 town's website has been a brief video from both  
14 applicants as well as the town's traffic  
15 consultant giving an overview of what they have  
16 proposed and what the traffic experts have  
17 found.

18 MS. PUGLISI: Tom, also, one more question  
19 that's important for everybody to know, all of  
20 the emails, letters, comments at the public  
21 hearings from the public, they will be answered  
22 not only by the applicants, but also by our own  
23 town staff.

24 MR. WOOD: Yes. What happens is the  
25 applicant -- they will all be indexed,

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2 organized and then whatever -- whoever is  
3 working on the various parts, it all comes into  
4 staff. We'll review it to make sure we feel  
5 it's -- everything is complete. We then give  
6 it to the town board in draft form for their  
7 preliminarily comments before then it goes to  
8 the public for their comments.

9 MS. PUGLISI: And then at the end of the  
10 day, most likely in the fall, we'll get  
11 everybody's reports. The town board will  
12 consider the next path.

13 MR. WOOD: Correct.

14 MS. PUGLISI: All right. Great. Okay.

15 Madam Clerk, I will turn it over to you  
16 and we will go through the many people that  
17 would like to express themselves at this public  
18 hearing and we appreciate them being here and  
19 for their patience thus far.

20 MS. SHATZKIN: Okay. Kevin, can you hear  
21 me?

22 MS. PUGLISI: Oh, everybody has to state  
23 their name.

24 MR. McANDREW: Thank you.

25 MS. SHATZKIN: Okay. Kevin, just for the

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2 record before I play your video, could you  
3 please state your name and your company.

4 MS. PUGLISI: Yeah.

5 MR. McANDREW: Yes. Madam Supervisor,  
6 fellow town board members, good evening. Kevin  
7 McAndrew, Cameron Engineering, 177 Crossway  
8 Park Drive, Woodbury, New York. Speaking on  
9 behalf of Gyrodyne, one of the two key  
10 stakeholders. I just had a one-minute  
11 introductory presentation to make before we ask  
12 that the room play the recorded presentation.  
13 I firstly want to thank everyone at the town  
14 and your resources to enable this hearing to go  
15 forward this evening. Last month, Gyrodyne  
16 prepared a narrated PowerPoint in anticipation  
17 of the continuation of this public hearing on  
18 the draft generic environmental impact  
19 statement as stated by the town attorney. The  
20 purpose of our brief presentation is really  
21 both as a refresher and as an update to the  
22 residents of Cortlandt, other interested  
23 stakeholders, and of course the town board. So  
24 with that, I would ask that the -- our  
25 pre-recorded presentation be played and we --

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2 we look forward to advancing this important  
3 initiative for the town.

4 MS. PUGLISI: Thank you.

5 MS. SHATZKIN: Okay. One moment.

6 VIDEO PRESENTATION: Supervisor, fellow  
7 town board members, on behalf of Gyrodyne, this  
8 is Kevin McAndrew, partner with Cameron  
9 Engineering, providing a narration of the  
10 following brief PowerPoint presentation for  
11 Gyrodyne's proposed mixed use campus  
12 development plan within the town's proposed  
13 medical-oriented district referred to as the  
14 MOD. The specific purpose of this brief  
15 presentation is to serve as a refresher to the  
16 board, to the town residents, and to interested  
17 stakeholders as part of the continued DGEIS  
18 public hearing process which we understand is  
19 to occur on June 16th, 2020.

20 The Gyrodyne proposal has been guided by  
21 three fundamental considerations. First, a  
22 viable market-driven plan. That is a  
23 sustainable plan supported by economic and  
24 marketing studies which have been prepared by a  
25 nationally recognized expert, HRNA advisors.

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2 Second, a mixed-use development plan  
3 complementary and synergistic with the New  
4 York-Presbyterian Hospital, the economic engine  
5 in the area and the Evergreen Manor Development  
6 Plan, the adjacent key stakeholder. And,  
7 lastly, the third key fundamental  
8 consideration, a development plan consistent  
9 with the town's MOD vision and a plan guided by  
10 the MOD goals. Alignment with the town's  
11 comprehensive plan: The design approach to the  
12 Gyrodyne mixed-use campus plan from the outset  
13 of this initiative, has been the formulation of  
14 a document plan in complete alignment with the  
15 town's award-winning sustainable comprehensive  
16 plan. Delivering a plan that meets the  
17 overarching goal of economic development while  
18 checking all of the boxes specific to the  
19 purpose and need of the MOD. Centralizing and  
20 improving medical services and access to a  
21 broader spectrum of high-quality healthcare  
22 services. State-of-the-art medical office will  
23 replace the outdated medical office space on  
24 the Gyrodyne property. Providing a broader  
25 range of housing options, market-rate highly

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2 amenitized apartment units will serve the New  
3 York-Presbyterian staff employees, the medical  
4 office staff, and residents of the greater  
5 Cortlandt community. Creating a vibrant sense  
6 of place with outdoor green space and civic  
7 space for the MOD users and the residents of  
8 Cortlandt, providing for a dynamic mix of land  
9 uses including complementary and accessory  
10 commercial such as a coffee cafe, a healthy  
11 eatery. The Gyrodyne plan includes this type  
12 of complementary use with an outdoor terrace  
13 area. And optimizing shared infrastructure  
14 such as parking footprints being reduced to  
15 reduce the overall impervious cover to allow  
16 for adding additional green space and to  
17 encourage connectivity and walkability amongst  
18 the hospital, Gyrodyne, and the Evergreen Manor  
19 Development. The first of two slides on  
20 Gyrodyne's commitment to smart and responsible  
21 development. The Gyrodyne plan is projected to  
22 generate approximately 450 high-quality jobs,  
23 and annual economic output of approximately \$80  
24 million and an annual net increase in taxes of  
25 approximately \$2.1 million. The project will

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2 generate over \$100 million of economic activity  
3 during construction with an estimated 600  
4 full-time equivalent jobs. The Gyrodyne  
5 development program will provide for community  
6 engagement with arts and cultural programming,  
7 a healthy living and wellness theme and  
8 community connectivity. Approximately 5 acres  
9 or 36 percent of the overall property will be  
10 open space preservation. Green infrastructure  
11 implementation will occur throughout the  
12 development with extensive native landscape  
13 restoration. The Gyrodyne plan is  
14 approximately a \$90-million investment. The  
15 important consideration of phasing has been  
16 closely studied by Gyrodyne. The proposed  
17 construction build out in a single phase  
18 implementation provides for an inherent phased  
19 deliverable with different building  
20 construction types and differing occupancy  
21 absorption rates resulting in an estimated  
22 15-to-18-month duration between full occupancy  
23 of the medical office building and the  
24 residential apartments. If construction was to  
25 occur in a sequential or multi-phased manner,

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2 it is estimated that the overall construction  
3 duration would be extended by approximately 16  
4 months. Constructing the medical office  
5 building and the residential building at the  
6 same time avoids the requirement of a  
7 construction access road directly off of  
8 Buttonwood Avenue and shortens the typical  
9 impacts of construction noise and truck  
10 traffic. A single phase construction approach  
11 supports full implementation of offsite traffic  
12 and related infrastructure improvements.

13 Community outreach: Feedback from a community  
14 meeting with the residents of the Buttonwood  
15 Avenue community will be incorporated into the  
16 site plan as the application moves forward.

17 Vehicular access both ingress and egress to and  
18 from Buttonwood Avenue will be removed from the  
19 site plan. Only an emergency access will be  
20 maintained. The proposed landscape buffer to  
21 the closest residential home will be increased  
22 approximately a doubling in the buffer size.

23 The proposed walking trail amphitheater and  
24 environmental education area on the east and  
25 north side of Orchard Lake will be eliminated.

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2 The Buttonwood Avenue residents requested to  
3 Gyrodyne that the area be entirely passive.

4 A sustainable mixed-use campus plan. The  
5 Gyrodyne Development Program is comprised of  
6 100,000 square feet of state-of-the-art medical  
7 office, a net increase of approximately 67,000  
8 square feet with the existing 33,000 square  
9 feet of medical office to be removed. 4,000  
10 square feet of complementary commercial such as  
11 a coffee cafe, healthy eatery, and 200 units of  
12 market-rate residential apartments. The  
13 Gyrodyne plan has been developed as a  
14 sustainable campus plan with complementary land  
15 uses utilizing shared infrastructure resources.  
16 The plan is not a traditional subdivision road  
17 with individual development lots. It is a  
18 cohesive and integrated campus layout with  
19 approximately 36 percent or 5 acres set aside  
20 in open space. MOD place making: Our final  
21 slide summarizes the key elements that create  
22 the distinctive MOD vibrant sense of place.  
23 Exemplary architecture: The MOD gateway  
24 streetscape treatments and pedestrian  
25 connectivity between the hospital campus,

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2 Gyrodyne, and the adjacent Evergreen Manor  
3 property. Landscaping re-vegetation at a  
4 two-to-one replacement ratio, approximately 550  
5 new native trees, green infrastructure, and  
6 open space and civic space serving the entire  
7 medical-oriented district and the entire  
8 Cortlandt community. On behalf of Gyrodyne,  
9 thank you for this opportunity and we look  
10 forward to moving this important initiative  
11 forward.

12 MS. PUGLISI: Okay. Thank you for your  
13 presentation. Who's next, Laroue?

14 MS. SHATZKIN: One moment, Linda. Next,  
15 I'm going to be -- I'm so sorry, let me just  
16 make Kevin an attendee again. Okay. Next up,  
17 I'm going to invite David Steinmetz, Anup  
18 Misra, I hope I'm saying your name correctly  
19 and Glen Vetromile to join us as panelists.  
20 And we'll just take a moment for them to load  
21 here.

22 MS. PUGLISI: He's speaking on behalf of  
23 Evergreen; is that correct?

24 THE WITNESS: That's correct.

25 MS. PUGLISI: Okay.

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2 MR. STEINMETZ: Laroue, can you hear me?

3 MS. SHATZKIN: I can. Hi.

4 MR. STEINMETZ: Madam Supervisor, may I  
5 proceed?

6 MS. PUGLISI: Yes. Mr. Steinmetz,  
7 proceed. Thank you.

8 MR. STEINMETZ: Thank you so much. Good  
9 evening, Madam Supervisor, members of the town  
10 board. David Steinmetz from the law firm of  
11 Zarin & Steinmetz. Pleased to be before the  
12 board once again, representing the Evergreen  
13 Manor stakeholder, the Evergreen Manor aspect  
14 of the MOD. With me this evening at this Zoom  
15 public hearing, the master developer of the  
16 site, Val and Mandy Santucci from VS  
17 Construction. I'm also joined this evening,  
18 and both of these individuals will be speaking,  
19 Anup Misra from Trammel Crow who is the sponsor  
20 of the assisted-living and independent-living  
21 component of our project will be addressing you  
22 momentarily, as well as Glen Vetromile from the  
23 Hudson Park Group. Glen is the sponsor of the  
24 residential-rental aspect of the project.

25 Laroue, if you could go to the first of

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2 the slides that I provided you.

3 MS. SHATZKIN: Absolutely.

4 MR. STEINMETZ: Terrific. So what you  
5 have before you is a general site plan that  
6 shows the Evergreen Manor site to the left, the  
7 Gyrodyne site that Kevin just spoke about on  
8 the right. Our client's property, Evergreen  
9 Manor is 28 acres. It's located in the town's  
10 R40 zoning district and as you can see, it  
11 fronts along Route 202 at the -- at the bottom  
12 crossing, crossing this slide. And as well as  
13 having frontage along Lafayette which runs  
14 north south and essentially separates the  
15 Evergreen Manor site from the Gyrodyne site.  
16 Our team have been active participants in the  
17 town's MOD process really since its inception.  
18 You've heard this evening some references to  
19 the master plan or the comprehensive plan. We  
20 participated and observed the envision  
21 Cortlandt master plan process which did result  
22 in and introduced the MOD as a development  
23 concept that the town wanted explored. The  
24 Evergreen team was formed and the Evergreen  
25 team decided to present to the town the

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2 concepts that were articulated in the  
3 comprehensive plan. Now, we've already  
4 prepared in conjunction with the town a rather  
5 extensive draft generic environmental impact  
6 statement which is the subject of tonight's  
7 public hearing. We also separately prepared a  
8 video much like Gyrodyne's. It is available on  
9 the town's website. We wanted tonight to just  
10 do a quick highlight of what we've discussed  
11 previously.

12 Laroue, if you would be kind enough to go  
13 to the second slide. So what we've got here is  
14 basically a focus on Evergreen Manor and our  
15 site as an individual integrated site. In the  
16 bottom left-hand corner is the first of five  
17 portions of the development. Bottom left-hand  
18 corner, you see two different buildings.  
19 That's the 114 units of proposed assisted  
20 living and independent livings, living units  
21 proposed by Trammel Crow and Anup will address  
22 the specifics of the program, the concept and  
23 the desire to work on the development of that  
24 in a moment. The second site immediately above  
25 that or technically to the south is the

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1  
2 residential component proposed in conjunction  
3 with the Hudson Park Group. It's 166  
4 residential-rental units of highly-amenitized  
5 living, a variety of housings types that I'm  
6 going to let Glen Vetromile describe. He'll  
7 explain the layout, the parking, the building,  
8 and why he is quite convinced that residential  
9 rental is an appropriate use for that second  
10 building site on -- on the Evergreen Manor  
11 property. Continuing around clockwise, the  
12 third site is a proposed location for a  
13 100-room hotel and we have explored the concept  
14 in the development of this hotel and it has  
15 been studied in the -- in the DEIS along with  
16 the other components. Continuing on the next  
17 pad site, number four, is the medical, slash,  
18 dental laboratory space as well as retail.  
19 This is a smaller 30,000-square foot building,  
20 divided, essentially: 15,000 square feet of  
21 laboratory space, 15,000 square feet of  
22 possibly some retail, a pharmacy, something  
23 that would complement the other uses at  
24 Evergreen Manor. And the fifth site to the far  
25 right closest to Lafayette is proposed to be a

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2 7,000-foot restaurant. The concept that you're  
3 looking at in front of you with all five of  
4 these sites is, essentially, an attractive  
5 walkable community designed to integrate  
6 sidewalks, landscaping, open space, stormwater  
7 management, better traffic management, a  
8 wonderful entryway at the signalized  
9 intersection across from Conklin Avenue. It's  
10 also designed to support the hospital. I think  
11 we all know that the New York-Presbyterian  
12 Hudson Valley Hospital is one of the true  
13 economic engines for the Town of Cortlandt.  
14 And this was designed to complement and work in  
15 conjunction with the hospital. In terms of  
16 benefits for the community, unquestionably, it  
17 would be the economic stimulation of the  
18 creation of jobs. You've heard somewhat about  
19 that this evening already over 700 construction  
20 jobs. Over 100 permanent jobs. Substantial  
21 increase in permanent tax benefits both for  
22 real property and sales tax benefits to the  
23 Town of Cortlandt. It would provide a new  
24 supply of housing and as I said, earlier, we  
25 genuinely believe this integrated community

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2 would stimulate the local economy. All of that  
3 being done in conjunction with a proposal to  
4 provide over \$3 million of offsite -- over \$3  
5 million of offsite improvements. These  
6 improvements are essentially traffic  
7 improvements that AKRF is going to describe  
8 itself. These are improvements that AKRF  
9 studied, analyzed, proposed, and designed. If  
10 you could go to the next slide. One of the  
11 comments that the -- please, the supervisor  
12 mentioned is phasing. We've taken great pains  
13 to make sure that this site would not be  
14 developed all at one time. In fact, the five  
15 different pads are likely to be developed over  
16 four to five and possibly even longer in terms  
17 of years. It's at least a four-to-five-year  
18 project. The road, the central spine road, is  
19 proposed to be Phase 1 in conjunction with the  
20 stormwater infrastructure. The second -- and  
21 that phase is probably a six- to-eight-month  
22 phase. The second phase is the construction of  
23 the assisted living, independent living and the  
24 residential. That build out is no less than 18  
25 months. You can go to the next slide, please.

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2 The third phase would be the hotel site. It  
3 too is likely an 18-month build out. And then  
4 the fourth and fifth phases would be the  
5 laboratory building and the restaurant which  
6 are probably no less than 12 months to build  
7 each of those structures. So as you can see,  
8 this site is designed to be built over a period  
9 of time, to be absorbed over a period of time  
10 to avoid the entire site being constructed all  
11 at once. And all of this has been done after  
12 we have had substantial meetings with members  
13 of the public. My client has done a number of  
14 community outreach meetings with the town as  
15 well as separately and we look forward to  
16 working in conjunction with the town, its  
17 professional staff, and the members of the  
18 community as we proceed with the Evergreen  
19 Manor project. I'm now going to turn it over  
20 to Anup Misra to focus very briefly on the  
21 independent and assisted living. Thank you.

22 MS. SHATZKIN: Glen, perhaps you could go  
23 first while Anup tries to work out --

24 MR. VETROMILE: Sure.

25 MS. SHATZKIN: -- his audio issues.

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2 MR. VETROMILE: Hi. Glen Vetromile, the  
3 sponsor of the residential component of this  
4 project. I'm a 34-year resident of Westchester  
5 with a number of projects throughout the  
6 county, Tuckahoe, Fleetwood, Ossining, Dobbs  
7 Ferry, and Port Chester. And happy to be in  
8 Cortlandt. I think the location is ideal for  
9 multi family. The building we're talking  
10 about, the -- would be highly amenitized. I'm  
11 going to talk a little bit about people that I  
12 think will go there. But the building will  
13 have a fitness center, a yoga studio with a --  
14 a cycling studio is part of it, a -- what we  
15 call a club room which will have a coffee area  
16 and a big central fireplace with surrounding  
17 seating, an outdoor pool, a billiards area, and  
18 small business center. We are also, again,  
19 having an outdoor pool. The units themselves  
20 all have walk-in closets in all the bedrooms,  
21 bright window walls with lots of sunlight,  
22 modern kitchens with induction rain tops [ph.]  
23 -- range tops, very versatile heating and  
24 ventilation and then contemporary bathrooms.  
25 The services that the building will provide

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2 will have a front concierge with a refrigerated  
3 room so that people can get, receive food  
4 packages during the day for preparation like  
5 Blue Apron or Hello Fresh. And then we are  
6 looking at pet services because we think the  
7 profile of many of the renters will have dogs  
8 and cats and during their business day will  
9 want a service where their pet can be -- have  
10 sitting, walking, whatever. The -- I think  
11 most importantly though are a description of  
12 the profile of the renters. These kinds of  
13 buildings become feeders for other residential  
14 types in the town. The generation X,  
15 millennials, who are in their 20s and 30s may  
16 not have enough equity to buy a home but may  
17 want to live in this town and so to attract  
18 them so that those young people grow and learn  
19 the town and then have -- have their own  
20 families, these rental communities with all of  
21 these amenities become big, attractive ways of  
22 bringing those people in to Cortlandt versus  
23 them going to Yorktown or some other area of  
24 Westchester. So it's very important to have  
25 new contemporary well-amenitized rental

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2 properties and they will not be attracted to  
3 some of your garden style properties that were  
4 built post war in the 50s or 60s. Don't have  
5 the amenities, don't necessarily have covered  
6 parking, don't have bright, modern kitchens.  
7 So it's very important to attract that profile  
8 person to have contemporary rental. And then  
9 as they -- couples potentially have kids, these  
10 become very attractive to those families and  
11 eventually they may want to buy a house with a  
12 backyard when their kids become more mobile.  
13 And also people in transition, people who may  
14 be renovating their home, moving from home to  
15 home within the town or divorcees, these are  
16 very important, highly-amenitized residential  
17 projects to give these people something they  
18 want. They don't want to move into an old  
19 garden apartment. Empty nesters, they also are  
20 very attractive to empty nesters. People whose  
21 kids have gone off to college. They may want  
22 more time to travel. They're not tied to the  
23 town to just take care of their home but they  
24 have -- absolutely want to have a place in town  
25 and may take the equity out of their house,

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2 sell their house and buy a place in Florida and  
3 spend some time in Florida during the course of  
4 the year. Older singles also are very  
5 attracted to this profile for similar reasons  
6 as empty nesters but they also like the  
7 congregate style of living where your neighbors  
8 are in the building and then lastly, women tend  
9 to like this form of housing because our  
10 building will offer, you know, well-lighted  
11 parking areas, well-lighted common areas, and  
12 monitoring, security monitoring, and they find  
13 this style of living very appealing to them.  
14 And lastly, we -- we hold onto our properties,  
15 we manage our properties, we hold onto our  
16 properties for long term. We are not people  
17 that build and sell. So, you know, maintaining  
18 the properties well is something that we, you  
19 know, do throughout our -- all of our projects.

20 MR. STEINMETZ: Thank you, Glen. Anup, do  
21 you have audio now? No. I'm going to take one  
22 minute and pinch hit for him very briefly  
23 because I know we are going long. I'm going to  
24 pinch hit for Anup. So just briefly Trammel  
25 Crow for those of you that don't know, a

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2 multi-billion dollar real estate development  
3 company. They have extremely capable methods,  
4 procedures, and concepts. They are very  
5 excited to bring assisted and independent  
6 living to the Town of Cortlandt. They are  
7 proposing 89 assisted-living units, 31  
8 independent-living units, the IL and the AL  
9 units would be located each in its own  
10 building. They have their own effective eating  
11 areas. Each building would be separately  
12 programmed with staff, activities, and the  
13 like. For those of you that may have an aging  
14 family member or may in fact be aging in place  
15 in the town, having a state-of-the-art, modern,  
16 assisted or independent-living unit nearby is a  
17 wonderful attribute and a great thing. As  
18 somebody who had my own father go from  
19 independent living for a number of years and  
20 graduate into assisted living and be near  
21 myself and my family, it's a wonderful thing to  
22 have. We're excited about introducing it into  
23 the Town of Cortlandt. And we're all pleased  
24 to have Trammel Crow as a sponsor of this  
25 aspect of the project. Sorry Anup could not

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2 speak, but I know he wanted to share with you  
3 the fact that Trammel Crow is ready, willing,  
4 and excited to be an active employer and  
5 provider here in the Town of Cortlandt and look  
6 forward to going through the process together.

7 MS. PUGLISI: Okay. Thank you, David.

8 MR. STEINMETZ: Thank you.

9 MS. SHATZKIN: Okay. Thank you so much,  
10 everyone. Please give me a moment while I  
11 promote our next attendees who will be Anthony  
12 Russo and Marissa Turallo from AKRF.

13 MS. PUGLISI: The town's traffic  
14 consultant. (Pause) okay. What's happening?

15 MS. SHATZKIN: Okay. They're just  
16 connecting, Linda. One more moment. Marisa,  
17 can you hear me?

18 MS. TURALLO: Yes, I can.

19 MS. SHATZKIN: Great. And we're just  
20 waiting for Anthony's audio to connect.

21 MS. PUGLISI: Okay. Great.

22 MS. SHATZKIN: Anthony, can you hear us?

23 MR. RUSSO: I can hear you.

24 MS. SHATZKIN: Okay. Fantastic. And  
25 would you like me to put up the PowerPoint

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2 slide?

3 MS. TURALLO: Yeah, that would be great.

4 MS. SHATZKIN: Great. Okay. Please go  
5 ahead.6 MS. TURALLO: Great. Thank you. So good  
7 evening everyone. I'm Marisa Turallo, also  
8 with me is Anthony Russo with AKRF. We are the  
9 town's traffic consultant. We want to just  
10 very briefly to summarize the scope of the  
11 traffic study which AKRF conducted for the MOD  
12 development DEIS. As shown on this  
13 presentation slide at the moment, AKRF  
14 evaluated the existing conditions of 23  
15 intersections extending from the City of  
16 Peekskill to the New York town border along  
17 Route 2235 and in the surrounding area most  
18 likely to be affected by the development near  
19 New York Presbyterian hospital. As Route 2235  
20 is controlled by New York State DOT within the  
21 Town of Cortlandt, both the town and developers  
22 are not able to make any improvements to these  
23 roadways without approval from New York State  
24 DOT. AKRF projected what the future traffic  
25 volumes would be assuming no MOD development

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2 was constructed for the year 2021 which at this  
3 point is probably very close to what the  
4 existing conditions were pre-Covid. This  
5 included analyzing existing and proposed  
6 developments in adjacent communities  
7 specifically in the city of Peekskill and the  
8 town of Yorktown and how those impact this  
9 section of Route 202 in Cortlandt. AKRF then  
10 projected what the future traffic volumes would  
11 be with the proposed MOD development and based  
12 on state guidelines. It carefully identified  
13 where significant impacts to the roadway would  
14 be anticipated to occur with MOD development.  
15 AKRF also developed potential improvement  
16 measures to mitigate the identified traffic  
17 impacts. They're feasible -- sorry. My screen  
18 just shifted. They're feasible to address the  
19 traffic impacts. These improvement measures  
20 also had to meet New York State DOT  
21 requirements for implementation and they would  
22 be required to be constructed at the onset of  
23 the proposed development. We want to encourage  
24 everyone to view the detailed traffic  
25 presentation for the MOD development which is

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2 located on the town's website which outlines  
3 the full process and the key findings of the  
4 traffic report in detail. In addition, we've  
5 tried to touch upon some of the initial common  
6 questions we've heard over the last few months,  
7 however, as the town board and staff have  
8 stated, all comments received, including those  
9 discussed in the presentation will be responded  
10 to fully in the FEIS. Thank you.

11 MR. STEINMETZ: Thank you, Marisa.

12 MS. SHATZKIN: Okay. Does that conclude  
13 your comments?

14 MS. TURALLO: That concludes our  
15 presentation, yeah.

16 MS. SHATZKIN: Okay. Thank you so much.  
17 I'm going to put you back as attendees, and we  
18 will continue with our residents who have  
19 signed up to speak.

20 MR. STEINMETZ: Thank you.

21 MS. SHATZKIN: Thank you for waiting so  
22 patiently and thank you for your presentations  
23 everyone.

24 MS. PUGLISI: Okay. So we are onto our  
25 citizens, our public now.

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2 MS. SHATZKIN: That is correct.

3 MS. PUGLISI: Okay. Good. Who's up  
4 first?

5 MS. SHATZKIN: Our first resident is  
6 Richard DeLorenzo. I'm sorry. Just one more  
7 moment here. Richard, if you're here, could  
8 you please raise your hand. If you're in by  
9 phone, you can press star nine. Great. Thank  
10 you. Richard, can you hear me? Given a raised  
11 hand permission to talk, (914)4104410231. Is  
12 that you, Richard?

13 MR. MISRA: No. That was Anup Misra.

14 MS. SHATZKIN: Oh, okay. Sorry. One  
15 moment, Anup. Okay. Richard seems to not be  
16 here at the moment. We will try to come back  
17 to him at the end in case he rejoins.

18 Next up is Louis A. Picani, president of  
19 the Teamsters 456 in Elmsford. Louis, can you  
20 hear me? You are muted at the moment. Hold  
21 on. Let me unmute you. I sent you an  
22 invitation to unmute, Louis. Can you hear me,  
23 Louis? I can see that you've joined us.

24 MS. PUGLISI: Is Mr. Picani there?

25 MS. SHATZKIN: He is. I can see him.

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2 MR. CREIGHTON: Are you able to unmute  
3 him?

4 MS. SHATZKIN: Yeah. I can click unmute  
5 but it sends a request to unmute. He's got to  
6 accept it. Louis, while you're working that  
7 out, I will move to Salvatore Farina.  
8 Salvatore, if you called in by phone, can you  
9 please raise your hand. Oh, I see you're here.  
10 One moment. Hi Sal, can you hear us?

11 MR. FARINA: Yes. Can you hear me?

12 MS. SHATZKIN: Yes, we can.

13 MS. PUGLISI: Yes, we can.

14 MR. FARINA: Okay. First, I want to thank  
15 everybody for allowing me to speak again. I  
16 did speak at the other meeting. And --

17 MS. SHATZKIN: Sal, just for the record,  
18 if you could please state your full name and  
19 address.

20 MR. FARINA: Sure, Sal Farina,  
21 F-A-R-I-N-A. 3 Northridge Road, Cortlandt  
22 Manor, New York.

23 MS. SHATZKIN: Thank you.

24 MR. FARINA: Okay. Like I said, I wanted  
25 to thank everyone for letting me speak again.

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2 Before I go into a couple of notes that I made,  
3 I wanted to say that in the last meeting, I  
4 mentioned that we didn't receive any notices on  
5 North Ridge Road or my neighbors in the  
6 surrounding blocks. And again, we didn't  
7 receive any notice of the meeting or the time  
8 or what was going on. But I did send the email  
9 to Linda who responded immediately and told me  
10 the when, the how, and the time that the  
11 meeting was going to go on which I passed onto  
12 my neighbors here and that I sent out emails  
13 and that I also posted on next door. In the  
14 last meeting, also, I pointed out that  
15 Northridge Road, Locust Avenue, and the roads  
16 in between Northridge and Route 9 were not in  
17 the traffic survey. I hope that they are in  
18 the survey now or that they have been looked  
19 into. As far as Gyrodyne who presented first,  
20 not to be redundant but I think that on the  
21 13.8 acres of lands, the hundred thousand  
22 square foot medical and the 200-unit buildings  
23 is far, far too big as has been mentioned  
24 before. And I haven't seen them reach out or  
25 try to make any changes in their plans for the

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2 town or reach out to any of the citizens to  
3 make changes in those plans. I also want to  
4 point out that if you go onto like the Patch or  
5 you just go on the Internet and you put  
6 Smithtown, New York, you'll see that the same  
7 exact cookie cutter plan that they said was  
8 presented to Cortlandt called the hospital  
9 Presbyterian for the Cortlandt residents to fit  
10 with our town is the same exact plan that they  
11 are trying to put in Smithtown, New York and at  
12 this very moment that town is also fighting  
13 against putting in that type of project. From  
14 the last meeting to this meeting, I did have a  
15 phone call and an email from Val Santucci and  
16 Mandy Santucci. I expressed my concerns. They  
17 said they read things that I was quoted in  
18 newspapers saying about the project. And they  
19 wanted to reach out and I had a video  
20 conference with them and I expressed a lot of  
21 my concerns. One, like no hotel. One like no  
22 covered garages or garage buildings. Less  
23 rental spaces, and more townhouses, more green  
24 spaces for those townhouses. I really don't  
25 believe that there's a cradle-to-the-grave

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2 scenario that works. I don't believe that  
3 somebody rents an apartment and then they live  
4 there and they move into the 55-plus and then  
5 from the 55-plus go to the assisted living. I  
6 find it hard to believe that somebody 25 years  
7 old wants to live next to somebody 55-plus and  
8 vice versa. I think it would be much better if  
9 we had more townhouses for 55-plus, more  
10 assisted living and less rentals. I expressed  
11 these concerns, I also spoke with Tom Walsh  
12 who's been very involved with the town and  
13 trying to move this more -- this plan more  
14 towards a marriage between town and progress,  
15 let's say. They did come back to us again and  
16 then this time they came back and spoke to both  
17 of us. And I feel like they're making an  
18 effort to address those concerns. I seen  
19 tonight that the same plan was put up but I  
20 feel that through our conversations, now, I'm  
21 speaking for myself, through our conversations  
22 that I believe that they did hear us and I do  
23 believe that they're going to make a serious  
24 effort to try to modify those plans and try to  
25 bring something that's better suited for the

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2 surrounding community. Like I said, I don't  
3 believe in all this retail space also. You  
4 have 4,000 in one project, 7,000 in the other.  
5 So you have 11,000 square feet of retail space.  
6 If you just go to the beach shopping center,  
7 you can see there's seven empty stores. If you  
8 go down 202 from the hospital, say all the way  
9 down to the Old Grandma's Restaurant, there's  
10 another nine empty spaces. And then if you go  
11 to Route 6 there's a number of spaces that are  
12 empty there. So I think a lot of retail space  
13 in a place where most people are ordering  
14 online now that we are sheltered in place, I  
15 don't know about you guys, but, I have Peapod  
16 delivering, I have Amazon boxes that the town  
17 probably upset, probably have so many of them  
18 that I put out. And a lot of -- a lot of  
19 retail does go on online. So I think before we  
20 move ahead with all these great retail spaces  
21 and expanding, we have to modify that also.

22 As far as the medical buildings, I think  
23 the medical buildings make sense. It works  
24 along with the hospital. I think town houses  
25 make sense because people have skin in the

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2 game. It is a community. It is a town. And I  
3 think it puts less of a burden when you have a  
4 senior -- senior living on the -- the schools.  
5 I think it puts more tax revenue into the town  
6 because you have people that are older that  
7 either are retired or maybe still have a  
8 business, but you have more older money coming  
9 in. I understand that this big push for like  
10 young people for rentals and it's so important,  
11 but I don't think at the scale that they are  
12 trying to put in. Again, I like to thank  
13 everybody for letting me speak again. I don't  
14 want to take anyone else's time, but I do feel  
15 that some people are trying to make some  
16 changes, and I think in the spirit of  
17 compromise and goodwill, I think maybe some of  
18 those changes will come through. If they  
19 don't, you know, then I'm wrong. Which I don't  
20 mind if I'm wrong, but I think maybe some of  
21 those things will come through and I think  
22 maybe it will be better for the town. Thank  
23 you.

24 MS. SHATZKIN: Thank you so much Mr.  
25 Farina. Thank you.

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2 Mr. Picani, can you hear us? And then Mr.  
3 DeLorenzo, I did find you and I will bring you  
4 up next. Mr. Picani, can you hear us? (Pause)  
5 Okay. Mr. Picani, I still have you with  
6 permission to talk. If you get it worked out,  
7 please do let me know. For the moment, I'm  
8 going to move onto Mr. DeLorenzo. One moment.  
9 Okay. Mr. DeLorenzo, I've given you permission  
10 to speak.

11 MR. DeLORENZO: Yes. Can you hear me?

12 MS. SHATZKIN: Yes, we can.

13 MR. DeLORENZO: Oh, okay. My name is  
14 Richard DeLorenzo. I'm at 2 Ogden Avenue,  
15 which is directly across Route 202 from the  
16 Evergreen Manor proposed MOD development. And  
17 my request is a simple one, and that is the --  
18 be considered as part of the MOD and to -- so  
19 that I have a medical zone for my property.  
20 Under this town code Section 307-60 which  
21 provides currently for medical offices, it says  
22 the purpose of this section is to allow for  
23 medical office buildings to serve the needs for  
24 medical care residences of the town. And  
25 there's three requirements to do that. And I

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2 had a contract with a doctor -- with a surgeon  
3 to -- to buy my property, and we went for the  
4 planning, both the planning and zoning boards,  
5 and we met the three requirements which are  
6 frontage state highway, which I have Route 202,  
7 located within a thousand feet of the hospital,  
8 which I have. I'm 500 feet from the hospital,  
9 and minimum area of 20,000 square feet which I  
10 did not have, but we got a variances from the  
11 zoning board. So we met all the requirements.  
12 However, the process took over a year to get  
13 the planning and zoning board. We had to get  
14 topographical maps; we had to have our  
15 architectural review many conferences with the  
16 town. We had to have a -- arborist come in to  
17 look at the -- all the trees. Close to  
18 \$20,000, and we finally got the approval from  
19 the town for a medical use. However, at that  
20 point, the doctor had waited too long and we --  
21 he backed out of the -- of the deal. So I'm  
22 left with this property. Now, they do have  
23 this permit for medical use. However, it  
24 expires I believe after a year. So it's not a  
25 permanent thing. What I'm requesting is to be

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2 part of the -- there's only like a couple of  
3 properties that are in this category, 307-60.  
4 And to be part of the MOD and to -- to have a  
5 residential zone since I'm so close to the  
6 hospital and -- and I would like to -- I would  
7 like to be part of the MOD zone. So that's my  
8 only request for you. So thank you.

9 MS. PUGLISI: Okay. Thank you, Dick. Go  
10 ahead.

11 MS. SHATZKIN: Thank you so much, Mr.  
12 DeLorenzo. Mr. Picani has -- can you turn off  
13 your mute?

14 I'll send you an invite for it. Then when  
15 it's been sent -- okay. I will move to the  
16 next individual, John Quartucio -- oh, I'm  
17 sorry. Can you please raise your hand, John.  
18 I'm not seeing you in the attendees.

19 MS. PUGLISI: Are you there, John?

20 MS. SHATZKIN: Great. Yes, he's  
21 connecting now. John, I've given you  
22 permission to speak.

23 MR. QUARTUCCIO: Thank you very much. Good  
24 evening, my name is John Quartucio. I live at  
25 9 Blake Lane. Good evening, Madam Supervisor,

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2 members of the town board, town officials and  
3 staff. Thank you for the hard work to bring us  
4 to this point. I've lived in Cortlandt for  
5 more than 30 years and with my wife, we've  
6 raised our two children here and I appreciate  
7 very much the opportunity to share in the  
8 discussion regarding the medical-oriented  
9 district. When the proposal came to the  
10 forefront and the information flow and  
11 discussion flourished, we are very excited to  
12 see that the plans as envisioned in the master  
13 plan adopted in March of 2016 had finally come  
14 to fruition and we arrived at a point in time  
15 when the draft environmental impact statement,  
16 after years of preparation and review by many  
17 government agencies and our own traffic study  
18 consultant -- commission in 2015, is now before  
19 the board and ready to call for a vote and  
20 approval at least at this initial phase. I  
21 think that the -- we think that the move --  
22 this will move us forward and --

23 MS. SHATZKIN: John, you've -- we can't  
24 hear you.

25 MS. PUGLISI: Is everybody stating their

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2 name for you, Laroue? Everybody states their  
3 name and address. That's important for the  
4 record. Can we get this gentleman, John, back  
5 on? Is he --

6 MS. SHATZKIN: Yeah, I know he's still  
7 connected.

8 MS. PUGLISI: Did he mute himself by  
9 mistake perhaps?

10 MS. SHATZKIN: No, he's unmuted. Okay.  
11 John, I'm going to mute you for a moment -- oh,  
12 and he got this -- there he is. Let's allow  
13 him to talk. Okay. John seems to have been  
14 disconnected. We are going to move onto the  
15 next person. John, I will try to come back to  
16 you.

17 Mr. Tom Walsh. Tom, I have given you  
18 permission to speak. Oh, Mr. Picani, I see  
19 that you've unmuted. Is your audio working?

20 UNIDENTIFIED SPEAKER: No, you're giving  
21 permissions to the wrong person. This is not  
22 Tom Walsh.

23 MS. SHATZKIN: Oh, okay. No problem.

24 MS. PUGLISI: Okay. Who are we hearing  
25 from, Laroue, please?

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2 MS. SHATZKIN: Okay. Tom, can you please  
3 raise your hand. Tom Walsh, if you're  
4 connected.

5 MS. PUGLISI: Okay.

6 MS. SHATZKIN: Oh, I see. Okay. Can you  
7 hear us?

8 MR. WALSH: Yeah. Can you hear me?

9 MS. SHATZKIN: Great.

10 MR. WALSH: Perfect.

11 I just want to start off with thanking  
12 Supervisor Puglisi and the town board members  
13 for all your hard work in these most  
14 challenging times we are all facing. I do  
15 appreciate all the updates that we have been  
16 receiving from the town and phone calls and  
17 emails. It is greatly appreciated. Most of my  
18 questions and concerns, the MOD zoning  
19 ordinance and both developments have already  
20 been put in the record in the previous public  
21 hearings and via email. I do look forward to  
22 seeing all of our comments addressed in the  
23 final design impact statement. Before the  
24 lockdown began, I did meet with representatives  
25 of Gyrodyne to discuss the designs but have

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1  
2 heard -- but I've not heard from them since  
3 that last meeting. As Sal said most recently,  
4 I have met -- we have met with Val and Mandy  
5 Santucci to discuss the Evergreen development  
6 site. I do appreciate the time they took to  
7 reach out to me and several other members of  
8 the community to explain their designs, the  
9 reason behind the designs and how they proceed  
10 with the construction of their project. I do  
11 still feel their hotel, office, retail and  
12 restaurant buildings are not needed and out of  
13 character of the existing neighborhood and the  
14 current zoning of the Evergreen site. I feel  
15 these uses can be obtained in other commercial  
16 areas of the town, maybe within the Heindrick  
17 Hudson school district which is in desperate  
18 need of additional tax revenue since they are  
19 looking at a 24 million-dollar budget deficit  
20 going forward. I hope the Santuccis will be  
21 good neighbors and address our concerns with a  
22 more realistic development for our residential  
23 neighborhood. As I was (indiscernible) with  
24 the Gyrodyne site as designed is too dense of a  
25 parcel and it's news to me now they're having a

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2 construction entrance on Buttonwood, that's  
3 first time I've been hearing of that proposal  
4 other than the entrance that they had and not a  
5 construction entrance during the whole process.  
6 You know, with the installation of a crossgate  
7 to appease us, but a number of parking spaces  
8 proposed are still not in compliance with the  
9 draft MOD ordinance. The overflow of parking  
10 is going to be pushed over to Buttonwood Avenue  
11 since it's only a short 25-foot buffer. Also,  
12 the zoning MOD ordinance does not allow for  
13 shared parking. So they must provide the  
14 required number of parking spaces as defined  
15 under the proposed zoning ordinance or reduce  
16 their scope for compliance. I still strongly  
17 support the re-drawing of the MOD zoning map to  
18 exclude all lots that abut Buttonwood Avenue.  
19 Lastly, I want to remind the town board that  
20 under the MOD zoning ordinance Section 6A  
21 strict compliance, Paragraph 2 states any of  
22 the developments do not create an undue adverse  
23 effect in abutting properties. Currently  
24 designed, both developments do not need this  
25 proposed zoning ordinance. That's all I have.

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2 Thank you guys for your hard work and I look  
3 forward to the next phase of this process.

4 MS. SHATZKIN: Thank you so much. And  
5 just for the record, can you please state your  
6 address.

7 MR. WALSH: 260 Buttonwood Avenue.

8 MS. SHATZKIN: Great.

9 MS. PUGLISI: And for the record, I love  
10 the picture of the kids. They're beautiful.

11 MR. WALSH: Thank you.

12 MS. SHATZKIN: Okay. We're going to try  
13 again, Mr. Picani. I do see that you are  
14 unmuted. Can you hear us? No. Okay. I'm  
15 going to give the Weinbergers permission to  
16 speak -- okay. David Weinberger, I'm giving  
17 you permission to talk. If you unmute  
18 yourself. I sent you an invitation to unmute.  
19 It is your turn. Hi, David. Can you hear me?  
20 David? Okay. Well, David is getting that  
21 worked out. We will go to our next, John  
22 Vesce. John, I will give you permission to  
23 talk.

24 MS. PUGLISI: Who are we on now, Laroue,  
25 please?

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2 MS. SHATZKIN: David Weinberger. So far,  
3 his audio is not working.

4 MS. PUGLISI: Okay.

5 MS. SHATZKIN: And I just allowed John  
6 Vesce to join. John.

7 MS. PUGLISI: Thank you. Thank you.

8 MS. SHATZKIN: Can you hear us?

9 MR. VESCE: Yes, I can hear you. Can you  
10 hear me?

11 MS. SHATZKIN: Yes, we can. Please. Go  
12 ahead, John.

13 MS. PUGLISI: Yes.

14 MR. VESCE: Good evening board members and  
15 Madam Supervisor. My name is John Vesce  
16 Junior. I live at 1460 Elm Street Peekskill  
17 New York. And one would ask the question what  
18 is a resident of Peekskill getting involved in  
19 testifying to the -- to the pros of this  
20 project that I've been watching on -- actually,  
21 I was quite aware of it before that. And I can  
22 only say that I've been a resident of Peekskill  
23 for all 67 years of my life. My family is --  
24 dates back to the '40s in Peekskill. And I can  
25 only say that I have for the -- since 1995

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2 through 2015 commuted to Larchmont, New York  
3 where my company at the time was centered. And  
4 now the last five years, I'm in the wine  
5 business, I'm an importer. My company is at 7  
6 World Trade Center in Manhattan and I've  
7 commuted fairly most of the time and with Route  
8 9 being a disaster more or less over the years,  
9 I've tried to come out Crompond Road and I've  
10 met some additional problems. Obviously,  
11 trying to get to the Taconic. And I see this  
12 particular project as opening up from the  
13 hospital or from the beach shopping center all  
14 the way to the Bear Mountain Extension, a  
15 pretty needed changes and improvements.  
16 Interesting, I grew up in the area and for all  
17 my life, I saw the improvements on Route 6  
18 through the Town of Cortlandt and of course up  
19 towards Mohegan which is still a bottleneck,  
20 but I've never seen anything done with Route  
21 202 or as I grew up Crompond Road. My aunt  
22 lived at the corner of Taylor Avenue in  
23 Crompond Road just up the hill from where right  
24 in the middle of this a block up from Ogden,  
25 and I remember sleeping over my aunt's house

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2 and it's interesting 65 or 64 years later, the  
3 road is still the same. My -- my home -- from  
4 my garage door to the entrance of the hospital  
5 is 1.2 miles. So for some of those that live  
6 in Cortlandt that don't even live in the area,  
7 I'm just about as close as Buttonwood and so on  
8 and so forth up the Crompond Road towards the  
9 Cortlandt Lanes. So I can only say from  
10 reading and seeing what I've seen that this  
11 development plan, if it increases the -- fixes  
12 the traffic and the lights, it would be  
13 fantastic for (indiscernible) Peekskill go up  
14 east towards the Taconic. Plus, it would also  
15 open up a pretty good access for the hospital  
16 to go up Crompond Road and catch the -- the  
17 Bear Mountain Extension which they could go  
18 then west and then south rather than go through  
19 Peekskill to get to Route 9 and Route 9A to go  
20 south. So I see that it's got some interesting  
21 things for motorists and I see all the other  
22 things that -- some pedestrians and so on and  
23 so -- I'm not sure about the buildings, that's  
24 for you guys to work out. But as far as  
25 somebody that drives the road every day and

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2 more and more and more, if I'm not working I  
3 travel out to Yorktown. It would be welcomed,  
4 the improvements that I see that are on the  
5 board, on the development board's plan. That's  
6 all I have to say. I appreciate everybody --  
7 everybody's comments and thank you for the time  
8 or I could speak in the positive for this  
9 particular -- hopefully the particular  
10 improvements on the traffic. Okay.

11 MS. PUGLISI: Okay. Thank you so much for  
12 joining us. Thank you.

13 MR. VESCE: Yes.

14 MS. SHATZKIN: Thank you so much, Mr.  
15 Vesce.

16 Mr. Weinberger, I have connected you via  
17 the phone. You're muted right now. Can you  
18 hear us?

19 MR. WEINBERGER: I can hear. Can you hear  
20 me?

21 MS. SHATZKIN: We can hear you. Go right  
22 ahead. Please state your address for the  
23 record.

24 MR. WEINBERGER: Thank you. My name is  
25 David Weinberger. We live at 3 Birchwood Lane

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2 which is off Tamarack in close proximity to the  
3 proposed MOD. After spending considerable time  
4 reading the planning documents including many  
5 appendices and the entire envisioned Cortlandt  
6 sustainable comprehensive plan, it is clear  
7 that the proposed plans are too big, too dense,  
8 too insensitive to the character of the  
9 adjacent residential neighbors, will generate  
10 too much traffic, will cause more environmental  
11 harm than good. There is nothing in the plan  
12 to support older residents who wish to age in  
13 place in their own homes. The plans are  
14 designed for the benefit of the developers, not  
15 for the town, and not for the residents. Even  
16 worse, the plans will not succeed for two  
17 important reasons. First, as proposed, there  
18 is no connection to MOD medical goals, and no  
19 basis to expect that MOD goals will be  
20 achieved. As it stands, we know absolutely  
21 nothing about better integration of care,  
22 better spectrum of services, high quality of  
23 healthcare, reduction of healthcare costs and  
24 improvements in patient outcomes. In my  
25 submitted comments, I raised numerous questions

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2 about the connection of the MOD goals to the  
3 plans. I look forward to the responses by the  
4 developers or others for how the proposals will  
5 accomplish each of these plans. I expect many  
6 of my neighbors as well as you and the town  
7 board will share that interest. Second, let's  
8 not forget that the M in MOD stands for  
9 medical. Medical is hospital. Without the  
10 hospital, there can be no MOD. The MOD in the  
11 envisioned Cortlandt plan defines MOD as using  
12 partnerships between the hospital and private  
13 practices and other complementary uses in one  
14 central area. At the January 14th meeting,  
15 Supervisor Puglisi stated that New  
16 York-Presbyterian is not participating at this  
17 time. Without the hospital, there are no  
18 partnerships, no expectation of success and  
19 therefore no reason for a MOD and no need for  
20 zoning changes. It goes beyond NYP being  
21 missing in action. The real issue is we can  
22 only make sense of the MOD with public  
23 transparent information about New  
24 York-Presbyterian plans for the existing campus  
25 on the north side of 202. Their intentions and

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2 actions affect density, traffic, the  
3 environment, the economy and the social  
4 well-being of our community. Without knowing  
5 intentions for the north side of 202 and what  
6 would be in the MOD zoning, we are trying to  
7 make decisions about the south side of 202 in a  
8 vacuum. We might as well just cover our eyes  
9 and ears and walk into traffic. Without public  
10 transparent participation by New  
11 York-Presbyterian, there should be no MOD and  
12 no zoning changes.

13 Last point, without a complete plan, well  
14 defined outcomes, and final approvals, the talk  
15 about phased implementation to ease our  
16 concerns about the MOD has the opposite effect.  
17 Without a complete plan, phased implementation  
18 could easily result in start and stop work.  
19 That's just a foot in the door for developers  
20 to leverage undesirable or unapproved outcomes.  
21 Alternatively, we could end up with an  
22 incomplete project that is a community eyesore.  
23 Phased implementation is a solution that is  
24 premature and not a replacement for good  
25 planning. Thank you.

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2 MS. PUGLISI: All right. Thank you so  
3 much. Good points.

4 MS. SHATZKIN: Thank you very much. Our  
5 next resident is Thomas LaPerch. Thomas, I'm  
6 giving you permission to talk.

7 MR. LaPERCH: Hi, good evening, can you  
8 hear me?

9 MS. SHATZKIN: We can.

10 MR. LaPERCH: Oh, good evening. Well,  
11 thank you. It's a long meeting. My name is  
12 Tom LaPerch. I live at 18 Baltic Place,  
13 Brewster, New York. I am a director of the  
14 Houlihan Lawrence commercial group and I've  
15 been working with the Santuccis for the last 30  
16 years and I'm calling in support of their  
17 application for the MOD. I know you have a  
18 long agenda and I'll be real brief. I think  
19 that there -- the MOD makes sense for a  
20 planning view and an economic standpoint. It  
21 addresses smart growth. It brings important  
22 tax revenues and employment generators to the  
23 town. My part-time job is also a planning  
24 board member in a local community and so I know  
25 the challenges that you are faced, but I think

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2 you would be going about it the smart way. And  
3 I think that this makes a lot of sense as a  
4 live-work community. And so I appreciate the  
5 opportunity to speak to the board members and  
6 thank you for the time.

7 MS. PUGLISI: Thank you very much.

8 MS. SHATZKIN: Thank you Mr. LaPerch. Our  
9 next resident is John DeBenedictis.

10 John, I've given you permission to talk.  
11 Can you hear us John?

12 MR. DeBENEDICTIS: I can hear you. I  
13 don't know if --

14 MS. SHATZKIN: Excellent.

15 MR. DeBENEDICTIS: I don't know if you're  
16 hearing me. Are you --

17 MS. SHATZKIN: We are. Please continue.

18 MR. DeBENEDICTIS: Okay. Thank you. Good  
19 evening. Nice to see everybody again. It's  
20 been a while. You know, I guess we ought to  
21 call these things the continuing flight of the  
22 Phoenix, you know. Just when these old birds  
23 have been cooked and burned, they come out of  
24 the ashes again. You know, this is just a big  
25 huge project. And it does have a couple things

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1  
2 that are worthwhile. I think starting right  
3 with the assisted living. Anybody who knows if  
4 you've had to find one for someone in your  
5 family, they're not easy to find.

6 Unfortunately, they're usually priced that only  
7 the idle rich could live there. Hopefully,  
8 this could be a facility that is a little bit  
9 more reasonable for people. I think that one  
10 of the things that has to be done or should be  
11 done with anything that goes on however this  
12 thing ends up, is that we need to take care of  
13 some veterans. It's really nice today  
14 everybody says thanks guys, you know, you guys  
15 have been all right, you got your brains blown  
16 away and everything else but let's say thank  
17 you by providing them with some housing. And  
18 believe me, Vietnam era veterans are really in  
19 need of housing of all kinds. You know, and  
20 usually what happens is we end up saying, well,  
21 here we are going to give -- 160 units we want  
22 to build, we'll give two of them, let veterans  
23 go. That's not going to work. We need to give  
24 a substantial number to veterans. Okay. All  
25 these housing units themselves, there's a lot

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2 of them. And each one of them is going to  
3 bring two cars, they got a kid or something,  
4 you know, probably bring three but that there  
5 will be at least two cars there. I don't know.  
6 I don't know what you plan on doing to improve  
7 the roads but, you know, you are going to have  
8 to do a huge amount of improvement to put 500  
9 cars or whatever happens a day on that thing.  
10 That's not going to help much. You know. And  
11 as far as the medical arts building goes, I  
12 haven't got a clue. I'm going to leave that to  
13 a professional like Doctor Becker, his  
14 associates. They could tell us whether you  
15 need 100,000 square feet of medical arts  
16 buildings, you know. I don't know what the  
17 size of those buildings are down on Westchester  
18 Avenue, but, you know, you see there's quite a  
19 few of those medical arts buildings along  
20 Westchester Avenue in White Plains. I don't  
21 know what the size of those babies are, but  
22 whatever. But like I said that's for the  
23 professionals to tell us whether we need it.  
24 It's certainly not the developers. Okay. I  
25 know the town would like some sort of

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2 development in that, but let's let the  
3 professionals tell us the size. Okay. And  
4 like I said, much -- way too many units. I  
5 mean that -- that just has to -- you don't have  
6 to be a, you know, have a PhD in traffic  
7 studies and everything else. If you throw that  
8 many cars out there, it's going to be  
9 congested, you know. A hotel, I don't know. I  
10 guess there's a lot of new dollar stores in  
11 Peekskill. I guess, you know, maybe they will  
12 be doing tours of the empty storefronts in  
13 Peekskill. I don't see they'll need a place to  
14 stay. It doesn't seem like it's necessary. It  
15 really doesn't. And as far as all that open  
16 space and amphitheaters and stuff like that,  
17 you are just going to take away good land,  
18 probably clear-cut the thing and make it look  
19 like a bombing. You went through there and  
20 you'll kill everything that's alive in that  
21 whole piece of property. You know, it needs to  
22 be scaled down some. It really does. But like  
23 I said, it's not all bad. You know, if we --  
24 could use the medical arts buildings, certainly  
25 could use the assisted living. If you need to

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2 put in a few rental apartments or townhouses  
3 whatever you'd like, that's not too bad. But  
4 certainly not on the scale that this is going  
5 for, way too many.

6 And, you know, I think -- I think the town  
7 needs to apply the old common sense rule. Does  
8 any of this stuff make any common sense? You  
9 know, do we need this many of that, you know?  
10 And there's something for everybody in this  
11 thing. I mean, you know, you want to -- you  
12 want to live in an apartment, we got it. You  
13 want to go see a doctor, we got it. You want  
14 some traffic congestion, we got it, you know.  
15 And finally, of course, we're looking to rezone  
16 residential property again I guess. And I've  
17 been asking you guys to rezone my residential  
18 property in my backyard for years. So I put  
19 that jet engine repair shop back there. And  
20 nobody wants to do that. Again, residential  
21 property is residential property. So I think I  
22 do wish the town would take a real good long  
23 common sense look at this. And, you know, use  
24 the couple of things that are good on it and  
25 then really re-evaluate the rest of it. I

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2 thank you. I hope you all are well and stay  
3 well and we'll see you again hopefully soon.

4 MS. SHATZKIN: Thank you so much and Mr.  
5 DeBenedictis, could you just state your address  
6 for the record.

7 MR. DeBENEDICTIS: Say again please.

8 MS. SHATZKIN: Can you state your address  
9 for the record.

10 MR. DeBENEDICTIS: Yeah. 35 Westminster  
11 Drive.

12 MS. PUGLISI: Thank you, John.

13 MR. DeBENEDICTIS: Thank you everyone.

14 MS. SHATZKIN: Thank you. Next up, we  
15 have Mr. Tom Russo. Hold on one moment, Tom.  
16 Okay. Tom, I have given you permission to  
17 speak.

18 MR. RUSSO: Can you hear me?

19 MS. SHATZKIN: Yes, we can. Could you  
20 please -- for the record.

21 MR. RUSSO: Thomas Russo, 241 Buttonwood  
22 Avenue.

23 MS. SHATZKIN: Thank you.

24 MR. RUSSO: Okay. I spoke at two of the  
25 live meetings at town hall before. Just real

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2 quick wanted to state if anybody was in the  
3 rooms at those meetings -- meetings, saw how  
4 many of our town residents were there and were  
5 -- it was obvious to me -- were against this  
6 development as it's being proposed. I'm kind  
7 of curious as to how many people have called in  
8 including Peekskill residents that are for this  
9 development? It's rather interesting to me.  
10 With that said, I sent an email to the clerk  
11 today with seven questions. I'll read six of  
12 them into the record tonight because one of  
13 them was about the traffic study a couple other  
14 people brought up. So let me just go through  
15 this quickly so we can get through.

16 First of all, the hospital and medical  
17 offices that are on the Gyrodyne property now  
18 were allowed via special permit back in the  
19 1970s and '80s. What I want to know is why is  
20 the board considering rezoning and changing the  
21 law for the MOD rather than just issuing a  
22 special permit again? Second: It's my  
23 understanding that one of the other town boards  
24 did ask for a traffic study that was updated.  
25 I was wondering if there's an idea when this

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2 would be done or if it was done during the  
3 Covid shutdown, which would be of no use.

4 Third question: Since nursing homes and senior  
5 living facilities were a hot bed of  
6 transmission of Covid, has the board considered  
7 the overall health and safety of the town  
8 citizens that live and work near the proposed  
9 MOD area? Four, I'm highly skeptical that  
10 there will be a net benefit to the town with  
11 regards to tax revenues. Considering the size  
12 and scope of the proposal, I'm sure that  
13 additional town employees and services will be  
14 needed and those salaries and subsequent  
15 pensions will completely erode any increase in  
16 tax revenue that the MOD will bring in. I  
17 really think that an independent study should  
18 be done on this. Next, in Section 179-1A Parts  
19 1 and 2 of -- 1 and 2 of the town code, I  
20 paraphrases and states the preservation of  
21 wetlands, water bodies and other natural  
22 resources are necessary to protect the health,  
23 safety, and general welfare of present and  
24 future residents. The MOD proposal flies in  
25 the face of this existing legislative intent

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2 and should never had even been considered.  
3 Six, Mr. James Creighton was instrumental in  
4 the development of the MOD proposal as it is  
5 written in the envisioned Cortlandt document.  
6 I believe his judgment with regards to this  
7 matter is compromised and he should recuse  
8 himself for any -- from any final vote.

9 MR. CREIGHTON: Are you asking --

10 MR. RUSSO: Lastly --

11 MR. CREIGHTON: -- the town supervisor as  
12 well?

13 MR. RUSSO: Lastly --

14 MR. CREIGHTON: Thank you.

15 MR. RUSSO: Myself and my neighbors are  
16 intending to request either a permissive  
17 referendum and/or a super vote on the MOD  
18 proposal. We're in the process of obtaining  
19 signatures and we request that the town  
20 attorney advise us as to the rules regarding  
21 the acceptability and the total number of  
22 signatures needed.

23 MS. SHATZKIN: Okay. Does that conclude  
24 your comments, Mr. Russo?

25 MR. RUSSO: If I could just ten more

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2 seconds. To paraphrase Henry David Thoreau, I  
3 was reading this the other day and I'm just  
4 going to paraphrase it real quick. If myself  
5 or my neighbors spend an hour or two each day  
6 enjoying the woods and wildlife around us, we'd  
7 be in danger of being considered loafers, but  
8 if Mr. Santucci, Mr. Steinmetz, and the  
9 Gyrodyne people spend the whole of their entire  
10 days as speculators shearing the woods and  
11 making the earth fall before its time, they are  
12 considered enterprising and industrious  
13 citizens. I hope that the town board sees this  
14 for what it is and really considers the -- the  
15 health and well-being of the people on  
16 Buttonwood Avenue and the rest of the people  
17 that are already residents of this town. That  
18 concludes my comments for tonight. Thank you.

19 MS. SHATZKIN: Thank you so much, Mr.  
20 Russo. Our next resident is Terin Fitzgerald.

21 Terin, you had originally said you had  
22 joined via video. I saw you earlier, I'm not  
23 seeing you right now. Oh, there you are. Hold  
24 on one moment. Okay. Terin, I have given you  
25 permission to speak. Can you hear me?

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2 MS. FITZGERALD: I can. Can you hear me?

3 MS. SHATZKIN: Yes, we can. Please go  
4 ahead and state your address for the record.

5 MS. FITZGERALD: Sure. Terin Fitzgerald  
6 232 Buttonwood Avenue. And thank you, Madam  
7 Supervisor, members of the board, thank you  
8 very much for letting me speak this evening.  
9 We've all been living in a fog for the last 135  
10 days or more. Our feet are not planted, our  
11 emotions are high. Our focus is going in so  
12 many different directions. We're thinking  
13 about lost loved ones, the possibility of  
14 contracting the virus, our future, voting,  
15 schooling, vocations, safety, our neighbors,  
16 the rallies, wearing masks, and mental health.  
17 Similar to -- it has been an emotional  
18 rollercoaster and we are all very distracted.

19 MS. SHATZKIN: Terin, you are breaking up  
20 a little bit.

21 MS. FITZGERALD: So I don't know what you  
22 heard last. I'm saying it's been an emotional  
23 rollercoaster and many of us have been very  
24 distracted. Many of us are on our computers  
25 daily, and our devices more often than we'd

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2 like to be. Am I coming through okay? Yes or  
3 no?

4 MR. FARRELL: Yes.

5 MS. FITZGERALD: Uh-hum. So while others  
6 don't have devices and aren't able to be here  
7 tonight, they are not able to go onto Zoom, I'm  
8 thinking about the MOD at this point. With all  
9 the challenges that we are experiencing, many  
10 of us are not able to think about the MOD. I'm  
11 just suggesting that the board delay any  
12 further meetings until we have our -- come to  
13 some normalcy in our lives. Our schools  
14 reopen, until our teachers are back in their  
15 classrooms, until our children are attending  
16 school. We all want to be rational and make  
17 good decisions about the MOD. But this is not  
18 the right time to focus on it. And that's my  
19 comment.

20 MS. PUGLISI: Thank you. Good comments.  
21 Thank you, Mr. Fitzgerald.

22 MS. SHATZKIN: Thank you so much, Mrs.  
23 Fitzgerald.

24 Our next speaker is Stacy Rivera. Stacy,  
25 I've given you permission to speak.

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2 MS. RIVERA: Hi, can you hear me?

3 MS. SHATZKIN: Yes, we can. Please go  
4 ahead. Stacy, please state your address for  
5 the record.6 MS. RIVERA: Good evening, Stacy Rivera,  
7 246 Buttonwood Avenue. Good evening, Madam  
8 Supervisor and Cortlandt board members and  
9 Cortlandt residents. Thank you so much for  
10 giving me the opportunity to speak this  
11 evening. I'll be addressing new issues versus  
12 the ones I have expressed at all the other  
13 public hearings we've had. I appreciate all  
14 that you have done to keep our community  
15 connected during these trying times. But this  
16 is not the time to make any major changes for  
17 our community. These past few months have  
18 created struggles that many of us were not  
19 prepared for. Our lives changed overnight from  
20 losing jobs, working from home, caring for our  
21 children 2/47, fearing COVID-19, getting  
22 COVID-19, losing people we love to COVID-19 and  
23 so much more. In one way or another, we have  
24 all become more vulnerable because we are  
25 breathing experiences, money, companionship

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2 and/or loss of people we loved. Many  
3 professionals would recommend to avoid major  
4 changes when vulnerable due to grief and loss  
5 which is why tonight I beg of you to consider  
6 Cortlandt Manor as people as the community that  
7 I am sure each of you love. We are not at a  
8 place to make such major decisions and changes  
9 to our homes and our town. I would also like  
10 to continue with the same idea of how the  
11 pandemic has affected not only our community  
12 but the world. We have learned that COVID-19  
13 affected more dense areas. This proposal to  
14 add apartment buildings, assisted living,  
15 hotels, would only create a more dense area  
16 within Cortlandt. It will only impact -- it  
17 will not only impact traffic, residential  
18 zoning, and the environment, but it will make  
19 us more vulnerable if there is a second, a  
20 third, or who knows how many waves of this  
21 deadly virus. So please, put Cortlandt's  
22 health and safety into consideration during  
23 this vote. I beg you to reconsider, to slow  
24 down, and not make any major decisions until we  
25 are past this health crisis. Thank you so much

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2 for letting me speak this evening, I hope you  
3 are all safe and well and as with your loved  
4 ones.

5 MS. PUGLISI: Okay. Thank you.

6 MS. SHATZKIN: Thank you very much, Stacy.  
7 I do appreciate it. The next person on my list  
8 is Mr. Carson Jacobs. Carson, can you raise  
9 your hand please.

10 MS. PUGLISI: Who's next?

11 MS. SHATZKIN: Mr. Carson Jacobs, if you  
12 could raise your hand. Okay. Carson does not  
13 appear to be with us.

14 Up next is Mr. Edward Soyka. Mr. Soyka,  
15 I'm giving you permission to speak.

16 MR. SOYKA: Hello, can you hear me?

17 MS. SHATZKIN: Yes, we can. Please go  
18 ahead.

19 MS. PUGLISI: Yeah.

20 MR. SOYKA: Okay. Hi everybody. This is  
21 the third time that I've spoken on my  
22 environmental issue. I own a property, 231  
23 Lafayette Avenue. And I have a beautiful pond  
24 on my property that provides not only wonderful  
25 place to be but a considerable value to my

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1  
2 home. And my pond is south of Orchid Lake  
3 which is a considerably large size body of  
4 water for this -- these parts. Connected by  
5 Dickey Brook and Dickey Brook continues to the  
6 Hudson. My concern is the fact that Orchid  
7 Lake is supplied its water source from the  
8 surrounding wetlands. And what we're talking  
9 about here is a complete upheaval of all the  
10 land connected with the development near the  
11 lake and that is Orchid Lake. And my -- my  
12 real major concern, during times in the summer  
13 and even now, very little water is coming from  
14 Orchid Lake down Dickey Brook through my pond.  
15 So little, in fact, it's nothing more than a  
16 bathtub faucet running water, that little  
17 water. So my concern is if you -- if what we  
18 have is a complete disruption of the wetlands  
19 around Orchid Lake -- by the way, that has to  
20 happen when you have these massive five -- four  
21 and five-story buildings, and you have all of  
22 this blacktop for the parking which covers the  
23 majority of that area. And all of that weight  
24 pushing down on the wetlands which is somewhat  
25 like a sponge and if you put pressure on a

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2 sponge, the water isn't held. And if the water  
3 isn't held when there is rain, like in the  
4 spring, what happens is the wetlands doesn't  
5 function to give off the water during the  
6 summer when you need it. So anyway, I can't  
7 see how this development can happen as it is  
8 and not throw off the water source. I have  
9 been informed by town officials that there is  
10 strong environmental laws in place and I'm  
11 looking forward for them to be enforced  
12 strictly. I'm also concerned that I've brought  
13 up this issue of -- now, this is the third  
14 time. I just want to make sure that someone  
15 from the town or whoever, comes to my property  
16 to see what I'm talking about. Okay. I'm the  
17 only one who would really know about the water  
18 flow issue in the wetlands. And I think it  
19 would be a good idea for someone to come soon  
20 so we can see exactly what we're dealing with  
21 here. Anyway, I appreciate what everybody's  
22 trying to do, which is trying to be reasonable.  
23 My overall feeling about the development is the  
24 development, it was not developed, the  
25 universal design principle of form follows

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2 function. That's -- that's pretty much how  
3 design is supposed to be useful. This  
4 development is an entity to itself without a  
5 correlation between what it is, how big it is,  
6 what it does, and the corresponding environment  
7 and the impact on the people which is simply  
8 not there. There's no connection. And  
9 therefore, it should not be developed, this  
10 development should not be permitted to be  
11 without considerable improvement. So I think  
12 that's about all I need to say. I would like  
13 to know when I could expect somebody to come by  
14 and look at my pond issue.

15 MS. SHATZKIN: Okay. Mr. Soyka, does that  
16 conclude your comments?

17 MR. SOYKA: Yeah. I just want to make  
18 sure that someone will be coming to inspect my  
19 pond relative to my concern. Because right  
20 now, see, my concern is that.

21 MR. WOOD: Well, what -- Mr. Soyka, this  
22 is Tom Wood. As, you know, we're collecting  
23 comments and -- about the project. We hear all  
24 of these. What happens now, while the comments  
25 are being addressed, there may very well be a

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2 site visit and, obviously, you be would  
3 contacted so you could be there to take, you  
4 know, to have your input when they're there.  
5 So --

6 MR. SOYKA: Well, thank you for explaining  
7 that because again I'm in the dark about what  
8 it is. And when I first heard about this  
9 meeting, I'm thinking is it going to be a panel  
10 vote, you know.

11 MR. WOOD: No. No. No. What this is a  
12 continuation of the prior meetings. And -- all  
13 the comments from the prior meetings are still  
14 going to be considered as well as any  
15 additional comments. So it doesn't matter how  
16 many times you mention the wetlands issue, one  
17 time is sufficient to get it studied between  
18 the completion of the draft comments and the  
19 final impact statement.

20 MR. SOYKA: Well, that's good. I don't  
21 have to come back and say anything else  
22 anymore. That's very good. I appreciate --

23 MR. WOOD: Not at this stage, right.

24 MR. SOYKA: And I don't have to bug you  
25 either.

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2 MR. WOOD: No. Any time. Any time.

3 Thank you.

4 MR. SOYKA: Anyway, I think -- I think  
5 that's what it -- that's my comments.6 MS. SHATZKIN: Okay. Thank you so much,  
7 Mr. Soyka.8 The last resident who has signed up is Mr.  
9 Dan Bizzoco. Dan, if you called in, can you  
10 please raise your hand. Hi Dan, I've just  
11 given you permission to talk. Can you hear us?  
12 You're muted right now. I've sent you an  
13 invitation to unmute. Okay. Carson has come  
14 back on. One, two, three, four. Carson, can  
15 you raise your hand, please.16 MR. WOOD: If I may just advise, the  
17 supervisor is missing from Zoom. There's a  
18 power failure at her location right now. So I  
19 just received a cell call to advise me to -- so  
20 the deputy supervisor will have to coordinate  
21 things until she's able to get an alternate  
22 source of power to get back on.23 MS. SHATZKIN: Okay. Mr. Bizzoco, you do  
24 have permission to speak at this time. And I  
25 have sent you a request to unmute.

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2 Okay. And last but not least, Mr. Picani,  
3 are you still with us? Okay. Mr. Picani seems  
4 to have left. Okay. Tom, do you want to  
5 advise -- this person. So far, Mr. Dan Bizzoco  
6 does not seem to be able to do audio. He is my  
7 last resident.

8 MR. WOOD: Well, he can always submit his  
9 comments in writing too because the record will  
10 be kept open.

11 UNIDENTIFIED SPEAKER: Yeah. I was just  
12 going to say that, Laroue, are there any other  
13 speakers tonight?

14 MS. SHATZKIN: Not on my list. We were  
15 then potentially going to open the floor.

16 UNIDENTIFIED SPEAKER: Why don't you go  
17 ahead and do that then.

18 MS. SHATZKIN: Okay. For those residents  
19 who were unable to sign up but would like to  
20 make a comment at this public hearing, I'm  
21 going to take a deep breath because there are  
22 143 of you currently on here. If you could  
23 please raise your hand for those of you who are  
24 on with a telephone, you do that by pressing  
25 star nine. If anyone wants to speak. Okay.

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2 Here is my first one, (914)815-8447.

3 MR. QUARTUCCIO: Hi. This is John  
4 Quartucio.5 MS. SHATZKIN: Hi. Mr. Quartucio, could  
6 you please state your address for the record.

7 UNIDENTIFIED SPEAKER: He got cut off.

8 MR. QUARTUCCIO: I apologize for the  
9 confusion. For some reason, I was bumped off  
10 earlier.11 It's John Quartucio. I live at 9 Blake  
12 Lane.

13 UNIDENTIFIED SPEAKER: Go ahead, sir.

14 MR. QUARTUCCIO: Thank you very much. Good  
15 evening, Madam Supervisor, members of the town  
16 board, town officials and staff and then I  
17 would really appreciate and thank you for the  
18 hard work to bring us to this point. I've  
19 lived in Cortlandt for more than 30 years with  
20 my wife. We raised our two sons here and I  
21 thank you very much for the opportunity to  
22 share in the discussion regarding the  
23 medical-oriented district. When the proposal  
24 came to the forefront and the information flow  
25 and discussion flourished, we were excited to

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2 see the plan as envisioned in the master plan  
3 adopted in March of '16, had finally come to  
4 fruition. And we arrived at a point in time  
5 when the board can act on the draft  
6 environmental impact statement after years of  
7 hard work and preparation and review by many  
8 governmental agencies and outside agencies as  
9 well as the traffic study commissioned by a --  
10 by a firm chosen by the town as far back as I  
11 can see in 2015. And now, we are before the  
12 board and ready to call for a vote and approval  
13 of this long-awaited step which will move us  
14 forward and stimulate growth, progress, and  
15 further the economic stability of our town. I  
16 have had the opportunity to review the plans  
17 and the proposal which to me is consistent with  
18 the master plan. I have listened to the  
19 questions and concerns of my neighbors  
20 expressed throughout the process and understand  
21 that those questions and concerns out of  
22 necessity have been addressed. The traffic  
23 study by the town's consultant and prepared by  
24 the town, summarized at length findings related  
25 to the primary corridors, the intersections,

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2 side streets, considered pending projects in  
3 neighboring communities, Peekskill and Yorktown  
4 as well as other ongoing projects within the  
5 town and recorded assuming no changes or  
6 mitigation that conditions only worsen with  
7 time. However, with the mitigation proposed,  
8 and at the expense of the stakeholders, it was  
9 the opinion of the consultant that traffic flow  
10 would improve and the delays along the  
11 corridors would lessen. These changes and  
12 modifications can only be accomplished by the  
13 stakeholders who will both pay for the changes  
14 and also donate the needed land and it was my  
15 opinion having listened to the presentation  
16 this evening and also the presentation online  
17 that our consultant made it very clear that  
18 without these changes, and without the approval  
19 of the MOD that the -- that the -- that the  
20 traffic will -- as I indicated continue to  
21 worsen. But putting aside the traffic impact  
22 and more importantly the enhancements to the  
23 healthcare resources, which will now become  
24 available locally at a centralized location,  
25 this will greatly benefit our entire community

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2 both young and old. The need for readily  
3 available, high-level healthcare has been  
4 pressed into our consciousness by the current  
5 Covid pandemic that has shaken our nation, has  
6 touched all of our lives in one way or the  
7 other and continues to present a very clear and  
8 obvious threat to our community health. We are  
9 fortunate to have the New York-Presbyterian  
10 health system join our well-established  
11 healthcare establishment and the MOD can only  
12 serve to enhance medical availability locally  
13 and provide access to the highest level of  
14 healthcare. The addition of the medical office  
15 space and laboratory facilities will bring  
16 these services to a centrally located and  
17 accessible location. Unfortunately, we've all  
18 known friends and family and others who are in  
19 need of or have needed essential care sometimes  
20 outside our community, and many with severe  
21 conditions have unfortunately been caused to  
22 endure the rigors of travel which is at times  
23 very difficult for those stricken by illnesses.  
24 These long journeys outside the community make  
25 -- are untenable rendering treatment -- needed

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2 treatment even more draining. Additional  
3 resources available will no doubt help those  
4 among us fight the fight that needs to be  
5 fought. During the time that I have lived in  
6 Cortlandt, I've witnessed dramatic changes in  
7 trends and medicine, improvements to our  
8 hospital, updated equipment and 20430 private  
9 investment in the hospital by those in our  
10 community. And with the addition of New  
11 York-Presbyterian where perfectly poised to  
12 take this next step forward as envisioned by  
13 our master plan. The availability of state of  
14 the art healthcare is at our doorstep and I  
15 believe that approval of the MOD will greatly  
16 enhance existing resources. The need for  
17 emergency care followed by a continuum of care  
18 is obviously essential to a successful medical  
19 outcome. The addition of the assisted-living  
20 units will be available to our seniors, will  
21 allow them to comfortably -- comfortably age in  
22 place with medical resources readily accessible  
23 if needed while remaining close to family and  
24 friends. The hospital itself is a major  
25 economic anchor in town and one of our largest

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2 employers. The project will immediately create  
3 many construction jobs as well as permanent  
4 employment opportunities within the MOD and  
5 surrounding businesses and will more than  
6 likely attract new businesses and residents to  
7 our area. I believe that many of the questions  
8 and concerns expressed during this process have  
9 been addressed. I'm aware that we are here  
10 tonight at one of the initial stages of the  
11 approval process, and that there remain -- or,  
12 at least, two remaining stages in public  
13 hearings will follow. I believe that this  
14 board, the planning board, will carefully  
15 monitor the progress of the project.

16 And in closing, I would like to say that I  
17 had known the Santucci family for many, many  
18 years. And I'm aware as are most of us here  
19 tonight listening in, that they had been for  
20 many years a valued asset and part of our  
21 community. They are very invested in our town,  
22 and I am confident that they will proceed both  
23 professionally and responsibility with  
24 continued cooperation in the best interest of  
25 the town at heart. Thank you for allowing me

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2 to speak tonight and I trust that you will give  
3 careful consideration in moving this proposal  
4 forward. Thank you.

5 UNIDENTIFIED SPEAKER: Laroue, let me just  
6 jump in and make a comment here.

7 MS. SHATZKIN: Of course.

8 UNIDENTIFIED SPEAKER: For those who  
9 aren't aware, the supervisor had some power  
10 issues. So she's not able to participate at  
11 this moment, but please rest assured that she  
12 will hear and read all of your comments. So  
13 she will very much continue to be a part of  
14 this meeting. Secondly, we will continue to  
15 listen to all of your comments. We want to  
16 hear from all of you tonight. And finally, for  
17 those who joined a little late, Mr. Wood  
18 started out by saying that there will be a vote  
19 today. And I just want to reiterate that we  
20 are going to vote not to approve or disapprove  
21 or modify this proposal -- these proposals in  
22 any way. We are simply voting to close the  
23 public hearing. And so you'll still have the  
24 opportunity to submit your comments in writing  
25 to the town by the town clerk, you can send

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2 your comments to town hall in writing, the  
3 old-fashioned way and every one of these will  
4 be included. If we do vote in the affirmative  
5 to close the public hearing tonight, all this  
6 does is -- it takes all these comments, all the  
7 issues you'd raised tonight and everything  
8 that's been raised since January and it sends  
9 it to the developers and says, this is what you  
10 need to respond to if you have any plans to  
11 continue moving forward. So with that, Laroue,  
12 please we would love to hear from the rest of  
13 our residents. Thank you.

14 MS. SHATZKIN: Okay. All right. Thank  
15 you so much, Mr. Quartucio. I'm going to  
16 disable talking.

17 If anyone else would like to speak, please  
18 raise your hand. Okay. This is (914)441-0231.  
19 Can you hear us?

20 UNIDENTIFIED SPEAKER: Laroue,  
21 (indiscernible). I didn't mean to press that  
22 button. Sorry.

23 MS. SHATZKIN: No problem. Okay. This is  
24 (914)815-8447. You've been given permission to  
25 speak. Can you hear us? (914)815-8447.

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2 UNIDENTIFIED SPEAKER: That's a second  
3 number that I have. This is John Quartucio.

4 MS. SHATZKIN: Oh, okay. No problem,  
5 John. One moment. Okay. Again, to members of  
6 the public, if you would like to speak, please  
7 raise your hand. If you are on the phone, you  
8 can do so by pressing star nine. Tracy  
9 O'Brien, I'm giving you permission to speak.  
10 Please state your name and address for the  
11 record.

12 MS. O'BRIEN: Tracy O'Brien, 18 Forest  
13 Avenue. I just have to question, if the  
14 meeting is publicly closed, say there are  
15 changes and you end up modifying it and making  
16 it smaller, does that information come out to  
17 the public if there's no more public hearing,  
18 is that what that means?

19 MR. WOOD: It doesn't mean -- this is a  
20 public hearing on the first draft of these  
21 documents. Questions will be responded to then  
22 there will be another public hearing and at  
23 that time, you'll be able to comment on the  
24 responses and some of the responses may be in  
25 the form of modifications to the projects.

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2 MS. O'BRIEN: Okay. Great. I appreciate  
3 it. Thank you.

4 MR. WOOD: Thanks.

5 MS. SHATZKIN: Okay. Thank you so much,  
6 Ms. O'Brien. Okay. Would any other residents  
7 like to speak? Please raise your hand at this  
8 time. Okay. Mr. O'Connor, I'm giving you  
9 permission to speak. Please state your name  
10 and address for the record. Mr. O'Connor, can  
11 you hear us? Mr. O'Connor, you've been given  
12 permission to speak.

13 Okay. Is there anyone else in the public?  
14 Mr. Weaver or Ms. Weaver. I've given you  
15 permission to speak. Mr. And Mrs. Weaver.

16 MS. WEAVER: Hi, yes. This is Sarah  
17 Weaver at 254 Lafayette. Thank you everyone  
18 for your commitment to hearing the public's  
19 feedback about the proposed plan. Earlier in  
20 the presentation, there was information about  
21 who would be potential targets for the  
22 residential buildings in the apartments there.  
23 My questions are about who actually -- how much  
24 would the rent be, who is actually able to  
25 afford that? I was compared to people in their

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2 20s or 30s might not be able to afford a  
3 mortgage in the area for a home but could  
4 afford these apartments. I'd like to  
5 understand the difference between an average  
6 mortgage rate in this area versus what the  
7 apartments are going to be going for. I assume  
8 that these are -- as they are described -- more  
9 luxury apartments and from my personal  
10 research, I know that those rents per month are  
11 actually fairly high. So I'm curious the  
12 difference between what a rent in this area  
13 would be for those apartments versus an average  
14 mortgage. And if they're also targeting  
15 employees of the hospital, would the employees'  
16 salary actually be able to afford these places.  
17 Kind of the same question about the assisted  
18 living. Of course, I understand the need for  
19 assisted living in our, you know, communities  
20 and as people are aging being able to find  
21 places for them but will these assisted-living  
22 facilities be able to be affordable for the  
23 people in the area? Those are really important  
24 information that we should be able to have  
25 access to. Additionally, the -- there was just

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2 a recent comment about building up the medical  
3 industry in our area and that being something  
4 that can really bring additional value to this  
5 community which I don't disagree with.

6 However, the hotel, the cafe, the apartment and  
7 the gyms really have nothing to do with the  
8 medical aspect there. So if that's an  
9 important part of the plan -- of building our  
10 medical community, you guys, should really  
11 re-evaluate it. Thank you.

12 MS. SHATZKIN: Thank you so much Ms.  
13 Weaver for your comments.

14 Mr. Greg Connor, can you hear us?

15 MR. CONNOR: Yes, I can.

16 MS. SHATZKIN: Okay. Please state your  
17 name and address for the record.

18 MR. CONNOR: Gregory Connor, 275 Lafayette  
19 Avenue.

20 MS. SHATZKIN: Okay. Go ahead.

21 MR. CONNOR: My concern is the distance  
22 from route -- from the hospital, the street --  
23 I can't say the name of the street. If you  
24 think about the -- the -- I'm having a problem  
25 here. The distance -- the elevation from 20 --

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2 202 to the top of Lafayette Avenue, you're  
3 probably looking at between 60 and 100 feet.  
4 And when you look at the drawing that the --  
5 there is no -- everything shown is very low.  
6 And that would not be the case. You would have  
7 buildings that would basically -- on the -- on  
8 -- on the other side of 202, that would be  
9 twice as high as the hospital. If they're  
10 built up on the top of the ridge. Up at the  
11 top of Cortlandt Manor -- Cortlandt Avenue. So  
12 I just want you to be aware of that. That  
13 those drawings are not accurate in the sense  
14 they are not showing any elevation. If you  
15 look -- if you drive up 202 heading -- heading  
16 south towards Yorktown, you're basically --  
17 right where we are now, my house is 400 feet  
18 above the river, the Hudson River. So you  
19 figure from the bottom of 202 to the top of  
20 Lafayette, it's at least 60 to 100 feet in  
21 elevation. And those drawings that were shown  
22 to us shows everything at a level down 202.  
23 And, obviously, you got buildings that go all  
24 the way to the back of the property. And those  
25 buildings would be up on the top of the ridge.

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2 So being up on top of the ridge, you would have  
3 buildings that are, what, four to five stories  
4 high. Those buildings would be sitting at the  
5 same level or higher than the hospital. And I  
6 think that would really -- affect the look of  
7 our neighborhood. You know, it's just  
8 something I've never heard talked about and all  
9 these people come and tell us what they're  
10 doing, nobody is taking that in consideration  
11 how, you know, from the bottom of 202 to the  
12 top of Lafayette, I imagine that it's 60 to 100  
13 feet in elevation. And when you put a building  
14 up at the top of that ridge, you have the --  
15 you're going to be looking at least at the top  
16 of the hospital or even a building that's even  
17 higher than the hospital. So I just wanted you  
18 folks to be aware of that. You know, if you  
19 drive up 202 to the top of Lafayette, you know,  
20 you don't really realize it until you get to  
21 the top how far it is in elevation. So I know  
22 that's something that's at the bottom of your  
23 thoughts, but keep that in mind. Because  
24 there's a number of houses up here that have  
25 nice fields and property with trees and they

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2 don't want to be all of a sudden looking down  
3 at a building that's going to be twice as high  
4 as the -- the hospital. So thanks for your  
5 time.

6 MS. SHATZKIN: Thank you so much, Mr.  
7 Connor.

8 Are there any other residents who would  
9 like to speak, please raise your hands.  
10 Margaret Mahoney, I'm giving you permission to  
11 talk.

12 MS. MAHONEY: Yes. My concern -- first I  
13 live at 6 Clinton Avenue, Cortlandt Manor, New  
14 York. My concern is I thought I was going to  
15 come tonight and be presented with a smaller,  
16 downscale plan. I was rather disappointed not  
17 to see that. I thought that was part of  
18 tonight. I am also concerned if we reached out  
19 to the fire department and our local police  
20 departments to have their input in terms of  
21 emergency services to assist in these new  
22 addition to our community. And I think that's  
23 another area in addition to everything else  
24 that people have spoken about that we really  
25 need to look at. Thank you.

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2 MS. SHATZKIN: Thank you so much, Ms.  
3 Mahoney. I'm so sorry, what was your address  
4 again?

5 MS. MAHONEY: 6 Clinton Avenue.

6 MS. SHATZKIN: Thank you.

7 Okay. If there are any other residents  
8 who would like to speak, please raise your  
9 hand. Okay. At this time, I do not have any  
10 additional hands going up.

11 MR. BECKER: Okay. I want to thank  
12 everyone for participating tonight. That's  
13 what this is all about. It's a public hearing  
14 and we want to hear from everyone. And again,  
15 I want to reiterate that tonight is not an  
16 ending of anything. It's the beginning of the  
17 beginning. This process, even if everything --  
18 when speeding forward which is a year or two  
19 away from putting a shovel in the ground for  
20 anything. So we have a long way to go. The  
21 purpose of tonight was to gather those comments  
22 and the last speaker, and also some of the  
23 comments I've read on the Q and A in the chat  
24 referenced -- is anyone and I presume that's  
25 the developers here in the community that the

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2 community feels that this is a very large  
3 project and too large for the area. The whole  
4 point of that is to get these comments and  
5 refer these comments forward to the developers.  
6 This is the draft period where we're drafting  
7 the environmental impact statement saying this  
8 is what you need to address. And the  
9 developers both of them need to come back and  
10 respond to each and every comment that has been  
11 made and we will make sure that they do so.

12 Do any of the other town board members  
13 want to make a comment tonight?

14 MR. FARRELL: Not I.

15 MR. BECKER: Jim or Debby?

16 MR. CREIGHTON: I have just one comment.  
17 Somebody along the way, I guess made a comment  
18 about my involvement as part of the master plan  
19 committee. And I guess there's probably a need  
20 just to explain: I mean, it's been said I  
21 don't know how many times now, but, you know,  
22 the town board that's -- that's the current  
23 town board that you're -- that's hearing this  
24 right now, is the board that adopted the award  
25 winning envision Cortlandt sustainable master

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2 -- comprehensive plan back in March of 2016.  
3 At that time, I was on the planning board. I  
4 was an appointee by the town board to be on  
5 that master plan with more than a dozen  
6 residents and town members and consultants and  
7 members of the public to look at these plans.  
8 And there was a tremendous amount of outreach  
9 to the communities. There were public  
10 hearings. There were town surveys that people  
11 responded to. And all of these things were --  
12 were taken and the MOD, the medical-oriented  
13 district was developed in response to the  
14 comments from the public. As a member of the  
15 planning board, I had a number of items that I  
16 was very concerned about with something like  
17 this. The MOD, the first thing and the only  
18 thing that we said would have to happen if this  
19 were ever to get off the ground is to fix the  
20 traffic. Right now, the traffic on Route 202  
21 is unacceptable. It has been for a long time.  
22 What people seem not to have focused on is that  
23 this MOD concept resolves that. If there were  
24 no MOD, if there were no proposal that came to  
25 the town, the traffic is worse than if they

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2 built everything that they said they wanted to  
3 build. Now, I have not made up my mind about  
4 this project. I am a town board member. I'm  
5 listening. I am open. I have made no comments  
6 up until this time as to whether I prejudged  
7 this project, whether I think it's too big, too  
8 small, perfect or not perfect. I do have  
9 issues and so many of the residents have raised  
10 those issues and I'm so proud of this town for  
11 understanding planning and understanding that  
12 what really matters and what kind of answers we  
13 need before we can go forward with something  
14 like this. But make no mistake, this was  
15 something that was, you know, a huge town wide  
16 project to look at what our future looks like  
17 in this town. And, you know, the -- the -- the  
18 sustainable master plan was something that we  
19 had -- the town was very proud of it. Our  
20 supervisor, Supervisor Puglisi was very proud  
21 of this plan and has spoken on it many, many  
22 times and was very happy to receive the  
23 prestigious New York State Planning Federation  
24 award in 2016 at their annual meeting. And we  
25 were also chosen for a planning achievement

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2 award by the Westchester Municipal Planning  
3 Federation at their competition. This is a  
4 hugely -- this was -- this was not just --  
5 something somebody scratched out on the back of  
6 a napkin. This was very well thought out. But  
7 everything requires details. The devil is  
8 always in the details. And now as a member of  
9 the town board, I get to sit on this side of  
10 the fence and see what is coming before us and  
11 we together get to decide whether this is right  
12 for our community, whether this is too big, too  
13 small, whether -- whether all of the things  
14 that need to be looked at and addressed can be  
15 answered and mitigated. So today, I'm very  
16 happy that we're able to get to this point  
17 because we started in November of 2019, taking  
18 comments from the public, hearing from you,  
19 hearing what you think is good about this, and  
20 what you think is not good. And I think the  
21 public has done a really good job of explaining  
22 to the developers, explaining to the town, the  
23 issues that they see. So right now, I mean, if  
24 we -- if we stretch this out, another month,  
25 another five months, another ten months, which

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2 we can't, we'd get sued, but if we did, you  
3 wouldn't have those answers. Right now, when  
4 -- when we vote, we vote only to close the  
5 public hearing so that we can start getting  
6 answers to the public. Once we have the  
7 answers and we know what we're looking at and  
8 whether any of the issues that have been  
9 brought up can be mitigated, the town board  
10 then will later be able to talk with your  
11 feedback about whether this is right for our  
12 community. So I kind of jumped in to speak not  
13 on that, really but because somebody felt it  
14 was necessary to -- and ask me to recuse myself  
15 from consideration of this project. I'm not  
16 really sure what that request was. I didn't  
17 hear him say that he wanted the supervisor,  
18 Linda Puglisi, to recuse herself. She was the  
19 chairperson of that committee. She was the one  
20 what accepted all the awards and she was a  
21 partner with all of us. All of the town board,  
22 all of our town joined in this effort. So I  
23 suspect the person thinks that I have a view of  
24 whether this is right or wrong or whether I'm  
25 going to, you know, vote yes or no for this to

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2 happen. But I haven't decided. Right now,  
3 we're in the middle of a -- a fact-finding  
4 mission of hearing from the public, taking the  
5 comment and allowing the developers and the  
6 town to take those questions and come up with  
7 answers. So, you know, just -- just to issue  
8 that thought, to the extent that somebody  
9 thinks I have a conflict of interest, I have no  
10 interest in this. No financial or otherwise,  
11 direct or indirect or any business or  
12 transactional or professional activity that has  
13 anything to do with this project except that I  
14 want what is best for the Town of Cortlandt.  
15 That's what I was asked to do as a member of  
16 the planning board. That's what your town  
17 board is asked to do and that's exactly what  
18 I'm doing. So at this point, I appreciate the  
19 comment and his request to recuse myself and I  
20 respectfully decline. Thank you --

21 MS. SHATZKIN: Deputy supervisor Becker,  
22 we have had a resident since raise their hand.  
23 Are we still --

24 MR. BECKER: Sure. Hang on one second.  
25 Councilwoman Costello, do you want to make a

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2 comment?

3 MS. COSTELLO: Yeah. I just wanted to  
4 just kind of reiterate a little bit of what  
5 Doctor Becker said but just sort of put it in a  
6 different way. There's been quite a few  
7 comments that said how can there -- you're not  
8 seeing a downsized version of this? Why is it  
9 the same thing? The reason you're seeing the  
10 same thing is because we haven't closed the  
11 public hearing yet. We are still in the  
12 process of gathering comments. If we don't  
13 close the public hearing, and we put it off  
14 until next month and we have another meeting  
15 like this next month, you'll see the same  
16 thing. So we're not going to see a change,  
17 we're not going to see anything different until  
18 after we close the hearing and give all the  
19 comments to the developers to then incorporate  
20 and make those changes and then bring back to  
21 us. And when they bring it back to us, we'll  
22 have another public hearing. Tom, please  
23 correct me if I'm wrong. But --

24 MR. WOOD: Absolutely.

25 MS. COSTELLO: But that is the reason why,

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2 you know, many of you have expressed a little  
3 bit of angst that you're hearing the same thing  
4 and that's because we left the comments open.  
5 In January, when we had our meeting, there was  
6 a lot of people who said don't close it, don't  
7 close it, don't close it. We still have a lot  
8 of concerns. We still have a lot of questions.  
9 So we left it open. We didn't have it in March  
10 and April due to Covid and not knowing what was  
11 going on. But the longer we put this off, the  
12 longer it's going to take to give -- we want to  
13 close it so that we can -- we can say to the  
14 developers, here's all the comments, now, come  
15 up with a solution. So that is -- I hope that  
16 sort of answers your questions for those of you  
17 who are aggravated that you're seeing the same  
18 thing. You'll see something different once we  
19 close the public hearing and have -- and take  
20 -- give it back to the developers, put it in  
21 their hands and say, now, answer all of these  
22 questions. So I hope that kind of clears  
23 things up a little bit.

24 MR. BECKER: Thank you for the  
25 clarification. Laroue, any other citizen?

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2 MS. SHATZKIN: There's Ryan Russo. I'm  
3 going to give you permission to speak. Mr.  
4 Ryan Russo, you have permission to speak.

5 MR. RUSSO: Yeah. I think -- it's Tom  
6 Russo. I had posed the question that Mr.  
7 Creighton just responded to. Okay. Just two  
8 things, Mr. Creighton: I was at the meeting in  
9 November which a couple weeks before that  
10 meeting, I can assure you that there was a very  
11 big grassroots effort on Buttonwood Avenue and  
12 Lafayette to give people in this town an idea  
13 of what was going on because very few people  
14 knew. You referred to that survey and it was  
15 discussed at the meetings in November and then  
16 again in February that nobody, nobody on  
17 Buttonwood Avenue or Lafayette, that we know  
18 of, were part of that survey, got anything in  
19 the mail about that.

20 MR. CREIGHTON: It was the entire town.

21 MR. RUSSO: Okay. We didn't get it. Can  
22 you prove that we got it? Because I assure you  
23 we didn't, sir.

24 And then the last thing I want to ask you  
25 is, you keep bringing up, should Linda recuse

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2 herself? Are you -- is it your assertion that  
3 she was as involved in the idea and the writing  
4 of that document?

5 MR. CREIGHTON: Yes. She was the  
6 chairperson at every meeting. So she has every  
7 bit to be proud of what this plan says, and she  
8 has nothing to do with what these developers  
9 are bringing forward. That's a completely  
10 separate issue. But if you think because I was  
11 on the master plan committee that I should  
12 recuse myself, then you need to ask Linda to  
13 recuse herself too and that's unacceptable. I  
14 think that's really rude.

15 UNIDENTIFIED SPEAKER: Fair enough.

16 UNIDENTIFIED SPEAKER: Thank you.

17 MR. RUSSO: Thank you.

18 MS. SHATZKIN: Okay. Thank you, Mr.  
19 Russo.

20 We do have one other resident who has  
21 raised their hand, Gina Thomasset. Gina, I'm  
22 giving you permission to speak. Can you please  
23 state your name and address for the record.

24 MR. THOMASSET: Can everyone hear me?

25 MS. SHATZKIN: Yes, we can. Please go

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2 ahead.

3 MR. THOMASSET: Thank you for this  
4 opportunity. I live at 5 Clinton Avenue in  
5 Cortlandt Manor. I'm up the road from Conklin.  
6 A couple of things, whenever you mail something  
7 I know for a fact that the postal service  
8 doesn't even give us the recreational booklets  
9 anymore. So if the town is basing that they  
10 are mailing stuff through the Peekskill office,  
11 post office, the residents are not getting any  
12 of these. I never got a survey either. So I  
13 agree with the last gentleman. So I just  
14 wanted to really express that. I understand  
15 the town is doing its very best to communicate  
16 with the community. I got it. Our post office  
17 is awful. We don't get 95 percent of the stuff  
18 that you are sending out any way. So just  
19 point of information for you. Secondly, I  
20 guess I went to the both the November and  
21 January meeting, and one of the things that I  
22 see that the community or at least the people  
23 that are represented in the caucuses that are  
24 meeting with you -- with the board and of  
25 course the supervisor is that it's not wanted

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2 and I think it's pretty clear that everybody is  
3 saying like we don't want this. So I guess the  
4 fear of the community what I'm hearing from a  
5 lot of my Cortlandtites is that we feel  
6 helpless because once you close the door, we  
7 have to -- we are basically putting it in your  
8 hands. We're saying we don't want it and it's  
9 like nobody is listening. It keeps going on  
10 and on well, they'll modify it. We don't want  
11 it where it's located. Put it in Buchanan,  
12 Montrose, put it in an area where there's a  
13 major thoroughfare. 202, I don't want you  
14 widening 202. I live off of 202. What are you  
15 going to make it into? A Route 6, four-lane  
16 highway? Are you buying now -- New York State  
17 buying land? So that's -- I think is the angst  
18 that you're hearing. Everybody is saying --  
19 and -- going on, people with the proposal  
20 downsizing it, whatever. I don't know if the  
21 school district will be able to facilitate all  
22 these families or 20-year olds (indiscernible)  
23 are living in these apartments. It's just very  
24 concerning and I think that's where the angst  
25 comes. So I just wanted to comment on that, is

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2 that I really appreciate the whole process and  
3 this opportunity has been wonderful. You guys  
4 have been phenomenal with hearing us out but  
5 that's what my concern is. We're saying no,  
6 and I feel like the board is saying, oh well,  
7 we'll talk about it. And that's really -- I  
8 feel like I'm powerless moving forward. So  
9 thank you so much for this opportunity.

10 MR. BECKER: So let me address that. I  
11 believe first of all, you're not powerless.  
12 And second of all, we hear you. I think that  
13 there needs to be a little bit of reality check  
14 in the sense that this is America, people own  
15 property and as a right, they have the ability  
16 to develop those properties. You could buy  
17 land and build a home and the whole  
18 neighborhood may object, but if you own it and  
19 you comply with zoning, you could build that  
20 home. That doesn't mean that the developer  
21 comes in and gets to do anything that they  
22 want. I wanted to resist speaking on behalf of  
23 the board, but you could believe that the five  
24 of us have been discussing this in depth month  
25 after month. And the reason the process takes

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2 so long is because we want to give the  
3 community the opportunity to send their  
4 comments and the process that we're following  
5 is a legal process that's spelled out and there  
6 are certain deadlines that we must comply with  
7 in which how long to keep the public hearing  
8 open, how -- and then there are restrictions  
9 that we must close it in fairness to the  
10 developer. I think the gestalt of this board  
11 is that we believe in MOD and we believe in the  
12 TOD, which is as you were saying earlier Ms.  
13 Thomasset that -- you said put it in another  
14 part of town. Well, there's a TOD in vicinity  
15 of the train station which is the  
16 transit-oriented district, and issues will come  
17 up there as to what's developed. Now, so when  
18 the medical-oriented district, the concept was  
19 simply to have businesses that relate to the  
20 medical community and we've heard comments that  
21 some of the proposals today thus far, are not  
22 medical and maybe not belong there and I think  
23 some of us may agree with that.

24 The second is that we're hearing from all  
25 of the majority I'll say, is that the project

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2 may be too large and I think many of the board  
3 members feel that way too. They're in total, I  
4 believe, and someone could correct me if I  
5 misread the data but there are seven separate  
6 proposals for these two parcels included  
7 assisted living, hotels, retail on both,  
8 medical building on one, and residential  
9 structures. And I think all of us, from the  
10 supervisor down, feel that seven developments  
11 going on in these two lots is way too much.  
12 And I think most of us feel that something on a  
13 smaller scale that fits the area is appropriate  
14 and I believe that we all feel that nothing  
15 should be built unless the traffic is improved  
16 because what exists now is not acceptable. It  
17 must be improved. So this is just, as I said  
18 earlier, the beginning. We wanted to get all  
19 your comments. The idea tonight is to close  
20 the public hearing, giving you the rest of the  
21 month of June to comment in writing so that we  
22 can collect all this information, give it to  
23 the developers and say, come back when you're  
24 ready. And I think they'll be hearing from all  
25 of us that seven is way too much. Something in

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2 the range of one or two on each lot is more  
3 appropriate. Figure out what's economically  
4 feasible and work with the consultants and to  
5 improve the traffic and then we will consider  
6 that. And that does not mean the final answer  
7 even then. So this is a whole process that's  
8 set up by the SEQRA law that states what must  
9 happen in what sequence, what must be addressed  
10 and we are going to address it all. No one  
11 here is ready to approve this project as it is  
12 now. I believe all of us would like to see  
13 something done. Certainly developers have the  
14 right to develop something, but we want it to  
15 be scaled appropriately. We do not want to  
16 change the character of the neighborhood. We  
17 do not want to burden the neighbors there. We  
18 want to improve things and we certainly want  
19 traffic to improve. And just as an aside, if  
20 you look at Route 6, the traffic there was  
21 abysmal, and this board went through the same  
22 SEQRA process with the Acadia, the new ShopRite  
23 that's open there to ensure that the traffic  
24 would be improved and sewer lines were put in  
25 and I think everyone would agree in town that

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2 that road is much improved even pre-Covid. So  
3 again, tonight, I'm going to ask the clerk to  
4 read the -- the public hearing again so that  
5 this board can take a vote. The vote is to  
6 close the public hearing or not. If we close  
7 it, that -- we will collate all the comments,  
8 every single comment, no matter how it came in,  
9 email, snail mail, telephone calls, comments  
10 will be sent to the developers and they --  
11 nothing will happen until they respond. And  
12 one other comment you make, Ms. Thomasset, is  
13 that people -- and the prior speaker, that  
14 notices were not received. I believe, and  
15 again, the two attorneys can correct me,  
16 planning can correct me, but I believe we were  
17 in the vicinity of 200 neighbors that we had to  
18 notify and we did about 600 because we wanted  
19 to make sure that the community knew. It is on  
20 our website. It is on our social media  
21 platforms. We are doing the best but it is  
22 hard to get the word out. It's also carried in  
23 some of the local newspapers. So we are going  
24 to continue to do what we can. We will  
25 continue to keep everyone in the loop. Nothing

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2 will be done behind closed doors. This is  
3 going to be the most transparent process that  
4 -- that can be done legally. We hear you. We  
5 hear the opposition. We hear the concerns.  
6 We're here to make this community better. We  
7 want traffic improved. We want development  
8 that's appropriate for this community. We do  
9 not want over development. We understand the  
10 concerns. I'd also like to see sewers on  
11 Tamarack. You know, I have a wish list for all  
12 the communities. I want to make sure this  
13 doesn't interfere with Buttonwood and I think  
14 I'm speaking for all the members of the board  
15 tonight. Linda will not be able to participate  
16 in this vote, but nothing will be passed  
17 without her comment yay or nay. It would have  
18 to be three positive votes to carry the day.  
19 So I'm hoping that answers questions. If  
20 anyone has any questions before I vote.  
21 Laroue, is there anyone there?

22 MS. SHATZKIN: We do have one more person  
23 who has raised their hand to speak. Betty, I'm  
24 giving you permission to talk. Can you please  
25 state your name and address for the record.

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2 Betty, you've been given permission to talk.

3 Can you hear us?

4 MS. MANGIONE: Can you hear me?

5 MS. SHATZKIN: Yes, we can. Please state  
6 your name and address for the record.7 MS. MANGIONE: My name is Betty Mangione.  
8 240 Buttonwood Avenue, Cortlandt Manor.

9 MS. SHATZKIN: Okay. Go ahead, Betty.

10 MS. MANGIONE: Very briefly. Everybody  
11 keeps on calling this a medical project, MOD.  
12 Some of these features -- some of these plans  
13 have absolutely nothing to do with the medical.  
14 Like retail stores and the restaurants and the  
15 hotel. So that's the comment I have. Why you  
16 keep on calling MOD? It's too big. You  
17 changing everything that we being appreciating  
18 for many, many years in our area. You want to  
19 change everything. You want to change from  
20 residential, nice, quiet area to a nightmare:  
21 Traffic, lot of stores, a lot of people. It's  
22 a nightmare. If we wanted that kind of traffic  
23 exposure, we would have stayed in the city  
24 where we came from. I'm opposed to this a  
25 hundred percent.

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2 MR. BECKER: Thank you for your comments.  
3 With that, Laroue, I think due to the hour,  
4 unless there's anyone out there else that wants  
5 to speak, I don't want to debate any comments  
6 about individual members of the board. I think  
7 we clarified that. So Laroue, would you read  
8 the public hearing statement.

9 MS. SHATZKIN: Sure. Public hearing  
10 regarding MOD SEQRA DGEIS DEIS and proposal  
11 (indiscernible) A, close public hearing and B  
12 receive and file all additional comments,  
13 emails, letters, et cetera and again to clarify  
14 that has (indiscernible) June 30th.

15 MR. BECKER: Thank you. So may I have a  
16 motion to close the public hearing and a motion  
17 to file additional comments.

18 UNIDENTIFIED SPEAKER: (Indiscernible).

19 MR. BECKER: Okay. So I have a first and  
20 a second. And just before I call the vote, I  
21 just want to state again, all we're doing is  
22 closing the hearing stating that we've got your  
23 comments. You can still submit comments to us  
24 until the end of June and then all this will go  
25 out to the developers. They will respond back

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2 to us in a period of time and we will again  
3 notify the community when this is ready to go  
4 to the next step. Again, there will be also  
5 planning board involvement, consultant  
6 involvements. This is just the beginning of  
7 the beginning. And we're not approving any  
8 projects tonight. We are just closing the  
9 hearing. With that, may I have a vote.

10 Laroue, would you call the board, please.

11 MS. SHATZKIN: All in favor?

12  
13 (A chorus of "ayes.")

14  
15 MR. BECKER: Any opposed?

16 MS. SHATZKIN: The public hearing is  
17 closed.

18 MR. BECKER: The public hearing is closed  
19 now. I want to thank everyone for  
20 participating. We still have a full agenda  
21 ahead of us tonight which we are going to  
22 continue, and everyone is welcome as always to  
23 listen in and we will -- as I said, the  
24 supervisor and her staff as well as the council  
25 members will endeavor to keep everyone as

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informed as we can and we will certainly  
carefully consider all your comments. Thanks  
everybody for your participation. It's  
wonderful.

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C E R T I F I C A T E

I, Douglas F. Colavito, a Certified Court Reporter and Notary Public of the State of New York, do hereby certify that the transcript of the proceedings, was prepared using the required transcription equipment and is a true and correct transcription of the recording.

*Douglas F. Colavito*

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DOUGLAS F. COLAVITO

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