

In The Matter Of:
MOD SEQR DGEIS/DEIS AND PROPOSED LOCAL LAW

January 14, 2020

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1
2 TOWN OF CORTLANDT
TOWN BOARD
3 -----x
4 PUBLIC HEARING:
MOD SEQR DGEIS/DEIS AND PROPOSED LOCAL LAW
5 -----x
6 January 14, 2020
7 Town of Cortlandt Town Hall
1 Headly Street
8 Cortlandt Manor, New York 10567
7:05 p.m.
9 VOLUME II
10 BEFORE:
LINDA D. PUGLISI, Supervisor
11 JAMES F. CREIGHTON
FRANCIS X. FARRELL
12 RICHARD H. BECKER
DEBRA A. COSTELLO
13 PRESENT:
14 TOM WOOD, ESQ., Town Attorney
MICHAEL J. CUNNINGHAM, ESQ., Assistant Town Attorney
15 LAROUÉ ROSE SHATZKIN, Town Clerk
CHRISTINE B. COTHREN, Deputy Town Clerk
16 STEPHEN FERREIRA, Director of DES
MICHAEL PREZIOSI, Director of DOTS
17 FOR EVERGREEN MANOR:
18 ZARIN & STEINMETZ
DAVID STEINMETZ, ESQ.
19 81 Main Street
White Plains, New York 10601
20 FOR GYRODYNE:
21 CAMERON ENGINEERING & ASSOCIATES, LLP
177 Crossways Park Drive
22 Woodbury, New York 11797
23
24
25 Ilana Michael Nathanson, Court Reporter

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2 presentation from the developers, the
3 applicants, and then I'll stay here all night
4 to hear all of you. Fair enough? Okay.
5 Councilman Creighton is here, Jim Creighton.
6 And I'd just like to share a few comments with
7 you, if I may.
8 First of all, I'm going to explain to you
9 how we got here today. All right. But first
10 of all, I just want to make a couple of
11 comments. In the local newspaper that came out
12 today -- I don't know if you've seen the
13 article. All right. If you haven't, I'm sure
14 you'll pick it up somewhere along the line. It
15 was an exclusive article by the developers of
16 these projects. Town board and I did not
17 give -- was not given the opportunity to make
18 any comments. Hopefully, in the next article,
19 we will. All right. But I just wanted to say
20 a couple of things that were inadequate or
21 incorrect in this article by the developers, if
22 I may.
23 It states in this article that the town
24 went to the developers, to the applicants, and
25 that is incorrect. We did not seek them out.

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2 **MS. PUGLISI:** And now the third public
3 hearing, please, Madame Clerk.
4 **THE CLERK:** We have a public hearing this
5 evening regarding the medical-oriented district
6 SEQRA, DGEIS, DEIS, and proposed local law.
7 **MS. PUGLISI:** All right. This public
8 hearing was adjourned from November 17th, 2019.
9 It will be adjourned again. The town board has
10 decided we're going to adjourn it, most likely
11 to April of this year, to give everybody ample
12 time, who haven't heard about the subject
13 matter, to put in their comments in writing or
14 verbally, whichever way they'd like to do so.
15 So that would be April 14th, 2020. It will be
16 adjourned to that.
17 No vote is being taken tonight. I want to
18 make that perfectly clear. I do have a few
19 comments that I would like to share with the
20 community before we proceed. I appreciate the
21 time to state them to you. And then, after
22 that, the town clerk will just talk a little
23 bit about some procedures. The town attorney
24 will talk a little bit about the process and
25 the SEQRA process. We'll have a very brief

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2 They were the property owners of these two
3 parcels, and they came to the staff and to us
4 with their proposal. So let me just clear that
5 up right now, because it gives the impression
6 that we went after them -- we sought them to
7 come in with this huge proposal. That was not
8 the case.
9 The other thing that it says in the
10 article is that they have, on their own
11 volition, scaled back the proposals.
12 Incorrect. That is not correct. For over two
13 years, I have many, many witnesses, including
14 the developers, where I have said that the huge
15 proposal is too large, too big in scale, in
16 scope, and that it would be in everyone's best
17 interest to reduce it in size significantly.
18 It would be best for all parties involved: the
19 government, the citizens, the community, and
20 even the applicants. I have told them. They
21 cannot deny that I've said that every single
22 meeting, including the first one, when we sat
23 down to discuss this MOD district. The
24 proposal for the full build-out is too large,
25 in my opinion, and I've come to that conclusion

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 2 by reading all of your emails, reading the
 3 DGEIS, and by my own personal beliefs.
 4 So how did we get here? We got here --
 5 I'm going to hold it up. This is a hard copy
 6 of the most recent master plan. It's called
 7 Envision Cortlandt. It's a sustainable
 8 comprehensive plan, and it was completed in
 9 2016, about three and a half, four years ago.
 10 A master plan is a tool. It's a guide. It is
 11 not a local law. I want you to know that it's
 12 not a law.
 13 Every ten years in my tenure -- you know
 14 I've been supervisor a while -- we've done a
 15 new master plan. We started out -- in the
 16 first master plan, we needed a new town hall.
 17 We needed paramedics. We didn't have them
 18 before. We needed more Cortlandt identity. We
 19 needed more institutions. We needed the
 20 hospital to be expanded. We needed a shopping
 21 center, a Cortlandt Town Center, and we needed
 22 a Cortlandt train station. So these were some
 23 of the things that we talked about and put into
 24 the first master plan.
 25 The second master plan, ten years later,

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 2 dealt a lot with more open space, more
 3 environmental legislations, tree ordinance,
 4 wetlands ordinances, steep slopes ordinances,
 5 and the like. And what came out of that is we
 6 have, collectively, been able to preserve over
 7 3,000 acres of open space in our lovely
 8 community so that we have a good balance of
 9 open space, parkland, and economic growth,
 10 which I believe is healthy for any community.
 11 This master plan -- sustainable, talked
 12 about alternate energy sources, which is
 13 important to our lives, solar energy.
 14 Councilman Creighton is very involved in that
 15 for us. It also talked about some economic
 16 growth for, yes, ratables, to help us all --
 17 taxpayers in the right locations. It was
 18 actually completed before the announcement of
 19 the closure of Indian Point, which is coming
 20 soon. All right. So those -- that's, kind of,
 21 the progression of the three master plans,
 22 every decade that I've had the pleasure and
 23 honor of being part thereof. All right.
 24 So in this master plan, the committee,
 25 about 20 people -- Jim was a member of it. I

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 2 was ex officio. We sat down with a consultant
 3 and about 20 members monthly, if not
 4 bimonthly -- right, Jim -- and talked about
 5 different things that we'd like to see in the
 6 community. And there are 205 different items,
 7 different concepts, different policies in this
 8 master plan. The medical-oriented district is
 9 one of those 205. And I'm trying to explain to
 10 you how we got here, what is a master plan, why
 11 we do master plans, and the like.
 12 The MOD, the acronym -- the MOD is only on
 13 this section of page 30 and this section of
 14 page 31, but we're all here tonight for these
 15 two pages; right? And the MOD is a concept, a
 16 policy, that emanated from this master plan
 17 discussion, and it was to consider various new
 18 health services, a range of health services,
 19 health -- hospital and private practices around
 20 the hub of the hospital, which we are so
 21 pleased is in our midst; right?
 22 So there's a list here of various
 23 suggestions, recommendations, ideas for this
 24 medical-oriented district. Nowhere does it say
 25 they should all be done at once. It doesn't

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 2 say that. It talks about the goals: to have
 3 high quality health care, better integration of
 4 care and spectrum of services, reduced health
 5 care costs, improved patient outcomes, all
 6 located around the hub, the hospital. Yes, it
 7 does mention residential needs and so on.
 8 So this is what the -- this is what the
 9 MOD concept policy stated. It's up online.
 10 You can read it. You can borrow my copy if you
 11 want to, and that's where it came from. So
 12 tonight, those are my comments. Once again, no
 13 one can dispute that I've been saying, for the
 14 last couple of years, please reduce it in size.
 15 We cannot sustain it. Too big. Okay.
 16 So in conclusion, my conclusions, my
 17 opinions, we should scale it back to just one
 18 use per property. Then, in the future, if they
 19 want to come back in and have another dialogue
 20 and discussion with the community, we could
 21 entertain it, but certainly not now. Certainly
 22 not now. Those are my opinions. I speak for
 23 myself, as always, and I thank you for allowing
 24 me to give you my thoughts. We're not voting
 25 tonight. We're going to be adjourning the

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 2 public hearing to April, as I said.
 3 And now the town clerk, Laroue Shatzkin,
 4 if you will please talk a little bit about what
 5 you've done to record everybody's commentary.
 6 **THE CLERK:** Absolutely.
 7 So the town clerk's office has received in
 8 file 43 resident letters and 4 agency letters.
 9 There were additional two letters from local
 10 business organizations that were received
 11 today. These letters are a combination of
 12 individuals and organizations who are for or
 13 against or submitting suggestions. In some
 14 cases, they do not have a preference either
 15 way, but are -- but are offering things that
 16 they think could be improved in the design.
 17 If anyone didn't get it, or if we ran out,
 18 there were agendas at the table at the back.
 19 You can go on your smartphone to our meeting
 20 schedule and follow along there if you'd like
 21 to. There was also an informational sheet on
 22 how to make public comments. If anyone did not
 23 get one, you can submit them to
 24 mod@townofcortlandt.com. All of those will
 25 make their way to my office. They will

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 2 officially be entered into the record, and they
 3 will be responded to in the final environmental
 4 impact statement. You can also mail written
 5 comments to my office, and you are welcome to
 6 speak tonight, although it does look like we're
 7 going to be here for a while. So I would
 8 encourage you to submit your comments in
 9 writing. They do formally become part of the
 10 record and will be responded to.
 11 I already have a list of 13 people who
 12 have signed up to speak. I'm going to call you
 13 three at a time. I pre-apologize if I butcher
 14 anyone's name. Not everyone's handwriting is
 15 totally clear. And we will stay as long as
 16 necessary to listen to everyone's comments.
 17 I do also want to reiterate that if you
 18 state that a specific item is an issue, it will
 19 be addressed. So you can say that water or
 20 density or something is an issue, and that
 21 issue will be addressed.
 22 Madame Supervisor, anything else?
 23 **MS. PUGLISI:** Okay. Laroue, thank you so
 24 much.
 25 And once again, a public hearing either

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 2 goes before the town's planning board or the
 3 town board. In this case, the town board is
 4 the lead agent. That's why these proposals are
 5 before the town board. Tom Wood, our town
 6 attorney, is going to talk about the SEQRA
 7 process, of why we have to hold public
 8 hearings, of which tonight is one of them, and
 9 other items.
 10 Go ahead, Tom.
 11 **MR. WOOD:** Okay. Thank you, Madame
 12 Supervisor.
 13 So as the supervisor indicated, this was a
 14 proposal out of the master plan, and the
 15 property owners have requested that the town
 16 board consider implementing the master plan by
 17 modifying the zoning on these properties.
 18 Originally, the request was also including some
 19 expansion of the hospital, but they have
 20 dropped out of the process at this time.
 21 So when this request is made and the
 22 process has begun, New York State Law requires
 23 that the town board go through what's known as
 24 a SEQRA proceeding. That's a State
 25 Environmental Quality Review proceeding. And

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 2 what that is is that the town -- the
 3 developments have to be proposed. They have to
 4 get a certain amount of details, and then the
 5 town board has to review a list of all of the
 6 identified impacts that a proposal may have,
 7 and this was done in this proceeding. And the
 8 town board, many months ago, adopted what's
 9 known as a scoping document, and that
 10 identifies pages and pages of items that had to
 11 be studied and put together. And that -- all
 12 that information is what we now are discussing.
 13 It's a draft generic environmental impact
 14 statement with respect to the zoning proposal,
 15 and it's a draft environmental impact statement
 16 with respect to both sites. And if you were to
 17 look at that, which is online, available at the
 18 town hall and libraries, you will see that
 19 there is a discussion of every issue that could
 20 be identified as we're beginning with respect
 21 to this process. That is the traffic, the
 22 water, drainage, wetlands, steep slopes, every
 23 conceivable issue. It goes on and on. It's
 24 many, many items. So hopefully, those
 25 documents gave enough information to the

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 2 community to allow the community now, in this
 3 process of public hearings, to comment, to say,
 4 We think the one on traffic isn't complete
 5 enough, because an intersection wasn't
 6 identified that I think you should study, or we
 7 think that where you -- where they're proposing
 8 the drainage water to go may have an adverse
 9 impact on my property. And so you make those
 10 comments either here, at the public hearing,
 11 the last public hearing, by email.
 12 All of those comments -- there's a
 13 stenographer here tonight. When the public
 14 hearing is closed, at some point, this public
 15 hearing, all those comments must be responded
 16 to. And the responses can be, The answer to
 17 this question is really already contained in
 18 the document on page whatever. If it isn't,
 19 there will have to be an additional engineering
 20 or professional document created to examine
 21 that issue and to see how it can or cannot be
 22 addressed, and that leads to the second phase
 23 of the process, where a final environmental
 24 impact statement is put together. And then
 25 that is the document upon which the town board,

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 2 at that point, would make a decision as to
 3 whether or not there are too many impacts that
 4 can't be mitigated. Or if these are the 20
 5 impacts identified, this is how they can be
 6 mitigated to allow progression of the project.
 7 So sometimes that's engineering fixes.
 8 Sometimes it's project size reductions.
 9 There's a whole multitude of issues that could
 10 be done.
 11 The landowners are entitled, because they
 12 are property owners, to due process, just as
 13 the community is entitled to due process, to be
 14 heard, and that's what the public hearing forum
 15 is about. Many times, you'll hear mentioned
 16 that the town is serving as, quote, lead agent.
 17 What that means in SEQRA is that there are many
 18 agencies that have to approve this development,
 19 of whatever nature it might be.
 20 So notices of the project, all the
 21 information that's been gathered, have
 22 previously been submitted to the New York State
 23 Department of Transportation. There was an
 24 extensive traffic study performed from the
 25 Peekskill city line to the Yorktown town line

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 2 on 202, all of the intersections. All of that
 3 data is in this document; so that all is
 4 analyzed and reviewed by New York State DOT.
 5 One of the reasons why the process is
 6 being adjourned further: Not only to allow
 7 public comment, but DOT has yet to submit their
 8 written comments into the record. It was also
 9 referred to the Department of Health because
 10 they have to be involved with respect to sewer
 11 and water supply, to New York State DEC, and to
 12 the Army Corps of Engineers, because there are
 13 wetlands on the sites that have to be examined
 14 and studied. So the list is quite extensive.
 15 It was referred to Westchester County
 16 Department of Planning, as required by law.
 17 Their response was just recently received.
 18 So I don't want to go on and on about it,
 19 but there's a lot of information that's coming
 20 in, and your role tonight is to make comment
 21 about any items that are of concern to you.
 22 You're not going to get a response this
 23 evening, but it becomes part of the record and
 24 it will be responded to in the process. But
 25 when you have so many multiple agencies

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 2 involved, the law requires that the one that
 3 has the most authority in the local area must
 4 become the lead agency to coordinate the SEQRA
 5 process; hence the town board is the lead
 6 agent, because they're the ones charged with
 7 conducting this process and making sure all of
 8 the impacts and mitigation issues are
 9 identified and properly assessed.
 10 So the role tonight is for the lead agency
 11 to hear the comments, to identify the issues,
 12 and to have the process go forward in that
 13 regard. And as the supervisor said, there's no
 14 vote this evening with respect to any approvals
 15 or finalization of anything; so bear that in
 16 mind in your comments. Okay. Thank you.
 17 **MS. PUGLISI:** Thank you so much, Tom.
 18 Appreciate it.
 19 And a brief presentation by the
 20 applicants, the developers. State your name,
 21 address for the record.
 22 **MR. STEINMETZ:** Thank you, Madame
 23 Supervisor, members of the town board, staff,
 24 members of the public. My name is David
 25 Steinmetz with the law firm of Zarin &

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 2 Steinmetz, 81 Main Street, White Plains. I'm
 3 here this evening representing, as you all
 4 know, Evergreen Manor, Val and Armando
 5 Santucci. I'm also going to speak somewhat
 6 briefly about the other applicant, Gyrodyne,
 7 Peter Pitsiokos and his team.
 8 There's obviously an awful lot of folks
 9 who want to speak tonight, so I'm going to try
 10 to be as brief as possible. And I appreciate,
 11 Madame Supervisor, the opportunity, on behalf
 12 of the two projects, to speak, largely because
 13 there are clearly a number of people here, a
 14 large number of people who have not attended
 15 some of the other public meetings that we have
 16 had, that were not at the original public
 17 hearing back in November, and were not at my
 18 planning board presentation last week. So in
 19 order to put this in perspective, I think both
 20 you and Mr. Wood have done an excellent job.
 21 I'm going to hit a few things that we think are
 22 important for the board, and certainly, we
 23 hope, for the public.
 24 As the supervisor indicated, this has been
 25 a multi-year process that has been going on.

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 2 We, as the two applicants, believe it's,
 3 essentially, been going on for about four
 4 years. It was initiated by the town as a
 5 result of Envision Cortlandt. I know how proud
 6 your town board has been about that
 7 comprehensive plan, and I know how you have
 8 received accolades about it.
 9 As a result of Envision Cortlandt, there
 10 were concepts, as the supervisor indicated,
 11 about this MOD, this medical-oriented district,
 12 centered around the hub, one of the primary
 13 employers, one of the critical components of
 14 the fabric here of the community, and that's
 15 the NewYork-Presbyterian Hospital. Envision
 16 Cortlandt talked about this MOD, and your board
 17 then began talking about it further as well.
 18 The MOD concept was presented. And I
 19 assume many of you know, but I have a feeling a
 20 lot of you don't know, there was a number of
 21 public outreach techniques, both mailings by
 22 the town and two very important public outreach
 23 meetings that were conducted in this room by
 24 the town, attended by a number of people. As a
 25 result of that, two stakeholders came before

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 2 the town: my client, Evergreen Manor, owning
 3 28 acres of land directly across from the
 4 hospital, housing the old Evergreen Manor
 5 Hotel, essentially a vacant 20-acre piece --
 6 28-acre piece, as well as the Gyrodyne
 7 property, currently a medical office complex
 8 here in your town. It's about 12 or 13 acres.
 9 Both applicants have participated before
 10 the town, before the town's committees, before
 11 the town board, engaging with a number of
 12 members of the public, business councils,
 13 various other groups here in the town. And
 14 we're really pleased that we have gotten here
 15 tonight, and we're actually quite pleased that
 16 there is public input throughout this process.
 17 So let me talk very briefly about the two
 18 projects.
 19 First project, our project, Evergreen
 20 Manor. What we consider to be an integrated
 21 mixed-use development project designed to
 22 create synergy with the hospital and provide a
 23 number of things that don't exist in the town
 24 currently. Number one, 120 independent and
 25 assisted living units that are being proposed

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 2 by an internationally acclaimed retail --
 3 withdrawn -- an internationally acclaimed real
 4 property developer, Trammell Crow.
 5 Trammell Crow is known nationally and
 6 internationally, and Trammell Crow is here, in
 7 front of the town, interested in doing a
 8 significant independent and assisted living
 9 senior residence, 166 residential rental units,
 10 a product that doesn't exist here, we believe,
 11 in the Town of Cortlandt, 30,000 square feet of
 12 medical office lab, and some modest retail,
 13 like a pharmacy associated with -- with the
 14 hospital, a restaurant pad, and a 100-room
 15 hotel. There are things in the Envision
 16 Cortlandt comprehensive plan that guided my
 17 client to propose these uses. State-of-the-art
 18 assisted senior care is something that the Town
 19 of Cortlandt needs and deserves.
 20 The Gyrodyne property, our co-applicants,
 21 are proposing 100,000 square feet of modern
 22 state-of-the-art medical office space. That
 23 would replace the existing 65, 67,000 square
 24 feet of office space that exists today, and
 25 they are proposing 200 residential rental

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 2 units. Both projects, we believe, are designed
 3 to follow the mandates of your comprehensive
 4 plan, analyze and address and mitigate the
 5 impacts associated with those projects, and
 6 afford Cortlandt a concept and a development
 7 and an entrance into the 21st century that is
 8 desirable, necessary, and finally provides an
 9 opportunity for Cortlandt to address a number
 10 of issues. So let me -- let me hit those
 11 issues.
 12 Taxes. We all know that the Town of
 13 Cortlandt is, as well as associated other
 14 districts, like the school districts, incurring
 15 some significant impact as a result of the loss
 16 of Con Ed and -- and the nuclear power station.
 17 While this is not in the Hen Hud School
 18 District, this project would generate
 19 between -- the two projects would generate
 20 between 4 and \$5 million in property taxes for
 21 the town. In addition, it would generate
 22 permanent jobs, construction jobs, and it
 23 would -- it would stimulate the local economy.
 24 So we think, economically, it's a great thing
 25 for the town. But traffic is a reality, and no

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 2 one in this room should think that the town
 3 board has ignored the traffic, that the staff
 4 of the town has ignored traffic, or that my
 5 client and the other developer have ignored the
 6 traffic conditions.
 7 There are existing conditions that you're
 8 all very well aware of on the Route 202
 9 corridor. We have spent the better part of two
 10 years and probably a quarter of a million
 11 dollars studying the traffic that exists right
 12 now and the deficiencies that exist right now.
 13 The good news is that you have two major
 14 developers at the table who are willing to help
 15 the town deal with this traffic situation,
 16 mitigate the impacts of their own projects, and
 17 fix the problems that exist today.
 18 There are over \$3 million of improvements
 19 that the town's consultants -- and I want to
 20 repeat that. This is not one of these
 21 situations where the developer's engineers
 22 designed the traffic mitigation. The
 23 developers have funded the town's preeminent
 24 engineers. AKRF has studied traffic for the
 25 town. AKRF has told the town what they think

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 2 needs to be done, and they have met with the
 3 New York State DOT. It's a state highway.
 4 202, state highway.
 5 New York State DOT has spent quite a bit
 6 of time and meetings looking at what you all
 7 live through, drive through, and experience at
 8 critical intersections. There are a variety of
 9 intersection improvements, traffic light
 10 improvements, road widening, road striping, and
 11 adaptive traffic techniques that the town's
 12 consultants have suggested. The two applicants
 13 are prepared to fund those \$3 million.
 14 The supervisor and the town attorney
 15 mentioned the county. We all should know that
 16 before we walked into this room tonight,
 17 Westchester County's planning specialists have
 18 also reviewed what the town has been doing.
 19 They lauded the town for your Envision
 20 Cortlandt comprehensive plan, and they do talk
 21 about it at county planning meetings as being
 22 quite the document. And then the county
 23 planning director wrote a letter to this town
 24 on New Year's Eve. And I'm going to tell you
 25 two or three things that are in this, because

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 2 it's an unusual letter.
 3 The county acknowledged that the County
 4 Planning Board policies focus on transportation
 5 corridors and advocate that already developed
 6 sections of these corridors be transformed into
 7 efficient and attractive multi-use places. The
 8 MOD zoning offers an opportunity to bring such
 9 a transformation to the hospital area, which
 10 the county supports. However, we're concerned
 11 that the density limits in the MOD may be too
 12 restrictive from the -- from the standpoint of
 13 creating a mini center around the hospital.
 14 The county went on to say, "We encourage the
 15 Town of Cortlandt to consider increasing
 16 allowable densities of various uses to allow
 17 for more MOD development, or at least examining
 18 alternatives for greater density in the EIS so
 19 that additional SEQRA review won't be
 20 required."
 21 Having said that, the applicants have not
 22 come forward and said, Increase our density.
 23 In fact -- and, Madame Supervisor, it may be
 24 the only thing you and I disagree on tonight,
 25 but there were applications -- concepts

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 2 submitted both by Gyrodyne and by Evergreen
 3 Manor, both of which were reduced after their
 4 original design concepts. Having said that --
 5 **MS. PUGLISI:** I'm not going to have a
 6 dialogue with you on that right now.
 7 **MR. STEINMETZ:** We were delighted --
 8 **MS. PUGLISI:** But I need you to wrap it up
 9 because we need to hear from all of these
 10 people.
 11 **MR. STEINMETZ:** We were delighted to see
 12 that the county acknowledged the concepts that
 13 were presented and were willing to look at the
 14 fact that density alone is not something to
 15 create fear. Having said that, tonight, we
 16 will be submitting a petition that has been
 17 signed by well over -- what -- over a hundred
 18 town residents that support the MOD and your
 19 efforts and recommend continued study and
 20 planning review as this process unfolds.
 21 Last comment: Phasing.
 22 **MS. PUGLISI:** Excuse me. You have to wrap
 23 it up.
 24 **MR. STEINMETZ:** I'm trying to, Madame
 25 Supervisor. I'm sure the community will give

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 2 me the courtesy of doing that.
 3 **MS. PUGLISI:** Please, because these people
 4 are here --
 5 (Indiscernible.)
 6 **MR. STEINMETZ:** Last comment, Madame
 7 Supervisor, and I appreciate the courtesy.
 8 **MS. PUGLISI:** Let him finish, and then
 9 you're going to have your turn. He's going to
 10 wrap it up shortly.
 11 **MR. STEINMETZ:** We're well aware of the
 12 town board's concerns about phasing. The
 13 supervisor and the town board have done an
 14 excellent job of convincing both applicants to
 15 phase the developments. We believe phased
 16 proposals have been presented to you. I can
 17 tell you that our client is, by no means,
 18 proposing to build all of the components of its
 19 mixed-use development at once. It has been
 20 presented as a three-phase concept, and we look
 21 forward to continuing to review that and
 22 explore that and work cooperatively with the
 23 town, its staff, as well as the public.
 24 I would ask Madame Supervisor and members
 25 of the town board that you allow us and

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 2 Gyrodyne, at the end of this meeting, to speak
 3 for a minute on the timing, because we would
 4 ask the board to entertain not adjourning until
 5 the month of April. Let's see how the public
 6 hearing goes.
 7 **MS. PUGLISI:** No. We're going to hear
 8 from the citizens.
 9 **MR. STEINMETZ:** I'm sure you will.
 10 **MS. PUGLISI:** You're going to get --
 11 you're going to get their commentary from the
 12 town clerk, and then you're going to be
 13 responding in writing to those comments.
 14 **MR. STEINMETZ:** And, Madame Supervisor,
 15 that's exactly why delaying the continued
 16 public hearing until April only delays the
 17 preparation of the FEIS. In fairness, the
 18 folks sitting in this room tonight are entitled
 19 to answers. They're deserving of answers. And
 20 I hope, members of the town board, that you
 21 will permit Gyrodyne, Evergreen, and your
 22 professionals, who you hired, the opportunity
 23 to respond.
 24 What I've been told tonight, walking in
 25 the door, is without even knowing what they're

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 2 going to say, you've told them, We're not even
 3 going to answer you for well more than 90 days.
 4 I hope you'll allow us to do so.
 5 **MS. PUGLISI:** Thank you for your --
 6 **MR. STEINMETZ:** And again, Madame
 7 Supervisor, I appreciate the opportunity to
 8 speak. Thank you for the courtesy of doing so.
 9 And we look forward to working with you as we
 10 go forward.
 11 **MS. PUGLISI:** Okay. All right. We're
 12 going to go forward with the comments from the
 13 community, the citizens, and we've gone through
 14 our comments. You heard mine. The applicants
 15 have stated their case and their developments.
 16 All right.
 17 So -- but before we proceed, I'm going to
 18 ask everyone, please, because it's a big group,
 19 to be very orderly, as always, to be civil, to
 20 stand here at the podium and address the town
 21 board and myself, because this is a public
 22 hearing to the town board, to not turn around
 23 and address the audience, please. I will stop
 24 you if you do that. We need to have order and
 25 civility here at this public hearing. It is a

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 2 big group.
 3 One other thing I'd like to say: If you
 4 were here in November and got up and spoke and
 5 submitted your comments to the town clerk,
 6 maybe you'd be -- like to be able to have your
 7 other neighbors have the opportunity to do so
 8 tonight; right? And one other thing you might
 9 consider: If there's a lot of repetition -- I
 10 know you all have something to say. All of
 11 your emails and letters have been copied to the
 12 town board. They've read them all. I've tried
 13 my best to respond to as many as I could. But
 14 if you'd like, you could let some people who
 15 didn't speak in November to speak tonight.
 16 So there's a list. Laroue, do you have
 17 the list?
 18 The town clerk will read off three names
 19 at a time. Come up and line up here, close to
 20 the podium. She'll then read off the next
 21 three, and we will go in an orderly manner in
 22 this public hearing without applause. All
 23 right. I know everybody is very energized, has
 24 a lot of comments and opinions on this subject,
 25 but please, I ask you to please be civil.

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 2 This meeting is being taped, so it will
 3 be -- the person that tapes it is in this room
 4 back here, and it will be streamed. So you'll
 5 be able to watch it at 3 in the morning on your
 6 computers, et cetera. Okay. All right.
 7 So who is first? Did I forget anything?
 8 Okay.
 9 **THE CLERK:** Okay. Please still state your
 10 name and address for the record when you begin
 11 speaking. First up are David McGuire, Tom
 12 Russo, and Tom Walsh.
 13 **MS. PUGLISI:** Okay. Good evening,
 14 everybody. Name, address for the town's
 15 record, and speak right into the microphone and
 16 address this town board.
 17 **MR. McGUIRE:** Okay. Hi. My name is Dave
 18 McGuire. I'm at 241 Lafayette Avenue in
 19 Cortlandt Manor. I, first of all, would like
 20 to thank the board and Linda for giving us this
 21 opportunity. And I appreciate your opening
 22 comments, Linda.
 23 First thing I just want to bring up is
 24 that I've worked on -- I work on 202 in my
 25 office, so I see it back and forth every day.

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 2 And I've seen the roads get worse with the
 3 expansion of Hudson Valley Hospital, but I
 4 think you had to have a benefit and an impact,
 5 and we found some kind of balance there. We
 6 have a better hospital. So I think we have to
 7 do the same thing with this kind of project.
 8 I'm not trying to stop development of Evergreen
 9 or Gyrodyne, but I think we have to control it
 10 and allow it to be sustainable.
 11 The one thing I wouldn't say is I got a
 12 notification. My mother has the lot next to
 13 me. It was -- you had to sign for it. It was
 14 from Cameron Engineering, talking about this
 15 project. She lives in Buchanan, but I never
 16 got it on Lafayette Avenue or on Crompond Road,
 17 where my office is. This was some kind of
 18 notification from the engineering company. I'm
 19 just not sure if everybody was supposed to get
 20 that, but I know I didn't, and my mother in
 21 Buchanan did. That's maybe one of the reasons
 22 why some people don't know about the project.
 23 **MR. WOOD:** That goes to the owner. Are
 24 you the owner of the property?
 25 **MR. McGUIRE:** I'm the owner of my

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 2 property. I didn't get it. And my mother owns
 3 the lot next to me, and she got it.
 4 **MS. PUGLISI:** I don't know.
 5 **MR. McGUIRE:** All right. Just -- it's a
 6 small detail, just in case other people weren't
 7 notified. And that's why everybody's reacting
 8 now, because they didn't know.
 9 **MR. WOOD:** It depends -- it depends too
 10 about the circumference area.
 11 **MR. McGUIRE:** Okay. Well, she's in
 12 Buchanan. She got it, but okay.
 13 But generally, Gyrodyne -- the one
 14 thing -- I, kind of, looked in some of their
 15 holdings. When you're applying for something
 16 and you may not be around to actually work it
 17 and sustain it, then maybe you want to shoot
 18 for a much higher project. In their own
 19 paperwork, the company does not intend to
 20 develop the properties, but rather to commit
 21 resources to position the properties for sale
 22 in a timely manner with all entitlements
 23 necessary to achieve maximum preconstruction
 24 values. So they plan on selling the project.
 25 And I was told today that the buyers are here.

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 2 But if you're not going to be here to run the
 3 property afterwards, maybe you don't mind what
 4 problems develop from your high expectations of
 5 your project. Just a side note on the
 6 Gyrodyne.
 7 The traffic study that I saw did talk
 8 about other projects in the area that will
 9 affect the 202 traffic, some new projects. One
 10 of the ones they mentioned was the recent
 11 building that burned down, the 53 units, but it
 12 didn't mention any other projects. We have the
 13 200 apartment units going in on Broad Street
 14 and Park, just off 202. We have the Toddville
 15 School on Locust Avenue, which hasn't been
 16 developed. We have the Peekskill Veterinarian
 17 that's been closed down in the (indiscernible)
 18 property and the birthing center, which is
 19 going to probably be developed in some way.
 20 Maybe that should be understood before we allow
 21 other big projects to go without putting that
 22 in, sort of, the same traffic study. And,
 23 also, there's a -- on Lexington, there's 2360
 24 Crompond Road. It's being advertised as a
 25 perfect commercial strip. And at one time,

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 2 they proposed a project. It was turned down
 3 for traffic considerations, I think, just a
 4 couple of years ago. And there's also the
 5 enlargement of the New York Sports on 202, and
 6 you have Peekskill and Yorktown's development.
 7 And it's a truck route, as well, going through
 8 202. So this is all traffic issues that I
 9 don't think were mentioned in the traffic study
 10 that I read -- only part of it. I don't think
 11 any red light or lane is going to fix that
 12 capacity.
 13 In 2008, I toured the Evergreen property
 14 myself, where we were shown plans for a senior
 15 housing. I went there with a builder myself.
 16 And these old plans were quite moderate by
 17 today's plans, but that was turned down because
 18 too much of an impact back in 2008. So -- and
 19 it was a much smaller project. I know now
 20 we're dealing with an MOD, a whole different
 21 idea, but it was a smaller project back then,
 22 which did get turned down based on its traffic
 23 and its impact on the local community. But the
 24 hundred-room hotel and a restaurant and -- this
 25 is -- my God.

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 2 To me, the biggest problem, also, in this
 3 whole area is the Bear Mountain Expressway has
 4 to be connected to the Taconic before we can
 5 really sustain all this big development. And
 6 maybe we could still use the fact that our
 7 governor's helped close our empty nuclear power
 8 plant and use that maybe the state road could
 9 improve it, so we could then develop this area
 10 responsibly and not have more congestion on a
 11 road that can't handle it as is.
 12 And the final thing I'd like to say is
 13 that on these big projects, the -- probably the
 14 roads besides 202 and Conklin that are going to
 15 be affected the most would be Buttonwood,
 16 Tamarack, and Lafayette. If those kind of
 17 streets who are going to take more traffic and
 18 more down for their property values could also
 19 maybe be involved in the sewer district that's
 20 being done, that would maybe help offset some
 21 of this massive change in property values. All
 22 right. And thank you very much.
 23 And as far as the master plan goes, we've
 24 been trying to connect the Bear Mountain
 25 Expressway since the master plan from 1955. So

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 2 to me, that would help the entire neighborhood.
 3 It would help people develop their properties
 4 easily, and also would help move the truck
 5 route out of 202 so we could develop some of
 6 these properties and get more tax dollars out
 7 of them.
 8 **MS. PUGLISI:** Okay.
 9 **MR. McGUIRE:** Thank you very much.
 10 **MS. PUGLISI:** Thank you very much.
 11 Please, please. If you have a report or a
 12 letter that you want to submit to the town
 13 clerk, you can do that. You can submit it
 14 afterwards. And there's a whole bunch of
 15 people that want to talk; so if you could be as
 16 succinct as you can, we'd appreciate it.
 17 **MR. RUSSO:** Thank you. Madame Supervisor,
 18 I'd like to thank you for your opening
 19 comments. I didn't realize you felt that way.
 20 It made me feel a lot better. I just want to
 21 remind you, the very first meeting you held,
 22 you did say, We're not going to do anything the
 23 community is not behind. With that in mind, I
 24 have over 825 signatures on a petition to delay
 25 or vote no on the proposed projects that we're

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 2 discussing here. This, in my opinion, should
 3 give the board enough pause to sincerely
 4 consider making this project, if you want to go
 5 forward, a referendum vote, so the entire
 6 community can voice their opinion on it at the
 7 voting booths. Okay. If -- I'm sorry. So --
 8 and I just want to say two other things, and
 9 I'll get off.

10 I was at the meeting -- the planning board
 11 meeting last week, and I just want to make
 12 clear, I live on Buttonwood Avenue, and we have
 13 a little association that's -- we're all
 14 discussing this and trying to work together to
 15 voice our concerns. One of the representatives
 16 spoke at the planning board meeting and
 17 mentioned that they had spoken -- I think it
 18 was a Gyrodyne gentlemen -- that he had spoken
 19 to a group -- a small group of us from
 20 Buttonwood, and that we're on board with the
 21 project as -- and the scoping and the size of
 22 it that it is now, and I can assure you that's
 23 not the case. So I wanted that to be made part
 24 of it.

25 And then the second thing -- and the last

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 2 thing I want to say is, I was at the meeting in
 3 November, and the young lady got up and spoke
 4 about the traffic study. And again, the
 5 gentleman that just spoke -- I don't care how
 6 many lights and turning lanes and how well
 7 they're timed and if they're smart lights.
 8 It's going to be a disaster for the people. So
 9 take these petitions at your own leisure. And
 10 if we have more time, we'll get a lot more
 11 people that will voice their opinion that
 12 they're dead set against this project and the
 13 size and the scope of it.

14 **MS. PUGLISI:** We appreciate it. It's
 15 helpful to the town clerk, please.

16 Next. Thank you.

17 **THE CLERK:** Sir, can you go back and state
 18 your name and address for the record, please.

19 **MR. RUSSO:** Tom Russo, 241 Buttonwood
 20 Avenue.

21 **THE CLERK:** Thank you.

22 **MS. PUGLISI:** Okay. And then the next
 23 three names before this gentleman starts.

24 **THE CLERK:** Sure. I'm going to call up
 25 Fred Grevin, David Weinberger, and Stacy

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 2 Rivera.

3 **MS. PUGLISI:** Thank you. Okay.

4 **MR. WALSH:** Tom Walsh, 260 Buttonwood
 5 Avenue. I want to thank Supervisor Puglisi,
 6 all the town board members, and, actually,
 7 Chris Kehoe. He's around here somewhere. He's
 8 been answering a lot of my questions over the
 9 last couple of months. So I want to definitely
 10 appreciate all they're doing. I actually did
 11 meet with some of my neighbors and the Gyrodyne
 12 developers last week before the planning board
 13 meeting, and I do appreciate them coming to us
 14 and trying to work with us as a neighborhood
 15 and our concerns.

16 I do have one question maybe Tom could
 17 answer right now. Mr. Wood, if the public
 18 hearing at the final environmental impact
 19 statement -- is there going to be further
 20 public hearings that we can address all those
 21 comments, or is the public hearing going to be
 22 closed, and then the final impact statement is
 23 read with no public comments?

24 **MR. WOOD:** No. What happens is that this
 25 public hearing is on the drafts. That's

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 2 closed. Then the answers come back, an FEIS is
 3 put together, and then the town board has the
 4 right to hold a public hearing on that also.

5 **MR. WALSH:** Okay. So this will be -- we
 6 have further options down the road.

7 **MS. PUGLISI:** This is going to be
 8 adjourned again.

9 **MR. WALSH:** Okay. But, I mean, once we
 10 get to the final impact statement, we have --

11 **MR. WOOD:** Correct. Yes.

12 **MR. WALSH:** -- further public hearings
 13 that we could address that?

14 **MS. PUGLISI:** Many opportunities.

15 **MR. WALSH:** Okay. Let's see. I have a
 16 couple of different questions. I have here,
 17 under the MOD ordinance -- most of my questions
 18 are regarding the MOD ordinance itself tonight
 19 and not, actually, the two developments. It
 20 defines assisted living as a defined term and
 21 also independent living as a defined term under
 22 the MOD ordinance, but it actually does not
 23 give a number of beds for independent living
 24 versus assisted living. So I don't know if
 25 that's going under the bedroom count for the

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 2 apartments or under the assisted living count
 3 when we get down to density. Because right
 4 now, both developments are -- they're at 400
 5 bedrooms already if it's considered an
 6 apartment for that. So I'd like further
 7 clarification from the town board on that.
 8 For the bulk of the residents -- getting
 9 into the lot coverage -- I think 60 percent is
 10 quite excessive for this area. This is, again,
 11 a residential zone. 60 percent lot coverage is
 12 excessive. I'd like to see that lowered.
 13 Half -- 25 percent would be agreeable for
 14 myself.
 15 Height: 60 feet. If we look at the
 16 corner of Conklin and 202, the elevation --
 17 I've seen the topo survey, and we're starting
 18 at an elevation -- I forgot what it was. 320.
 19 The base elevation of the five-building is
 20 40 feet from the -- from the elevation of the
 21 road. Then we're going to add 60 feet on top
 22 of that. So, essentially, from the corner of
 23 Conklin and 202, we're going to be looking at a
 24 hundred-foot building, and then we're going to
 25 add on a bulkhead, stairwells, air conditioning

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 2 equipment on top of that. So we're looking at
 3 112, 115 feet. So I'd like the town board --
 4 the MOD to be specific on what is allowable for
 5 the height. Actually, reduce the height of
 6 that. And then what is going to be allowable
 7 on top of that 60 feet? Are you going to allow
 8 any sort of stair bulkhead, elevator bulkhead,
 9 air conditioning equipment to exceed that
 10 60 feet proposal?
 11 Again, medical uses that are actually
 12 defined in the MOD calls for restaurants,
 13 hotels -- it says "restaurants except
 14 drive-throughs." But under the ancillary uses
 15 in the MOD ordinance, it says drive-throughs
 16 are acceptable. So it's pretty vague in there.
 17 I'd like that, actually, clearly defined, that
 18 drive-throughs would not be allowed if a
 19 restaurant use is actually permitted at the end
 20 of this development. Me, personally, I would
 21 like to see the hotel removed, restaurant use
 22 removed. I don't think that's needed in this
 23 area.
 24 Again, this is residential area that you
 25 guys are proposing to change. This is, again,

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 2 small. We've talked about it last time. I'm
 3 not going to go over it, but town law -- I
 4 pulled up the town law. General residence
 5 districts consider of one and two-family homes
 6 intended to be free of uses other than
 7 residential uses. So, essentially, you're
 8 going to be changing or going against town law,
 9 changing this from a residential use. Both
 10 developments are in residential. I know the
 11 hospital and also the current medical building
 12 have special permits issued by the town to
 13 operate. They are actually in -- currently in
 14 residential zones. And then even 6A section of
 15 the MOD, strict compliance, do not create an
 16 undo effect on the abutting property.
 17 So my neighbors, myself, and Buttonwood
 18 Avenue have actually joined together, created a
 19 little association that actually have a
 20 petition signed by almost 75 percent of the
 21 residents of Buttonwood, asking that all the
 22 properties on Buttonwood Avenue be excluded
 23 from the zoning map districts. So we'd like to
 24 actually have the zoning MOD to be redrawn to
 25 exclude all properties that abut Buttonwood

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 2 Avenue. I'll have that submitted. It's about
 3 -- I think I have 65 resident signatures on it;
 4 so it's about 75 percent of the residents. And
 5 hopefully get a hundred percent, but some of
 6 them don't want to sign because they're --
 7 they're elderly, and their kids told them,
 8 Don't sign anything when people come to the
 9 door.
 10 So, you know -- and as we look at changing
 11 uses, this is, essentially, a use change for
 12 this -- for this property. And as State Law
 13 says, you must look at different factors, as we
 14 are changing the use of a property. Is this
 15 property capable of earning potential for the
 16 owners without this development change, without
 17 this use change? Is the property being
 18 affected unique, uncommon circumstance? Does
 19 this alter the essential character of this
 20 neighborhood, which I think all those are yes.
 21 And if those -- you know, with those factors
 22 being looked at, I don't think a use change
 23 would be granted if this was to go through a
 24 different board or a different process, if it
 25 wasn't part of this MOD district that's being

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 2 proposed. So that's all I have. And thank you
 3 for everybody here and everybody in attendance
 4 tonight.
 5 **MS. PUGLISI:** Okay. Mr. Walsh, do you
 6 want to submit them to the town clerk?
 7 **MR. WALSH:** Yes.
 8 **MS. PUGLISI:** All right.
 9 **MR. WALSH:** Thank you.
 10 **MS. PUGLISI:** Who's next, please? Thank
 11 you.
 12 **MR. GREVIN:** Good evening. I'm Fred
 13 Grevin, G-R-E-V-I-N, 29 Taylor Avenue. This is
 14 the other part of Taylor Avenue, so we're more
 15 remote from the MOD. I'm going to pass my turn
 16 to let other people speak, but I appreciate
 17 your patience.
 18 **MS. PUGLISI:** Okay. Thank you.
 19 Next. And then, Madame Clerk, the next
 20 three names before you speak, please.
 21 **THE CLERK:** Almira Simpson, Mary Vezzuto,
 22 and -- I'm sorry. I believe it's Gloria of
 23 Cypress Lane. Gloria? Thank you.
 24 **MS. PUGLISI:** Was that close?
 25 **FEMALE SPEAKER:** You can pass me. I

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 2 thought it was just a sign-in sheet. I
 3 apologize.
 4 **MS. PUGLISI:** Okay. All right.
 5 Go ahead, sir.
 6 **MR. WEINBERGER:** Thank you. David
 7 Weinberger, 3 Birchwood Lane. It's off
 8 Tamarack. Thank you for your comments,
 9 Supervisor Puglisi. Thank you for this
 10 opportunity to speak with the board and the
 11 staff.
 12 I started with the master plan as I have
 13 been thinking about this and looking at this
 14 project, and I think it's a really good way to
 15 do that. I applaud your comments. I'm not
 16 going to repeat what you said about the master
 17 plan, but I think it's really important that we
 18 think about that and use it really as a guide
 19 to the decisions that get made and how we think
 20 about this project.
 21 The various goals: Higher -- high quality
 22 health care, reducing health care costs,
 23 improving patient outcomes. I think it's
 24 really interesting to ask specifically how the
 25 MOD, as designed, is going to do all that. And

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 2 I don't see anything very clearly as of yet
 3 that's going to help answer those questions.
 4 Better integration of care. Essentially,
 5 that's the result of actions taken by medical
 6 professionals in coordination with a patient.
 7 I don't see how the MOD gets us there.
 8 The availability and the additional
 9 services are really important. It's necessary,
 10 but not sufficient, to achieve better
 11 integration of care. So building stuff doesn't
 12 get better care, doesn't lower costs, doesn't
 13 improve patient outcomes. So we're talking
 14 about those goals, looking at what
 15 professionals and participants, patients, in
 16 their own care, are doing, and that doesn't
 17 come from building stuff. So if we're talking
 18 about various types of services to improve high
 19 quality health care, again, it's a quality
 20 issue, not a quantity issue. Who's going to do
 21 it? How is the hospital involved? How about
 22 the existing providers that will be expanded
 23 and the existing offices? How is it that
 24 social services and medically supported
 25 services are going to be added? That's

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 2 possibly a town function. It's possibly a
 3 hospital function. It's possibly a private
 4 function. It's not a function of what we
 5 build. It's certainly not a hotel and a
 6 restaurant. It's not putting in more offices
 7 that are going to generate outcomes that
 8 provide better care. So I don't know how the
 9 MOD is going to improve patient outcomes. And
 10 whether we build a little or a lot, it's not
 11 going to improve patient outcomes. If we want
 12 to think about improving patient outcomes and
 13 improving the quality of our lives in this
 14 community, then we need to think about
 15 something other than just building things.
 16 The aging in place, it's important.
 17 Under -- understood and agreed. The question
 18 is: How do 366 residential dwelling units
 19 contribute to aging in place? AARP, in their
 20 Aging in Place Toolkit for local governments,
 21 essentially says, aging in place is simply a
 22 matter of preserving the ability for people to
 23 remain in their home or neighborhood as long as
 24 possible. So there's certainly value in having
 25 an assisted living option, but again, that's

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 2 not going to help me or others remain in their
 3 home. It doesn't provide the types of
 4 services. And certainly, the MOD currently,
 5 over-proposed as a commercial entity, is not
 6 going to represent one's own neighborhood. So
 7 the question is: Who's going to want to go
 8 there to age in place? And I don't see those
 9 answers in the proposals, and those are the
 10 types of questions -- I will be submitting them
 11 all in writing.
 12 **MS. PUGLISI:** They'll be in the record,
 13 and there will be responses.
 14 **MR. WEINBERGER:** They will be in the
 15 record. And I will give you all of these types
 16 of questions about how we line up the really
 17 good goals with -- how do we get there?
 18 **MS. PUGLISI:** I understand. And, of
 19 course, you can always put those in writing,
 20 you know, bullet point -- point by point.
 21 **MR. WEINBERGER:** They will be.
 22 **MS. PUGLISI:** Okay.
 23 **MR. WEINBERGER:** In the process. Not
 24 ready yet, but you will have them.
 25 **MS. PUGLISI:** Thank you so much.

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 2 **MR. WEINBERGER:** So, you know, the -- all
 3 of this, I think, really matters in how we
 4 think about aging in place. Really important
 5 for any community, ours included, especially
 6 with the demographics that are identified. We
 7 need to do that. But 200 -- 1253 parking
 8 spaces -- when you add up Gyrodyne and
 9 Evergreen, you got 1253 parking spaces. Not
 10 clear how that's going to make us healthier and
 11 how that's going to help us age in place. So
 12 this speaks to density, commercialization,
 13 quality of life. A dramatic increase in the
 14 density and commercialization in the middle of
 15 existing residential neighborhoods is very
 16 troubling.
 17 As proposed, I and, I think, a lot of
 18 people in this room, maybe most, will not see
 19 this as the noise, the traffic, the
 20 environment -- environmental consequences,
 21 impact on animals, plants, birds. It's not
 22 going to get us there. That's a decrease in
 23 quality of life. The impact on property
 24 values. I think we need a very specific way to
 25 assess the decline in property values of

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 2 plunking down a large commercial entity in the
 3 midst of residential neighborhoods. And how
 4 much is that going to hurt us?
 5 **MS. PUGLISI:** Thank you so much. Please
 6 put all those points in writing too, as, you
 7 know --
 8 **MR. WEINBERGER:** Will do. Didn't even get
 9 to traffic. I'll give you a whole list on
 10 traffic.
 11 The environment. Last point on the
 12 environment, if I may.
 13 **MS. PUGLISI:** I'm sorry. Go ahead. Go
 14 ahead.
 15 **MR. WEINBERGER:** New York State Climate
 16 Leadership and Community Protection Act.
 17 Essentially, that's long-term for zero carbon
 18 with interim goals of 2030. What we're
 19 building now should not have a 2021 timeline.
 20 We need to be thinking about what the community
 21 builds now needs to meet those long-term goals
 22 for New York State. And if we're going to
 23 continue the leadership of Cortlandt, we need
 24 to make sure what we build now -- because
 25 nobody's going to come back to you in 2030 and

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 say, I'm going to retrofit now. What we're
 3 building now, especially for things that are
 4 long-term -- the sustainable long-term plan is
 5 a 20-year-plus timeline, as stated in the plan.
 6 We need to have that in mind. So what we build
 7 now needs to be as close to carbon neutral as
 8 possible, and we need to not rely on Con Ed to
 9 do it.
 10 **MS. PUGLISI:** Thank you so much. Okay.
 11 Please. Okay. Next couple of speakers.
 12 **THE CLERK:** I have M. Branciforte and
 13 Vincent Branciforte and Terin Fitzgerald.
 14 **MS. PUGLISI:** Okay.
 15 **THE CLERK:** Please state your name and
 16 address for the record.
 17 **MS. RIVERA:** Hi. My name is Stacy Rivera
 18 from 246 Buttonwood Avenue. Just want to start
 19 by thanking you, Supervisor Puglisi, for those
 20 opening remarks that you said. The comments
 21 were wonderful, and I appreciate all that's
 22 happening with Envision Cortlandt. It's just
 23 like within your bio, we are always working
 24 hard to come up with the new ideas that will
 25 continue to improve the quality of life in the

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 Town of Cortlandt. Unfortunately, these
 3 proposals I don't think are going to improve
 4 the quality of life because of the magnitude.
 5 I'm going to jump into a little bit of the
 6 traffic.
 7 All of this new work will be done within a
 8 mile span of 202. As discussed, traffic will
 9 be greatly affected. I would like to request a
 10 more recent traffic study to be conducted.
 11 Someone had informed me that that could only
 12 happen if it seems warranted. The reason that
 13 I feel it's warranted is because as per the
 14 U.S. Government Census, the population of
 15 Cortlandt Manor, in 2018, was an estimated
 16 42,380. We're now in 2020, probably with an
 17 increased population, and a proposed projected
 18 estimated .7 percent projected increase within
 19 this mile of these developments once they're
 20 completed, as per the DGEIS.
 21 Besides these numbers, I also believe that
 22 the traffic study should be done during the
 23 beginning and ending hours of Holy Spirit CCD
 24 classes and masses. The con -- the
 25 congregation has hundreds of families that

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 where the funds are expected to come from, as
 3 the DGEIS states, "The revenue that will be
 4 created will not offset the additional costs
 5 that will be needed for our local fire
 6 department." We've had a great job -- you've
 7 done a great job, in the ten years that I've
 8 lived here, of keeping costs down, but where
 9 will this money for this project, of that the
 10 majority of the community that doesn't even
 11 support it, come from? Will this increase our
 12 taxes?
 13 And I just want to also comment on the
 14 article that was stated earlier that the
 15 developers had. There's a quote by a developer
 16 saying, "We are not in the business of building
 17 things that will be vacant." As of right now,
 18 Town of Cortlandt has so many vacant buildings,
 19 vacant properties. That's what we need fixed
 20 at this point, not making new ones. Thank you
 21 for your time tonight.
 22 **MS. PUGLISI:** Okay. Thank you. One of
 23 the other reasons we're going to be adjourning
 24 it is we have to hear from the emergency
 25 services, fire departments, et cetera, and the

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 attend. Not only will this traffic affect
 3 those of us that live right next door, it will
 4 affect people from Peekskill all the way to
 5 Yorktown. 202 and 6 are our main road of
 6 connection.
 7 Again, as Supervisor Puglisi stated in the
 8 2018 proposal meeting, with about 60 members of
 9 the community in attendance -- not a lot of
 10 members, as mentioned earlier -- so how will
 11 that increase in traffic affect many people's
 12 commute through 202? How will it affect
 13 students taking the bus to Lakeland's Copper
 14 Beech Middle School and the other schools?
 15 Some of these children are already on these
 16 buses to the middle school for 30-plus minutes.
 17 How will it affect first responders to get to
 18 people and businesses that need help? How will
 19 it affect the local streets, like Buttonwood,
 20 that will not have a traffic light to be able
 21 to turn out of our street onto the incoming
 22 traffic? The magnitude of these developments
 23 will impact much more than the surrounding
 24 neighborhoods.
 25 Moving on, I would also like to question

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 schools as well. Some of the stores are
 3 closing nationwide, i.e. Pier 1, not -- not
 4 because of the town, but I hear your point.
 5 Yeah. My favorite store. I'm sorry. I'm
 6 digressing. Go ahead.
 7 **MS. FITZGERALD:** Good evening,
 8 Superintendent Puglisi and board. Thank you,
 9 Supervisor, for all the work and dedication
 10 that you've done in the Town of Cortlandt.
 11 I've lived here for 27 years, and you've always
 12 responded positively to any of my requests.
 13 I'm sure the hospital has improved since
 14 being bought by NewYork-Presbyterian. On
 15 June 5th of this year, our governor, during his
 16 State of the State Address, discussed
 17 preserving 4,000 acres of land in the mid
 18 Hudson Valley, adopted regulations to improve
 19 air quality and reduce harmful ozone. Our
 20 congressman, Nita Lowey, funded the Land and
 21 Water Conservation Fund with other state and
 22 local advocates.
 23 In 2018, the Town of Cortlandt opened a
 24 lovely nature and fitness trail behind the
 25 Charles Cook Park. I applaud you for this.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 Bringing parks to the people of Cortlandt is
 3 essential. I envision Cortlandt differently
 4 than the MOD. I envision green space and less
 5 concrete.
 6 As a Stacy mentioned, we have a number of
 7 vacant properties in our town. The old
 8 ShopRite on Route 6, the Con Ed building on the
 9 northwest side of Crompond -- Crompond Road.
 10 I'm asking that -- that we explore these
 11 properties before developing any others. A
 12 great deal of work went into the MOD proposal.
 13 I'm asking we slow down and look at other
 14 options for revenue. I thank you so much for
 15 your time.
 16 **MS. PUGLISI:** Thank you very much. Okay.
 17 **THE CLERK:** Madame, can you state your
 18 name and address for the record, please?
 19 **MS. FITZGERALD:** I'm sorry. Terin
 20 Fitzgerald, 232 Buttonwood Avenue.
 21 **MS. PUGLISI:** Did you want to submit your
 22 report, or you want to send it to us later?
 23 **MS. FITZGERALD:** I'll send it to you.
 24 **MS. PUGLISI:** Okay. Great.
 25 **MS. FITZGERALD:** Thank you.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 **MS. PUGLISI:** All right. Who's next,
 3 please? Who is next, Laroue?
 4 **THE CLERK:** We have Robert Mayes, Richard
 5 DeLorenzo, and Nicole Amabile, I believe.
 6 **MS. PUGLISI:** Okay. Name, address again.
 7 You know the deal.
 8 **MR. MAYES:** Absolutely. Madame
 9 Supervisor, members of the town board, good
 10 evening. My name is Robert Mayes. I live at
 11 2 Newman Court in Crompond. I'd like to take a
 12 few minutes tonight, like many people here, to
 13 share with you my thoughts and opinions on the
 14 MOD and the proposed development. However,
 15 before I do so, I just want to take just a
 16 moment to tell you who I am.
 17 I've lived in Crompond area for about
 18 seven years, but prior to that, I was born and
 19 raised in the Town of Cortlandt. I grew up on
 20 Ogden Avenue, which is right smack, basically,
 21 in the middle of where this proposed
 22 development is. I'd like to think that
 23 background gives me insight as to the type of
 24 impact such a development will have on our
 25 community.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 I would like to start out by thanking you,
 3 Madame Supervisor, for your comments this
 4 evening. It really is heartwarming to hear you
 5 say that this project should be scaled down,
 6 that it should be, at best, done in phases.
 7 And for what it's worth, I've seen you say
 8 similar things at prior meetings, so I know
 9 you've mentioned it before. That being said,
 10 beyond phasing it in, most of the stuff
 11 shouldn't be there at all. And let's just,
 12 kind of, go through some of the proposals one
 13 by one and see why they shouldn't be there.
 14 Let's start with the proposed retail.
 15 Between the two developments, I believe it's
 16 about 26,000 square feet of retail that is
 17 proposed. The last thing we need in this area
 18 is more retail. You can ask any commercial
 19 real estate expert, not just in the town, not
 20 just in the state, not in the country,
 21 everywhere, brick and mortar retail isn't
 22 dying. It's dead. Internet is king. Brick
 23 and mortar is going out.
 24 Look at the area we have right now. We
 25 have plenty of retail in this area. We have

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 the Beach Shopping Center, where there's plenty
 3 of stores vacant. I know that's in Peekskill.
 4 We have the Cortlandt Town Center, where plenty
 5 of stores are vacant. We have the new
 6 Cortlandt Crossing, where plenty of stores are
 7 vacant. We have the vacant ShopRite. We have
 8 vacant strip malls and vacant stores in strip
 9 malls up and down 202. We don't need any more
 10 retail.
 11 I know the applicant had mentioned, hey, a
 12 pharmacy. That would go great in an MOD. We
 13 have one. It's CVS in Peekskill, right around
 14 the corner. We don't need to add more.
 15 Moving on, I think it's about 331 units of
 16 rental housing that's proposed. Now, I'm not
 17 against high density housing in our town. I
 18 actually think we need some high density
 19 housing in our town, but I think this is the
 20 wrong area for it. If you're going to build
 21 high density housing, it should take
 22 transit-oriented housing. You should have
 23 housing where people can commute easier to the
 24 city, where they can -- take near the train
 25 station, where you're not adding more of a

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 carbon footprint by adding cars. The housing
 3 in this area is just not needed. I believe I
 4 saw most of those units were one-bedroom units.
 5 This is a family-oriented community, and we
 6 need more family-oriented housing.
 7 The hotel. I don't even know where to
 8 begin with a hotel. A hundred-room hotel in
 9 that area is just -- it's not necessary. It's
 10 overblown, and it -- quite honestly, I think it
 11 will fail. I mean, give it five years. It
 12 will be empty. To the extent any hotel rooms
 13 are necessary, we have a recently built hotel
 14 in the area. Once again, I know it's not in
 15 our town. I understand it's in Peekskill, but
 16 it's a ten-minute drive away.
 17 When we do planning, we can't just think
 18 of planning within our own town. We have to
 19 think of regional planning, and we have to
 20 think of what our neighboring communities are
 21 doing, and we have to think in a broader net.
 22 So if we have a hotel that's five years old or
 23 less ten minutes away, we don't need another
 24 one.
 25 **MS. PUGLISI:** Okay.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 **MR. MAYES:** Now we come to the assisted
 3 living housing, as well as the medical office
 4 building. Admittedly, this makes a little bit
 5 more sense. If you're going to build medical
 6 office buildings, you should do it near a
 7 hospital, and you should concentrate your
 8 region. However, the scale as proposed is
 9 beyond what's necessary for the area. And more
 10 importantly, the impact those office buildings
 11 will have is just such a detriment to the area.
 12 Medical office buildings, by their very
 13 nature, create tons of traffic. And I know
 14 everybody's talking about traffic. But for
 15 those of us who drive 202 on a daily basis,
 16 traffic is important, and we have to be
 17 concerned with the amount of traffic that's
 18 flowing through there. I understand the
 19 applicant has done -- has put forth traffic
 20 studies and said, We're going to take measures
 21 to alleviate the traffic. Well, traffic is
 22 already bad. So I propose we take those
 23 measures anyway and not build the MOD, so we
 24 can alleviate the traffic and not increase the
 25 traffic and make the problem worse.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 I understand you all are taking a good
 3 approach to this. You're listening to
 4 everybody. You're asking for it to be scaled
 5 down. You're taking a second look. I
 6 understand it's in Envision Cortlandt. I
 7 understand it's part of the master plan. But
 8 as you said, the master plan is not a local
 9 law. We are not committed to it. We can take
 10 a -- we can take a look. We can put it forth.
 11 We thought it was a good idea, but then, when
 12 we recognize what it's actually going to do to
 13 our community, how it's going to affect the
 14 character of our community, we can change our
 15 minds, and we can prevent ourselves from making
 16 a huge mistake.
 17 **MS. PUGLISI:** Okay.
 18 **MR. MAYES:** So while I look -- and I
 19 understand that you're considering scaling it
 20 down and phasing it in. I think we should just
 21 scrap it right now and be done with it. Thank
 22 you.
 23 **MS. PUGLISI:** Okay. Hold on. We're just
 24 not going to do that, because it's just going
 25 to delay other people from speaking, please.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 Okay. Yes. Hi.
 3 **MR. DeLORENZO:** Hi. Richard DeLorenzo,
 4 2 Ogden Avenue. I was here before in the
 5 November hearing, but I'll just make it very
 6 brief. The -- my problem is that I went
 7 through a approval process under the town code
 8 right now, which is Section 307-60, providing
 9 for medical offices. I'm 539 feet from the
 10 hospital and spent a lot of money, namely
 11 \$20,000, to go before the planning board and
 12 the zoning board, which took over a year to get
 13 the approvals for a medical office. And what
 14 happened was I had a contract to purchase. A
 15 doctor was going to do that, but the process
 16 took so long that the doctor backed out.
 17 And -- and now, what I'm requesting is that I
 18 be included in this medical zone. The
 19 reason -- this MOD.
 20 The reason is: I don't think the -- the
 21 concept is entirely consistent because, as been
 22 mentioned, we have a hotel. We have -- we have
 23 retail space. We have residential units.
 24 Also, the Church of the Holy Spirit is in the
 25 MOD, which doesn't make, to me, a lot of sense.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 But -- like, I'm not in the MOD. The Church of
 3 the Holy Spirit is in the MOD. Also, the
 4 animal hospital is in the MOD. I thought this
 5 was supposed to be for human medical uses, not
 6 animal. But anyway, my problem is with the --
 7 and eight houses on Lafayette are in the MOD,
 8 seven houses on Buttonwood. So -- and none of
 9 those meet the code requirements of Section
 10 307-60.
 11 So my question is: What is the board
 12 going to do with this section, 307-60? Are
 13 they going to continue that, or is that
 14 obsolete, or what is the situation there? It
 15 doesn't make a lot of sense.
 16 **MS. PUGLISI:** Tom, there's no conclusions
 17 this evening. There's no conclusions this
 18 evening. We're going --
 19 **MR. DeLORENZO:** Okay. Well --
 20 **MS. PUGLISI:** We're going to consider your
 21 request.
 22 **MR. DeLORENZO:** Yeah. I -- I think the --
 23 the concept is -- is not consistent with --
 24 with these medical uses. My property is
 25 consistent. I've already been approved, and I

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 would ask that I be included in the medical
 3 zone.
 4 **MS. PUGLISI:** Okay. Thank you.
 5 **MR. DeLORENZO:** Thank you.
 6 **MS. PUGLISI:** I did hear from Father John,
 7 by the way.
 8 **THE CLERK:** One moment, ma'am. I'm sorry.
 9 I'm going to call Robert Smith, Ed Soyka, Jim
 10 Cassidy, and Anthony Cioffi.
 11 **MS. PUGLISI:** Okay.
 12 **THE CLERK:** Thank you. Sorry.
 13 **MALE SPEAKER:** After her?
 14 **THE CLERK:** Yeah.
 15 You can still speak, ma'am. Yeah. Please
 16 state your name. Please state your name and
 17 address for the record.
 18 **MS. PUGLISI:** We just wanted to call up
 19 some more people after you.
 20 **MS. AMABILE:** Hi. My name is Nicole
 21 Amabile, and I live at 2003 Crompond Road,
 22 which is the site of where they're supposed to
 23 be developing. I have been on that site since
 24 2007, and I have known the developer
 25 extensively even before that. I've had a

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 business relationship with him since.
 3 Nobody has more of a vested interest in
 4 this property than myself. I've been there for
 5 a long time.
 6 **MS. PUGLISI:** Address the town board.
 7 **MS. AMABILE:** Thank you. I'm sorry. I've
 8 been there for a long time, and I do feel --
 9 and I live and work in the community. I do
 10 travel Crompond Road on a daily basis, several
 11 times a day. The traffic is horrific. I do
 12 think that it is in desperate need of a lot of
 13 things, including the road system to be
 14 revamped considerably. I am very non-biased
 15 towards all of what I'm going to read right
 16 now, but I was asked to read it because I am
 17 non-biased about it. I do think that we need
 18 to have progress, but I also think moderation
 19 is key. And I do think that -- now, personally
 20 speaking -- I'm going to speak -- speak this
 21 way. Personally speaking, I have been on this
 22 property so long. I've been there for every
 23 step of every survey they've had to do: tree
 24 surveys, soil surveys, wetland surveys,
 25 everything, and they've done it more than

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 twice. I've been right there. I've been
 3 talking to the people. There's still something
 4 in my yard that's sticking straight up out of
 5 the front yard because of the soil survey. And
 6 with all that said, I'm there still, and I
 7 still want to be there. I just want the
 8 development to be in moderation. I want
 9 progress. This town needs progress. We need
 10 infrastructure. We need -- we need to fill up
 11 the vacancies. We need business. We need
 12 people coming to this area. I know it's very
 13 densely populated.
 14 But I'm going to proceed to reading this
 15 letter that I just read about 15 minutes ago.
 16 It was drafted today, January 14th, 2020, and
 17 it is drafted by Senior Vice President,
 18 Economic Development, Maggie Peters. Again, I
 19 just read this 15 minutes ago.
 20 Dear Honorable Board, on behalf of over
 21 1,000 members of the Board Council of
 22 Westchester, this letter serves to express the
 23 Council's support for the establishment of the
 24 medical-oriented district, the MOD, in the Town
 25 of Cortlandt. The MOD, once enacted, will

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 facilitate a safer and more efficient traffic
 3 flow, create 700 construction jobs over several
 4 years, as well as 200 permanent jobs and
 5 enhanced tax (indiscernible) and \$4 million
 6 annually, and provide enhanced state-of-the-art
 7 medical and health care treatment for
 8 Cortlandt's residents. The MOD is a carefully
 9 developed plan, evolved after years of study by
 10 the town through its sustainable comprehensive
 11 master plan, which your Honor adopted in 2016.
 12 The MOD has already been the subject of four
 13 years of traffic studies and several public
 14 outreach forums in 2018 and '19. The new
 15 district will provide dynamic mixed-use
 16 facilities that will benefit neighborhood
 17 residents, as well as employees, patients, and
 18 visitors to the New York-Presbyterian Hudson
 19 Valley Hospital. It will foster a widespread
 20 spectrum of much needed health and medical
 21 services to serve the town aging population.
 22 The MOD will require private and public
 23 investments of tens of millions of dollars in
 24 safe and efficient traffic improvements,
 25 including modern signals, road widening, and

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 (indiscernible) Adrian Court, president of
 3 Conklin Park Town Homeowner's Association.
 4 **MS. PUGLISI:** I'm sorry. What road did
 5 you say?
 6 **MR. SMITH:** Adrian Court.
 7 **MS. PUGLISI:** Okay.
 8 **MR. SMITH:** We're the townhouses right
 9 across from where this is proposed --
 10 **MS. PUGLISI:** Yeah. Sure.
 11 **MR. SMITH:** -- to be developed. So just
 12 a -- I don't have any thing fancy with me,
 13 because everybody covered all the good stuff.
 14 So a couple of simple facts: 32 units of
 15 townhouses right there. Nobody received
 16 mailings about this until about two weeks ago,
 17 and we got a little one-page mailer.
 18 **MS. PUGLISI:** You did not receive a
 19 mailing?
 20 **MR. SMITH:** We received no mailings, no --
 21 **MS. PUGLISI:** Okay. We did expand the
 22 mailings.
 23 So, Michael, Tamarack?
 24 **MR. PREZIOSI:** We do have a list that we
 25 can provide the town board. It will also be

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 sidewalks to enhance and improve the flow of
 3 traffic. The eventual construction of much
 4 needed rental apartments will allow many
 5 hospital employees to walk to work, thus
 6 actually reducing some of the current vehicular
 7 traffic. The impending loss of one of the
 8 town's largest property taxes, Entergy, coupled
 9 with the need for the town's aging population
 10 to have a continuum of care that allows them to
 11 remain near their friends, neighbors, and
 12 relatives make the establishment of the MOD all
 13 the more essential to the vitality and strength
 14 of the Town of Cortlandt. Thank you for your
 15 consideration.
 16 **MS. PUGLISI:** Do you want to give a copy
 17 of that to the town clerk?
 18 **MS. AMABILE:** May I? Okay. As I said --
 19 **MS. PUGLISI:** All right. Thank you.
 20 **MS. AMABILE:** Thank you very much. Thank
 21 you for your time.
 22 **MS. PUGLISI:** Who's next, Laroue? Who's
 23 next?
 24 Good evening.
 25 **MR. SMITH:** Good evening. Robert Smith,

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 read into the record as well, but we did -- I
 3 do believe we included Adrian Court on the
 4 current mailing.
 5 **MR. SMITH:** Two weeks ago was the first
 6 one.
 7 **MR. PREZIOSI:** Yeah. That was the -- the
 8 mailing we --
 9 **MR. SMITH:** Nothing before that ever,
 10 regardless of what was told earlier.
 11 **MR. PREZIOSI:** Yeah. As the supervisor
 12 stated, we did expand the notice proceedings to
 13 include Adrian Court, which is what you
 14 received two weeks ago. So you're correct in
 15 your statement.
 16 **MR. SMITH:** So major --
 17 **MS. PUGLISI:** We apologize.
 18 **MR. SMITH:** That's fine. Thank you.
 19 You're always very honest with us, and I
 20 appreciate that.
 21 So a major project a hundred feet from our
 22 first unit -- 200 feet maybe from our first
 23 unit, if I really laid down a tape measure.
 24 Does that seem wrong? Yeah. There's a problem
 25 there. Okay.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 Transparency has not happened from
 3 Evergreen, from Mr. Santucci. We've
 4 had problems there before. We were told -- we
 5 heard a whisper of this about two years ago and
 6 told, It's going to be a small, little project
 7 we're working on. We'll get you some details
 8 when it's time. We got nothing from him, them,
 9 whoever.
 10 Traffic in the area -- I think everybody
 11 beat it up pretty good. We don't need a hotel.
 12 Oh, by the way, traffic. Let's see. From
 13 Randall's Island today, 38 miles, 42 minutes.
 14 From the Taconic Parkway to Conklin Avenue, 20
 15 minutes.
 16 **MS. PUGLISI:** Please, come on.
 17 **MR. SMITH:** That's today. That's today.
 18 How much worse does it have to get? A hotel,
 19 we covered that. Retail, covered that. So I'm
 20 just speaking to you as a homeowner and
 21 somebody who has 30 -- 31 other homeowners
 22 talking to me. Nobody wants this thing other
 23 than somebody who's going to make some money
 24 off it. Where does it stop? Develop something
 25 great. Make it pretty. Fantastic. Want to

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 put some parkland up there? Hey, we support
 3 that. Great. No more. We don't need anything
 4 else up in the area over there. We moved --
 5 most of the residents from that area, we moved
 6 up here from Long Island, from the city, from
 7 other congested areas, to get away from that,
 8 to come here, to this beautiful town. Let's
 9 keep it that way. Thank you.
 10 **MS. PUGLISI:** Okay. Thank you.
 11 Michael Preziosi oversees planning and
 12 engineering. You're going to make sure that
 13 that neighborhood gets notification; right?
 14 **MR. PREZIOSI:** Correct. The gentleman did
 15 state that they received the most current
 16 notification, which was about two weeks ago.
 17 They did not receive notification, apparently,
 18 for the November town board meeting, which we
 19 apologize for, but we will make sure they are
 20 included on future correspondence.
 21 **MS. PUGLISI:** Okay. What I would like you
 22 to do is to send them some information about
 23 this.
 24 **MR. PREZIOSI:** Absolutely.
 25 **MS. PUGLISI:** Okay. Please.

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1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING
 2 **MR. PREZIOSI:** Yup.
 3 **MS. PUGLISI:** And we did expand the
 4 notifications after the last meeting, and we
 5 did put up more of those signs. You know,
 6 people -- it's hard for people to stop at the
 7 intersections to read the signs. I get it. So
 8 you'll do that for me?
 9 **MR. PREZIOSI:** Correct. And all the
 10 information that's presented tonight and has
 11 been presented in the past is available on the
 12 town's website, townofcortlandt.com, forward
 13 slash, MOD.
 14 **MS. PUGLISI:** Once again, we apologize to
 15 those neighbors.
 16 Yes. Go ahead, Mr. Soyka.
 17 **MR. SOYKA:** Madame Supervisor and town
 18 board members, I'm a resident here for 40
 19 years. I came when my hair was dark, believe
 20 it or not, back in the good old days, and I was
 21 -- we were able -- my wife and I were able to
 22 purchase a beautiful property of two and a half
 23 acres, having a -- natural assets like woods
 24 and beautiful wetlands that, in the summer
 25 looks, like the Amazon jungle when all those

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 2 ferns grow in, and an exceptional pond that
 3 I've, over years, been able to develop and to
 4 make into a special environment. And why am I
 5 saying this? Is that -- the water that comes
 6 into my pond is fed through Dickey Brook, and
 7 that water is coming from Orchard Lake. And
 8 Orchard Lake is basically supplied by the
 9 wetlands around Orchard Lake.
 10 So when I first heard of this project,
 11 first of all, I thought it was, kind of,
 12 unbelievable in terms of the size of it,
 13 regardless. But when I think about those
 14 massive buildings being built on top of the
 15 wetlands -- because there's a lot of wetlands
 16 you can't see. It's underground, you know.
 17 And like a big sponge, as that pressure happens
 18 over the years, what happens is the wetland's
 19 natural flow, which takes eons to develop, is
 20 disturbed. When it's disturbed, what happens
 21 is that the wetlands no longer function as they
 22 do now.
 23 So in the spring and in the winter, I have
 24 ample water coming in. It looks like Niagara
 25 Falls. But then when we get into summer,

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 2 especially late summer, when you get into a
 3 three-week drought, that water ends up being no
 4 more than a water faucet in your kitchen in
 5 terms of the amount of water coming through my
 6 pond, which also means that Orchard Lake is not
 7 giving off any more than that amount of water.
 8 So what we're dealing with is a very
 9 significant balance here of the environment and
 10 the wetlands supplying my pond and Orchard.
 11 And besides that, how many families have
 12 property abutting Orchard? And how about a
 13 dead lake, and how about property values in
 14 that regard? So I'm coming back. And I said
 15 this the last time: I need to have this
 16 investigated. I need somebody to come on my
 17 property and see what I'm talking about. I'm,
 18 right now, the only expert about this issue,
 19 probably in the town, only because nobody else
 20 has a lake -- a pond like I do. Anyway, I
 21 appreciate you listening to this.
 22 Also, I know -- I like to say something
 23 nice -- that over these years, Linda, you've
 24 been a leader about being reasonable about
 25 development. It's not about not doing any. We

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 2 have a residential environment. We don't want
 3 New York City up here. Okay. And I'm sure --
 4 I'm confident that all of you will see to it
 5 that whatever is done there, it's going to be
 6 for the best interest of everybody in the town.
 7 Thank you.
 8 **MS. PUGLISI:** Thank you for saying that,
 9 Ed. Thank you. Thank you. Okay.
 10 Who's next, Laroue?
 11 **THE CLERK:** We have two residents left.
 12 Everyone has been called.
 13 **MS. PUGLISI:** Okay.
 14 **THE CLERK:** Please -- please state your
 15 name and address for the record.
 16 **MR. CASSIDY:** My name is Jim Cassidy. I'm
 17 a 40-year resident of 226 Buttonwood Avenue.
 18 Obviously, a next-door neighbor to your former
 19 secretary, Linda.
 20 I want to just get into the record, at
 21 least, what I heard when the Gyrodyne engineers
 22 were nice enough to try to visit with the
 23 members of Buttonwood Avenue. I'll try to push
 24 this away so it's not echoing. One of the
 25 things they mentioned was that they would

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 2 consider an oxygenator for Orchard Lake --
 3 pond, reality, which obviously means they'll
 4 take a look at it, realize it costs money, and
 5 won't do anything. But at least they said
 6 they'd consider it.
 7 I believe they mentioned that they would
 8 change the access onto Buttonwood Avenue to be
 9 a crash gate with -- I believe what they called
 10 it was supported turf. So, essentially, it's
 11 no longer a viable entrance. They had
 12 mentioned that they would be able to increase
 13 the buffer between the parking and the house
 14 that abuts that parking by about 10 feet. And
 15 also, I believe they heard from the residents
 16 that we are not in favor of this foot path so
 17 that people can walk around and stare into our
 18 backyards.
 19 The issues have been addressed by most
 20 everybody else that's been up here, namely that
 21 traffic. Without land to actually widen 202, I
 22 don't see how lights are going to solve the
 23 problem. Five stories. While the hospital may
 24 be five stories, the hospital is also in a
 25 hole. All this other land is already elevated

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 2 above the street; so we're looking at probably
 3 seven, eight stories above street level.
 4 Wetlands, as has just been more adequately
 5 addressed than I can. The town board -- Linda,
 6 you're the leader of that -- have done a great
 7 job of preserving our green space. I'd hate to
 8 see us having to give up a bunch of it. Thank
 9 you very much.
 10 **MS. PUGLISI:** Thank you so much.
 11 Let me just take a second. There's a
 12 couple of chairs up here that you can come in
 13 and sit on.
 14 And then, Steve, if you'd be so kind,
 15 bring a couple of those chairs behind you up
 16 here, please. So -- I hate to see people
 17 standing. I've been there. I know what it's
 18 like. So just give me a minute. We're going
 19 to put a couple more chairs here. There's -- I
 20 see three or four seats up here. So if you've
 21 been standing for a while, please come on up
 22 and use these chairs.
 23 I appreciate everybody being so orderly
 24 and civil and patient. We truly appreciate it,
 25 because it's important to hear all of your

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 2 comments.
 3 Who's next, Laroue? Right up here,
 4 there's seats.
 5 **THE CLERK:** We have one resident left,
 6 Anthony Cioffi.
 7 **MS. PUGLISI:** How many more do you have?
 8 **THE CLERK:** That's it.
 9 **MS. PUGLISI:** Just one more? That's it?
 10 **THE CLERK:** Would you like to sign up,
 11 sir?
 12 **MS. PUGLISI:** If you haven't signed up and
 13 if you want to speak, come on up. I have all
 14 night.
 15 Sorry, Town Board.
 16 If you want to sit in the chairs up here,
 17 come on up.
 18 Did you want to speak, sir? Go ahead.
 19 **MR. FARINA:** Yes.
 20 **MS. PUGLISI:** Your name and your address
 21 for the town clerk's records. We appreciate
 22 it.
 23 **MR. FARINA:** Okay. My name is Sal Farina,
 24 and I live on Northridge Road. We didn't
 25 receive any mailing on Northridge Road.

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 2 Northridge Road was actually left out of the
 3 whole plan.
 4 **MS. PUGLISI:** You did not receive it?
 5 **MR. FARINA:** No.
 6 **MS. PUGLISI:** I'm sorry.
 7 **MR. FARINA:** And we looked at the plan a
 8 number of times, and Northridge Road is not in
 9 that plan in the study.
 10 **MS. PUGLISI:** Okay.
 11 **MR. FARINA:** Dimond is after. Tamarack is
 12 before me.
 13 **MS. PUGLISI:** It won't happen again.
 14 We're going to -- we corrected it. We thought
 15 we got everybody in the affected area, but a
 16 couple of glitches here tonight. Apologize.
 17 **MR. FARINA:** I don't want to be redundant
 18 and go over a number of things that a number of
 19 the residents have already said, but I want to
 20 say something about the opening argument. It
 21 was classic. You have a situation that no one
 22 wants. So what do you do? You appeal two
 23 certain things. Emotion. You deserve this.
 24 Insecurity. You need this thing. It will be a
 25 better life for you. And appeal to authority.

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 2 World-acclaimed builders. But then, in the
 3 summation, we get, we want you to vote on this
 4 right now. So all of those points become moot.
 5 It's over.
 6 As far as asking, we have been asking for
 7 this to be scaled back. I don't think we
 8 should ask for it to be scaled back. We should
 9 say, We're not going to approve it unless it's
 10 scaled back.
 11 **MS. PUGLISI:** We're not there yet. Yeah.
 12 **MR. FARINA:** End of story.
 13 **MS. PUGLISI:** Yeah. Okay.
 14 **MR. FARINA:** Okay. Also, I'd like to
 15 know -- and it's -- it's not to point the
 16 finger, but I'd like to know if anyone on
 17 the -- on the zoning board is from the
 18 Toddville area, because we need a
 19 representative from that Toddville area on that
 20 zoning board, which I will volunteer for.
 21 **MS. PUGLISI:** We have somebody in this
 22 area that's on the zoning board. Yes, we do.
 23 **MR. FARINA:** Okay. One of the other
 24 things I wanted to say is: We don't have a
 25 police department anymore.

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 2 **MS. PUGLISI:** We have two.
 3 **MR. FARINA:** We have -- we use the
 4 Annsville Circle police.
 5 **MS. PUGLISI:** We have the State Police and
 6 we have the county police.
 7 **MR. FARINA:** And the county police.
 8 **MS. PUGLISI:** That's correct.
 9 **MR. FARINA:** But we don't have town police
 10 anymore. When you build a hotel, that hotel
 11 is, by nature, transient. People are in and
 12 out.
 13 **MS. PUGLISI:** Okay.
 14 **MR. FARINA:** Okay. This is a town. This
 15 is not a city. This is a town of one and
 16 two-family houses, and this is a town that
 17 should stay one and two-family houses. Okay.
 18 I think we have to look at the integrity of the
 19 town, and you have to marriage progress with
 20 the integrity of the town and the citizens in
 21 that town.
 22 Obviously, a lot of the people here are
 23 very upset. They're upset about traffic. But
 24 what about the integrity and the quality of
 25 life of the people in the town? That also is

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 2 changed. Once you start -- once you start
 3 building and you let building in, what happens
 4 is this: We put this in in Stage 1. Okay.
 5 The traffic becomes worse. What do we have to
 6 do? We have to address that traffic. How do
 7 we address that traffic? We widen the
 8 corridor. We take land from this house, land
 9 from that house. What happens then? People
 10 start moving out, because there's an
 11 encroachment on all their properties. Once you
 12 have that, then it starts becoming commercial.
 13 More commercial it becomes, the wider it
 14 becomes, and then there's no more town. That's
 15 what we're about. We're a town. That's why
 16 we're all here. That's why we're all talking.
 17 And I think no matter how much time it takes or
 18 whatever it takes, that we have to keep pushing
 19 for a smaller MOD.
 20 The other thing is: I'm not a legal
 21 scholar, and Mr. Wood has been the attorney
 22 here. But I believe that, if I remember
 23 correctly, the Fifth and Fourteenth Amendment
 24 is due process, which says that no government
 25 or federal -- federal government or state

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 2 to have 55 units, and there wasn't enough water
 3 pressure to support putting out the fire.
 4 People behind them also had to be evacuated at
 5 night because the buildings were so close.
 6 **MS. PUGLISI:** Yeah.
 7 **MS. KAHN:** My question is: Does the Town
 8 of Cortlandt have sufficient water to support
 9 this large development? Is there enough
 10 electricity provided to this area without Con
 11 Ed or Entergy?
 12 The -- I've seen a lot of development, and
 13 a lot of the trees that come down cause the
 14 water to drain into McGregor Brook, which is
 15 becoming more like a raging river when it's in
 16 spring, and it will impact the groundwater.
 17 I'm concerned for the traffic, because the road
 18 is only so wide, unless there's eminent domain
 19 and they cut into private property or business
 20 property. It's one lane in either direction.
 21 It's just going to -- it's very difficult
 22 getting out of Stone Gate, and in the morning,
 23 going to the Taconic and coming out of the
 24 unit, going either to Peekskill or east. Also,
 25 there's a lot of development in Peekskill which

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 2 government has the right to encroach on life,
 3 liberty, and property of a person or group of
 4 citizens. I don't believe it refers to real
 5 estate developers. So I don't think you owe
 6 them a due process. You owe them the courtesy
 7 of looking at the plan, but you don't owe them
 8 a due process. That's what I believe.
 9 **MS. PUGLISI:** Okay. Well said. Thank
 10 you. Thank you. Okay.
 11 **THE CLERK:** We have one other --
 12 **MS. PUGLISI:** We have somebody else?
 13 **THE CLERK:** We had one other individual
 14 who signed up. Karen Kahn.
 15 **MS. KAHN:** Yes. Hi. Thank you for
 16 holding this hearing. I first learned about
 17 the meeting by seeing somebody putting the
 18 signs in the ground opposite where I live.
 19 **MS. PUGLISI:** What road are you on?
 20 **MS. KAHN:** I'm on Crompond Road, 1840,
 21 directly opposite 1847, where the senior
 22 housing development burned to the ground and
 23 required two other fire departments with tanker
 24 trucks to put out the fire, but not before it
 25 burned to the ground. Peekskill was supposed

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 2 is going to impact traveling both to the
 3 Taconic and the area.
 4 **MS. PUGLISI:** Of course it will. Of
 5 course it will.
 6 **MS. KAHN:** Yeah.
 7 **MS. PUGLISI:** Peekskill -- there's a lot
 8 of development going on in Peekskill. I'm not
 9 saying -- I'm not trying to defer to Peekskill,
 10 but it's -- there definitely is.
 11 **MS. KAHN:** So that is already impacting
 12 the area. I believe in progress, but, as said,
 13 this is a residential area. We could use some
 14 assisted living facilities. They're,
 15 unfortunately, extremely expensive in this
 16 area. Could be upwards of \$3,000 a month. I
 17 have neighbors who need aides to come to this
 18 area, and it took them weeks before they could
 19 get an aide to come to this area. How they're
 20 going to supply assisted living when you can't
 21 get an aide through an agency, because nobody
 22 wants to come up here --
 23 **MS. PUGLISI:** Well, I appreciate your
 24 thoughtful comments. I sincerely do. I really
 25 do. And that was a tragedy, that fire in

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 2 Peekskill. That was really, really too sad.
 3 It was the Italian Club for years. A lot of
 4 parties there. I was there many, many times,
 5 and they had a new proposal. Thank God nobody
 6 was in that structure at the time of the fire;
 7 right? Right.
 8 So the questions about water pressure,
 9 water lines, that's all part of this SEQRA
 10 process that Tom was talking about. That will
 11 definitely be evaluated before any decision
 12 would be rendered.
 13 **MS. KAHN:** Just an aside, additional to
 14 the fire, it was so -- you could feel the
 15 heat -- we're across the street -- up to our
 16 mailbox, which is on the property. The debris
 17 showered across the roofs. It damaged cars.
 18 It -- I'm on the lower level. There was even
 19 debris from the fire that blew across our
 20 property and across McGregor Brook. And so
 21 you're looking at a high-rise development,
 22 higher than us. The winds blowing are going to
 23 impact the whole area in case of any kind of
 24 difficulty.
 25 **MS. PUGLISI:** I'm very familiar with

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 2 McGregor's Brook. I lived in Crompond. I
 3 raised my kids in Crompond for many years, so
 4 I'm very familiar with it. So thank you for
 5 bringing that point up, you know.
 6 **MS. KAHN:** Thank you.
 7 **MS. PUGLISI:** Is there anybody else,
 8 Laroue, on the --
 9 **THE CLERK:** I do not have anyone else who
 10 has signed up to speak.
 11 **MS. PUGLISI:** Okay. All right. Well, I
 12 just want to -- first of all, I think you all
 13 know that the Crompond Road is a state road,
 14 state highway, you know, and we've been --
 15 we've been lobbying them forever, our state
 16 elected officials, to assist us with
 17 improvements on that road. There's been a
 18 couple. There's been a couple. We do have
 19 electricity. I know the lights keep going,
 20 but --
 21 **MR. WOOD:** Did you pay the bill?
 22 **MS. PUGLISI:** We did pay the bill, Tom.
 23 Yes, we did. We will continue to do so.
 24 There's been a couple of improvements with
 25 the traffic signals. That doesn't necessarily

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 2 help the situation. We're aware of it. There
 3 was a big study about Crompond Road with the
 4 Town of Yorktown and the county and the state
 5 many years ago. Unfortunately, they didn't
 6 follow through on that corridor. We're not
 7 legally allowed to do those road improvements,
 8 Tom. We're looking into that to see if that
 9 can be changed. We're going to lobby our state
 10 elected senator and our state elected
 11 assemblywoman. And if we can get to the
 12 governor -- I keep trying -- we're going to
 13 lobby them as well to make improvements on that
 14 road.
 15 The integrity and the community, the
 16 families, are what the Town of Cortlandt are
 17 all about. I was just sworn in recently, you
 18 probably know, along with my colleagues, and
 19 that was my speech. This is a family-oriented
 20 community. I raised my twins here. I love
 21 this town, obviously, and you are the people
 22 that I want to hear from before any decision is
 23 made.
 24 Our job is to balance everything. We want
 25 to balance the open space, the protection of

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 2 the environment. Mr. Soyka and I worked on
 3 wetlands ordinances many years ago, and we want
 4 to continue to do that as well. We need
 5 economic growth in the right locations. That's
 6 the key, and we're working on that.
 7 Especially, Hendrick Hudson School District,
 8 you know, is going to be losing a lot of money
 9 when Indian Point closes, so we're concerned
 10 about that. This development proposal is in
 11 the Lakeland School District, as you know.
 12 So the next step is, Tom will reiterate
 13 for me -- will remind everybody that this is --
 14 there's going to be other opportunities for you
 15 to comment. All your suggestions, comments,
 16 critique will be responded to by the
 17 applicants, by us. We'll make sure that people
 18 who did not get the notices -- I truly
 19 apologize to you. We did expand the
 20 notification process this time. We're going to
 21 continue to do that. I'll go out with a sign
 22 myself and say, Come to the public hearings. I
 23 mean, you know, seriously, because I know many
 24 of you. We've grown up together. We raised
 25 our kids here. And this is a family town, and

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 2 we're going to keep it that way, and we're
 3 going to do our best.
 4 People do own property. They do have
 5 rights to come before the planning board, the
 6 town board, the zoning board, as you know, with
 7 their ideas. It's up to us to decide which of
 8 those proposals are best suited for this great
 9 town.
 10 So we're going to be adjourning this
 11 public hearing, right, Tom, to April. Is there
 12 anything that you'd like to add to my comments?
 13 **MR. WOOD:** No. I think we're all set.
 14 **MR. BECKER:** Linda, can I make a comment?
 15 **MS. PUGLISI:** Yes.
 16 **MR. BECKER:** I just want to thank everyone
 17 for coming out. I'm reminded of that Norman
 18 Rockwell famous painting where people come up
 19 and speak, and that's very helpful to -- for us
 20 as a board as we opine on what we can do to
 21 move forward.
 22 I just want to say that these properties
 23 are very special to me in particular. In 1984,
 24 almost a hundred years ago, it seems like, I
 25 was one of the first renters at the Cortlandt

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 2 better. The property owners combined have
 3 about 40 acres. We can't sterilize it. We
 4 can't say that nothing can be built, but we can
 5 influence how it is developed, the rate it's
 6 developed, and what goes there, and with your
 7 input and the comments we heard.
 8 I also want to just clarify SEQRA. For
 9 those who are not familiar, that's the State
 10 Environmental Quality Review Act, which
 11 actually dictates the whole process of how we
 12 proceed, the timelines, what information is
 13 required. So when you hear DEIS, that's the
 14 draft. That's the initial questioning of
 15 what's going to happen after an applicant --
 16 applicant -- applicant submits a plan, and then
 17 they respond to that and present a final FEIS,
 18 final environment impact study. In addition to
 19 the town board, this will be reviewed by the
 20 planning board as well, contemporaneously, such
 21 that the planning board has tremendous
 22 expertise in structure, traffic. And we're
 23 going to rely on all of our assets, our
 24 in-house planning department and -- that many
 25 of you have met -- our outside consultants, the

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 2 medical building. And at that time, I remember
 3 when that was being debated in this hall,
 4 mainly the planning board, waiting for its
 5 development. And I rented my office in there
 6 with -- and built up a very nice practice that
 7 eventually grew to seven cardiologists. But
 8 the interesting thing is the first six years of
 9 my life were spent at Evergreen Manor when it
 10 was owned by the Rourkes [ph.]. So I swam in
 11 the pool there, lived in one of the bungalows
 12 there. So that was a very special property,
 13 and I want to make sure that that property is
 14 treated well.
 15 Linda referenced the inauguration of a
 16 week ago, and I spoke about the fact that, you
 17 know, in addition --
 18 **MS. PUGLISI:** It was a swearing in.
 19 **MR. BECKER:** Okay. Swearing in
 20 ceremony -- that in addition to death and
 21 taxes, one of the things that's inevitable is
 22 change, and we all (indiscernible) change. And
 23 we can't stop it, but we can, perhaps, manage
 24 it. And rather than a revolution in this
 25 community, slow evolution would probably be

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 2 planning board, and this board and your input
 3 to make sure that we come up with the proper
 4 decision for this community. Thank you.
 5 **MS. PUGLISI:** Thank you, Richard.
 6 I just wanted to say that there will be no
 7 votes. There will be no more public hearings
 8 until April. We're going to adjourn it again,
 9 including -- the planning board will not hold
 10 any more public hearings; right, Tom?
 11 **MR. WOOD:** No. They can't hold a public
 12 hearing (indiscernible.)
 13 **MS. PUGLISI:** Until it's --
 14 **MR. WOOD:** (Indiscernible.)
 15 **MS. PUGLISI:** Right. So the next time we
 16 see you will be in April. I want you to come
 17 in and talk to any of our staff, to me, to
 18 call, to email, text, whatever. I'll see you
 19 at the delis, you know, and so on. And please
 20 come in and ask questions. If you didn't get
 21 any of your questions answered tonight, please
 22 contact us. That's what we are here for. All
 23 right.
 24 **MR. STEINMETZ:** Respectfully, a point of
 25 order, Madame.

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 2 **MS. PUGLISI:** I said before that, you
 3 know, I'm not going to give you another
 4 presentation. You already had one.
 5 **MR. STEINMETZ:** You're not going to have
 6 to. Just following Councilman Becker's
 7 comment --
 8 **MS. PUGLISI:** Our residents are leaving.
 9 I want to thank them for coming out tonight.
 10 What did you have to say, Mr. Steinmetz?
 11 **MR. STEINMETZ:** Councilman Becker, SEQRA
 12 does not contemplate a 90-day adjournment of a
 13 DEIS public hearing. We, respectfully, did not
 14 oppose the original 60-day adjournment, and my
 15 client has asked the town board, procedurally
 16 and legally, to contemplate bringing this back
 17 in February. You have every right to decide
 18 not to close. But to arbitrarily adjourn for
 19 90 days, we're asking you -- this is not --
 20 these are not two speculative developers.
 21 These are two people who own two entities, that
 22 own real estate in the town, so there are real
 23 property rights that are impacted. I would ask
 24 your --
 25 **MS. PUGLISI:** Mr. Steinmetz, just like I

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 2 said to our residents --
 3 **MR. STEINMETZ:** -- town board to consider
 4 this.
 5 **MS. PUGLISI:** -- you can put those
 6 requests in writing to us.
 7 I need a motion from this town board to
 8 adjourn the public hearing --
 9 **MR. STEINMETZ:** I'm asking the town board
 10 to entertain not doing that.
 11 **MS. PUGLISI:** -- to April 14th, 2020. Do
 12 I have a motion and a second?
 13 **MR. FARRELL:** So moved.
 14 **MS. PUGLISI:** Do I have a second --
 15 **MR. BECKER:** Second.
 16 **MS. PUGLISI:** -- to adjourn it to April?
 17 **MR. CREIGHTON:** Madame Chair, on the --
 18 Madame Chair, on the question, I'd ask town
 19 legal staff to let us know whether this is a
 20 violation of SEQRA, and if it is, that we
 21 reconsider and go with a different date.
 22 **MS. PUGLISI:** We can adjourn it to
 23 whenever.
 24 (Indiscernible.)
 25 **THE CLERK:** Ladies and gentlemen, the

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 2 meeting is continuing. If you could please
 3 lower your voices, I would appreciate it very
 4 much.
 5 **MS. PUGLISI:** We can adjourn it to
 6 whenever we want to.
 7 **MR. FARRELL:** I feel we have to adjourn it
 8 because we haven't had the reports, one of the
 9 most important, from the Department of
 10 Transportation.
 11 **MS. PUGLISI:** Town -- Town Attorney Tom
 12 Wood on --
 13 **MR. STEINMETZ:** I want to respond to
 14 Councilman Farrell. He addressed me. He
 15 just --
 16 **MS. PUGLISI:** Mr. Steinmetz, I'm talking.
 17 **MR. STEINMETZ:** He addressed me.
 18 **MS. PUGLISI:** Mr. Steinmetz, I'm speaking
 19 now.
 20 **MR. STEINMETZ:** I'm sorry.
 21 **MS. PUGLISI:** Okay. There's a question on
 22 the request for a motion and a second to
 23 adjourn this to April 14th, 2020.
 24 Your question, Councilman Creighton?
 25 **MR. CREIGHTON:** Madame Chair, my question

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 2 is: Do we have the ability, as a board, under
 3 SEQRA, to adjourn it beyond 60 days without the
 4 applicant's consent?
 5 **MR. WOOD:** Well, in -- yes, you would.
 6 There's sufficient missing information from
 7 involved agencies, et cetera. For the record:
 8 I think it's of substantial public interest and
 9 concern, and I think those are reasons that
 10 would allow -- SEQRA does encourage it to be as
 11 quick and, you know, move the process through.
 12 However, you know, it's the discretion of the
 13 lead agency.
 14 **MR. FARRELL:** Thank you.
 15 **MS. PUGLISI:** Okay. So I have asked for a
 16 motion and a second to adjourn to April 14th,
 17 2020. Do I have a motion?
 18 **MR. FARRELL:** So moved.
 19 **MS. PUGLISI:** Do I have a second?
 20 **MR. BECKER:** Second.
 21 **MS. PUGLISI:** Okay. All in favor?
 22 **BOARD MEMBERS:** Aye.
 23 **MS. PUGLISI:** Aye. So moved. Thank you.
 24 Okay. And then I need a motion and a
 25 second to adjourn the public hearing.

1 MOD SEQR DGEIS/DEIS & LOCAL LAW - PUBLIC HEARING

2 MS. COSTELLO: So moved.

3 MS. PUGLISI: All in favor?

4 BOARD MEMBERS: Aye.

5 MS. PUGLISI: So moved. The public

6 hearing is adjourned. Thank you, all.

7 (Time noted: 8:52 p.m.)

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I, ILANA M. NATHANSON, a Certified Court
reporter and Notary Public of the State of New York,
do hereby certify that the transcript of the
aforegoing proceedings, taken at the time and place
aforesaid, is a true and correct transcription of my
horthand notes.

ILANA M. NATHANSON

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