

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

DOUGLAS F. COLAVITO

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