

TOWN OF CORTLANDT
TOWN BOARD

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PUBLIC HEARING:
MOD SEQR DGEIS/DEIS AND PROPOSED LOCAL LAW

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November 19, 2019
Town of Cortlandt Town Hall
1 Heady Street
Cortlandt Manor, New York 10567
7:11 p.m.

BEFORE:
LINDA D. PUGLISI, Supervisor
JAMES F. CREIGHTON
FRANCIS X. FARRELL
RICHARD H. BECKER
DEBRA A. COSTELLO

PRESENT:
TOM WOOD, ESQ., Town Attorney
MICHAEL J. CUNNINGHAM, ESQ., Assistant Town Attorney
LAROUÉ ROSE SHATZKIN, Town Clerk
CHRISTINE B. COTHREN, Deputy Town Clerk
PATRICIA ROBCKE, Comptroller
STEPHEN FERREIRA, Director of DES
MICHAEL PREZIOSI, Director of DOTS

FOR EVERGREEN MANOR:
ZARIN & STEINMETZ
DAVID STEINMETZ, ESQ.
81 Main Street
White Plains, New York 10601

FOR GYRODYNE:
CAMERON ENGINEERING & ASSOCIATES, LLP
KEVIN M. McANDREW, R.L.A., AICP
177 Crossways Park Drive
Woodbury, New York 11797

Ilana Michael Nathanson, Court Reporter



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2 MS. PUGLISI: First of all, as I said
3 before, there will be no vote taken tonight.
4 There will be -- we're going to be adjourning
5 it to January or February --

6 MR. WOOD: January 14th.

7 MS. PUGLISI: -- January 14th in 2020.

8 Can't believe it's 2020 already. Can you? And
9 so you'll have many opportunities to voice your
10 concerns, your issues, to put your comments in
11 writing if you so desire, email, text, writing,
12 whatever. And I just want to say to you, the
13 town board has heard me talk about -- and we --
14 I have issues, concerns, reservations as well,
15 just like you, which I've been voicing over the
16 last couple of years to the property owner. So
17 my commentary, town board's commentary, will be
18 part of this DEIS as well. So many of the
19 issues you're bringing up tonight, I also
20 concur.

21 Our public hearing process tonight will be
22 and include the following: Our town attorney,
23 Thomas Wood; Michelle Robbins, a planner in our
24 planning division; Michael Preziosi, our town
25 engineer and Director of Department of

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2 Technical Services; a consultant, AKRF, our
3 traffic consultant, which, of course, is a
4 major concern of all of us. Then you'll have a
5 brief overview from the property owners, the
6 developers. These are their projects. It's
7 important for you to know that. And then it
8 will be the public's opportunity to come up to
9 the podium to succinctly make your statements
10 and to ask your questions, which will be part
11 of the record. It will go then to the
12 developers to answer and comment and make
13 comments on your suggestions and input.

14 Please, if you haven't already, if you
15 want to speak at the podium, sign in.

16 Rosemary's back there. You can
17 (indiscernible.) The sign-in list is back
18 there. The sign-in list will come up to the
19 town clerk. She'll read your name.

20 We're going to ask then probably three or
21 four people to come up at one time so that we
22 can move the public hearing along; right,
23 Laroue?

24 THE CLERK: Yeah.

25 MS. PUGLISI: Okay. So I'm reemphasizing

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2 this: No vote is going to be taken tonight.

3 This meeting is taped. It's streamed in a

4 couple of days. You can stream it on your

5 computer or you can watch it on the public

6 access station, Channel 78. I now will turn it

7 over to our town attorney, Thomas Wood.

8 The lights went out, Tom. I don't know --

9 okay. Tom, take it away, please.

10 MR. WOOD: Thank you, Supervisor.

11 Good evening, ladies and gentlemen. So my

12 role this evening is just to give you a little

13 overview of the process that we've been engaged

14 in and will be engaged in. So that -- as the

15 supervisor indicated, this is the first opening

16 of the public comment part of the process. And

17 in any -- any time that a town board considers

18 any type of land use application, it must

19 comply with the New York State Environmental

20 Quality Review Act. SEQRA is the acronym. And

21 what that requires, before any action can be

22 taken, is that a comprehensive gathering of

23 information about the proposals must be

24 received, analyzed, and all -- any potential

25 impacts must be identified with respect to

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2 those projects and proposals. So with respect
3 to what we have before us tonight is that
4 inner-town master plan. And you'll hear more
5 details about some of these things from town
6 planner.

7 There was a part of the town master plan
8 wherein a medical-oriented district was
9 proposed based around the NewYork-Presbyterian
10 Hospital, Hudson Valley Hospital. And so the
11 master plan is a document that the town does
12 once every ten years or so. It's recommended
13 for ten years. And in that, it's a committee
14 of residents who work for one and a half to two
15 years to put together a master plan to analyze
16 needs of the community, et cetera.

17 So one of the concepts was this medical
18 overlay district -- medical-oriented district.
19 And so the property owners, who own property on
20 Lafayette Avenue and 202, made proposals to the
21 town that they would like to develop their
22 properties in accordance with the guidelines of
23 the master plan. But the master plan is only a
24 guide. So there's an interim step. Is -- that
25 the town board would have to consider whether

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2 or not the town zoning ordinance should be
3 amended to allow the planning board to consider
4 the proposals.

5 So the process started in that the
6 developers refined and analyzed their proposals
7 and submitted concepts. Town staff reviews it.
8 We started to identify various impacts that
9 were perceived, and we had two outreach
10 meetings here in this room. Over a thousand
11 residents in the area received letters. They
12 came in. They received a presentation. They
13 could meet with the applicants to understand a
14 little bit more about their projects. And
15 they -- those were taped. They've been played
16 on our website, on our municipal access
17 channel.

18 So then, based on preliminary comments
19 received, the staff and the applicants worked
20 to come up with a scoping document. And that
21 is a document which -- if you go -- any
22 document I refer to is online, the town
23 website. But the index -- it's -- a scoping
24 document is like an index to a book. And there
25 are about 24 different chapters, and each one

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2 discusses a different part of the proposal and
3 a different impact from -- from land use
4 impacts, traffic impacts, et cetera.

5 So that scoping document came to the town
6 board. It was adopted by the town board and
7 then the applicants worked on preparing what's
8 known as a draft environmental impact study,
9 which is the volume that's now available
10 online, and for which we'll be taking input
11 tonight. And in that draft environmental
12 impact study are various chapters discussing
13 the various issues that have been perceived.
14 That document came back to the town -- came to
15 the town board for the first time in September,
16 and the town board accepted it as complete
17 enough for public discussion -- to open a
18 public discussion.

19 MS. PUGLISI: But not fully completed.

20 MR. WOOD: Right.

21 MS. PUGLISI: Not fully completed.

22 MR. WOOD: Right. They accepted it for
23 public discussion. And voila, we're here
24 tonight to start that discussion process.

25 So the way SEQRA works is that anyone who

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2 speaks tonight, your comments will be recorded
3 both by the stenographer and also by the town
4 clerk. Those comments are all compiled and
5 then must be analyzed to see, is there
6 information already in the DEIS that addresses
7 it? If there is, it has to be identified,
8 where that is. If there isn't, then that
9 information has to be put together in a
10 satisfactory format. So with that process,
11 we're going to commence it tonight.

12 Between now is -- the board will adjourn
13 the public input part until its meeting in
14 January. January 14th. You can go online.
15 You can file questions/concerns online during
16 the entire period. All of those questions will
17 become part of the record. And even if the
18 town board closed the public hearing in
19 January, there would be a period of time until
20 the end of January for your final comments.

21 All of those comments, as I said, will be
22 listed, analyzed, and addressed. That will
23 culminate in the preparation of what's known as
24 a final impact statement, which then comes
25 through a public process and more input. And

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2 all of that must be accomplished before the
3 town board could even ponder or consider
4 whether or not the application should be
5 approved as is, modified, revised, or changed
6 or whatever the case may be.

7 MS. PUGLISI: Reduced.

8 MR. WOOD: In addition to all of the
9 community having input, this document has been
10 sent to other agencies that are involved in the
11 process. So those agencies are, without giving
12 you a whole list, but the New York State DOT,
13 the Department of Transportation, which has the
14 final say with respect to the Route 202 traffic
15 corridor, its capacity, what can be allowed,
16 the number of -- what has to be done to improve
17 it; the New York State DEC, which regulates the
18 wetlands on most of the site, what can be done,
19 if anything, within a hundred feet of those
20 wetlands; New York State Office of Historic
21 Preservation, to determine if there's any
22 historical significance in the property or any
23 structures on the property; the Army Corps of
24 Engineers with respect to the wetlands; the
25 Westchester County Department of Health for

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2 water and sewer, and the list goes on and on.

3 All of those agencies will, during this time
4 period, be commenting and asking for responses
5 with respect to those comments.

6 Because of the fact that all of your
7 comments are going to be addressed between now
8 and the preparation of the FEIS, this evening,
9 when you make a comment here, obviously
10 everyone listens, but there's not going to be
11 an immediate response, because it has to be
12 analyzed and placed into the FEIS. So if --
13 and, also, a point to be made is that if one
14 person mentions your issue, traffic, that has
15 to be analyzed then, whatever your traffic
16 concern might be, particular intersection,
17 et cetera. It doesn't mean -- it doesn't
18 matter if there's one comment about it or 500
19 comments about it. It will be addressed in the
20 same -- with the same importance, all of the
21 issues that are raised. So I think that covers
22 the process.

23 MS. PUGLISI: I just want to ask you a
24 question, Tom, if I may.

25 MR. WOOD: Yes.

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2 MS. PUGLISI: Thank you for that overview,
3 Tom. I appreciate it.

4 How many people here went to the one or
5 two public information meetings that we had?
6 Just raise your hand. Okay. About a third
7 went to the information meeting. All right.
8 Okay. Now we're going to turn it over --

9 MR. WOOD: I'd just like just to --

10 MS. PUGLISI: Yeah.

11 MR. WOOD: One final statement is just
12 that the role of the town board, obviously, is
13 to listen, to make a decision as to whether
14 they may or may not amend the zoning ordinance.
15 But another role of the town board is to ensure
16 that due process is had not only for the
17 community, but for the property owners. So
18 we're -- we're attempting to keep the process
19 as transparent as possible, as involving as
20 possible for all parties. And that's why
21 you'll hear many times tonight, we have part of
22 our website dedicated to this project. All the
23 information from all our meetings, videos,
24 whatever there is, is available there. And
25 feel free to review that. But the due process

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2 rights is for everyone. And certainly, we're

3 very mindful of that and respectful of that.

4 So with that, I believe --

5 MS. PUGLISI: All right. Tom, thank you.

6 We're going to turn it over to Michelle

7 Robbins, I believe, a planner in our planning

8 division of Department of Technical Services.

9 Michelle, please.

10 MS. ROBBINS: Hi. Can everyone hear me?

11 My name is Michelle Robbins, and I'm the

12 assistant planner in Cortlandt. I'm going to

13 talk to you tonight about the origins of the

14 medical-oriented district or MOD, as it is

15 often referred to.

16 Tonight, as previously mentioned, we are

17 here for the public hearing on the MOD draft

18 environmental impact statement, which is part

19 of the SEQRA process for the project. And as

20 Tom mentioned, SEQRA provides for an

21 environmental review process that allows

22 agencies, project sponsors, and the public to

23 consider the potential for environmental

24 impacts from a proposed action, as well as

25 alternatives to the proposed action and

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2 mitigation. The environmental review or SEQRA
3 process facilitates the weighing of social,
4 economic, and environmental factors throughout
5 the planning and decision making stages of a
6 project.

7 So what are the origins of the MOD? The
8 MOD concept originated during the town's most
9 recent comprehensive planning process, which
10 culminated in the adoption of the town
11 comprehensive plan called Envision Cortlandt in
12 March of 2016. As some of you may know, and as
13 Tom referred to, a comprehensive master plan is
14 a document designed to guide the future actions
15 of a community. It lays out a vision for the
16 future with long-range goals and policies
17 necessary to achieve the vision. It is used as
18 a guide by town staff, the various boards in
19 the town, and residents when discussing future
20 land use actions, capital expenditures, and
21 proposing new zoning. It is typically updated
22 approximately every ten years.

23 So in late 2013, when the town board
24 decided to prepare a new comprehensive master
25 plan, they appointed a citizens committee that

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2 represented a cross section of the community
3 and included several representatives from
4 various boards and committees. And in
5 December 2013, Cortlandt was lucky to be
6 awarded a New York State Energy Research and
7 Development Authority Cleaner Greener
8 Communities Grant in the amount of \$175,000,
9 which was used to complete the plan.

10 The master plan committee and the staff
11 began meeting monthly and sometimes more often
12 for more than two years, and the plan started
13 to develop. The plan focused on issues of
14 sustainability and economic development and
15 included nine chapters with 205 policies. As
16 part of the master planning process, a townwide
17 survey was conducted, which we received around
18 800 responses to. There were two public
19 workshops and a public hearing to gather input
20 on the plan.

21 One of the most consistent themes we heard
22 from residents was a desire -- as a result of
23 the planning process was a desire to age in
24 place near services and the need for a
25 continuum of care. So for those of you who are

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2 unfamiliar with the term "continuum of care,"
3 it covers the delivery of health care over a
4 period of time and may refer to care that is
5 provided from birth to the end of your life.
6 Ultimately, the plan focused around four key
7 economic development strategies, and they are
8 the waterfront sustainability district, the
9 transit-oriented district, the Cortlandt
10 Boulevard area, and what we're here to talk
11 about tonight, which is the medical-oriented
12 district.

13 So as Tom mentioned, the first thing that
14 needs to happen in order for the
15 medical-oriented district to be established is
16 to implement MOD zoning. And the zone -- and
17 the town board would have the authority
18 under -- under the zoning to grant an eligible
19 parcel a MOD designation. So the first thing
20 that would have to happen is the parcels that
21 would be considered must be located within the
22 proposed MOD zoning area to be eligible. And
23 once a parcel receives a MOD designation, the
24 parcel would be governed by the uses and the
25 dimensional requirements and other provisions

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2 of the zoning regulations.

3 So where is the MOD? The MOD, right now,
4 is proposed along the Route 202/35/Crompond
5 Road corridor, in proximity to the
6 NewYork-Presbyterian Hospital. The proposed
7 MOD boundary is shown in yellow around the
8 parcels on the map on the screen.

9 What is the MOD? It's a new trend in
10 health care, where patients can access a range
11 of health care services in one central area.
12 The intent of the MOD is to create a dynamic
13 mixed-use district that benefits residents and
14 employees, as well as patients and families
15 visiting the MOD in the surrounding area. It's
16 a place that would allow residents to age in
17 place and have a continuum of care throughout
18 various life stages and would also provide a
19 variety of housing options, including workforce
20 development, as well as recreational
21 opportunities, such as walking trails and
22 restaurants.

23 The MOD seeks to leverage the health care
24 industry, which is one of the anchors of
25 Westchester's economy. And it is also a

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2 concept that is consistent with statewide
3 economic development initiatives known as Live,
4 Work, Play, which encourages the creation of
5 places that have housing, employment,
6 entertainment options, within a small
7 geographic area.

8 So now I'm going to hand over the mic to
9 Michael Preziosi, town engineer, and he's going
10 to introduce our traffic consultants.

11 MR. PREZIOSI: Good evening, everyone.
12 Thank you for joining us tonight.

13 Understanding that any potential
14 development along the Route 202/Crompond Road
15 corridor could adversely impact traffic
16 conditions, the Town of Cortlandt engaged its
17 traffic consultant, AKRF, to perform a due
18 diligence traffic study, which was paid for by
19 the applicants. The initial goal of the study
20 was to evaluate potential traffic growth from
21 and within the contemplated medical-oriented
22 district, along with external sources from
23 neighboring communities. The study brought in
24 taking into account potential traffic that
25 would be generated by the site-specific

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2 developments, whose presentations are to
3 follow, to more closely evaluate potential
4 impacts and provide means of mitigation.

5 The town is fully aware that traffic is a
6 major concern and has incorporated initial
7 public concerns about traffic volume and safety
8 along the corridor into this initial traffic
9 study published within the environmental impact
10 study. The town and its consultants are
11 appreciative of the public's input and will
12 continue to listen and evaluate comments,
13 resulting in the refinement of this traffic
14 study as the public process unfolds.

15 With us tonight to present the initial
16 traffic report is Anthony Russo and Marissa
17 Tarallo of AKRF. They are here tonight to
18 summarize their findings, discuss potential
19 mitigation measures, and, should developments
20 ultimately attain approval, listen to public
21 comment and incorporate a response.

22 So with that, I'm going to turn it over to
23 both Anthony and Marissa to go through the
24 initial findings.

25 MS. PUGLISI: Just right into the mic.

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2 Thank you.

3 MS. TARALLO: Yes. Good evening. I am
4 Marissa Tarallo, as Michael mentioned, with
5 AKRF, and we are the town's traffic consultant
6 for the Cortlandt MOD development. As Michael
7 mentioned, we've been doing a due diligence
8 traffic study, the initial due diligence
9 traffic study, and that came from traffic being
10 a consistent issue on Route 202 presently as
11 well as the development that is going on in the
12 neighboring communities, which is creating
13 greater congestion along Route 202 currently.

14 So we were tasked with doing our initial
15 due diligence assessment. From that, we
16 received feedback from the town, the community,
17 as well as DOT. This expanded the scope of our
18 traffic study from the due diligence portion to
19 include 23 intersections along Route 202 and
20 Route 6. What is published for the traffic
21 study and the DEIS and DGEIS includes an
22 assessment of both traffic and safety
23 conditions for all 23 of these intersections.
24 It includes an assessment of the impacts
25 generated by the proposed development as well

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2 as potential improvement measures, which I'm
3 going to summarize here and are shown on the
4 overhead, albeit a little difficult to read.

5 So beginning from the western portion of
6 the study area at Dayton Lane and Route 202,
7 the proposed improvement would be a traffic
8 signal at Dayton Lane and dedicated turn lanes
9 from Dayton Lane onto Route 202. And it should
10 be noted that this traffic signal would be
11 needed with today's traffic.

12 Moving to the east, at the intersection of
13 Gyrodyne's proposed driveway, the entrance
14 driveway to NewYork-Presbyterian Hospital.
15 This intersection is currently un-signalized,
16 the potential improvement would be
17 signalization of the intersection as well as
18 geometric improvements associated with the
19 Gyrodyne driveway. Further to the east, at the
20 intersection of Lafayette Avenue and Route 202,
21 the approach of Lafayette Avenue would be
22 widened to include an additional left-turn lane
23 from Lafayette Avenue onto Route 202. The
24 opposing NewYork-Presbyterian Hospital driveway
25 would be re-stripped to allow both the hospital

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2 and Lafayette Avenue to exit onto Route 202
3 simultaneously. Currently, Lafayette Avenue
4 has to wait and everything goes separately. So
5 it would make the signal more efficient.

6 Further to the east, kind of in the end of
7 the immediate portion of the project, at
8 Conklin Avenue, with Evergreen's proposed
9 driveway, the signal would be rebuilt for the
10 four-legged intersection, and there would be
11 dedicated westbound left-turn lane as well as
12 protected -- we say "protected," as there would
13 be no conflicted movements with the left turns.
14 A phase of the traffic signal. So you'd be
15 making a left turn without having to wait for a
16 gap in traffic. That would be the proposed
17 improvement.

18 For these four intersections with the
19 signalization, the traffic signals would be
20 coordinated to improve and smooth traffic flow
21 to try to reduce the number of red lights you
22 hit as you travel through these four traffic
23 lights. And another potential improvement that
24 may come either with this development or with
25 the full build-out would be an adaptive traffic

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2 control system, similar to what you have up on
3 Route 6 by the Cortlandt Town Center, which
4 further helps to smooth traffic and to react to
5 traffic as it happens.

6 Continuing to the east in the study area,
7 other improvements would include a dedicated
8 eastbound left-turn lane from Route 202 onto
9 the Bear Mountain Parkway to alleviate the
10 queue that is waiting to travel through when a
11 car is blocking to make a left turn. And then
12 at Lexington Avenue and 202, there would be
13 signal timing modifications, efficiencies and
14 improvements, as well as a dedicated turn lane
15 from Lexington Avenue onto 202.

16 So that is a summary of the proposed
17 improvements as they relate to the potential
18 impacts of the proposed development.

19 MS. PUGLISI: Okay. Thank you.

20 I just want to also say to the community,
21 this is what it looks like in the -- you know,
22 the hard copy. Right. You are more than
23 welcome to come in at any time. Make an
24 appointment to talk to staff, town engineer,
25 our planning department, to review this. If

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2 all of your questions are not answered in a
3 timely fashion, please come in and talk to
4 staff about it.

5 As I -- as we said before -- we keep
6 reiterating this: You'll have many
7 opportunities to give us your concerns, your
8 issues. We want to hear from you, obviously.
9 That's what a public hearing is. So we're
10 looking forward to a very civil exchange -- not
11 exchange -- but commentary period from the
12 public after we hear from the two property
13 owners.

14 Which one are we starting with, Michael?

15 MR. PREZIOSI: We're going to be starting
16 with the Gyrodyne development. I believe Peter
17 Pitsiokos and Kevin McAndrew of Cameron
18 Engineering are the representatives that will
19 be speaking tonight.

20 MS. PUGLISI: Okay. Fine. So they're
21 going to introduce themselves to the community
22 and walk us through the details of their
23 project.

24 MR. McANDREW: Good evening, Supervisor
25 Puglisi, fellow town board members. My name is

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2 Kevin McAndrew, partner with Cameron
3 Engineering, 177 Crossways Park Boulevard,
4 Woodbury, New York; engineers, planners, and
5 landscape architects for Gyrodyne. Present
6 this evening from Gyrodyne is Peter Pitsiokos,
7 executive vice president and chief operating
8 officer. Also present from Cameron Engineering
9 is Michael DeGiglio, who has participated in
10 this process from its outset.

11 I have two components to my brief
12 presentation this evening. I'm going to start
13 with several comments with regard to the MOD
14 process and then transition into a high-level
15 overview of the -- of the site plan image that
16 you see for the Gyrodyne proposal.

17 Madame Supervisor, on behalf of Gyrodyne,
18 I'd like to start by expressing that it's been
19 a privilege to participate in such a
20 progressive and important planning initiative
21 for the town. Gyrodyne is most interested in
22 seeing the town's award-winning Envision
23 Cortlandt, specifically the key strategy of a
24 MOD, move from a vision to a reality.

25 Over the past four years -- and much of

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2 this had been alluded to in some of the opening
3 remarks. This process has been highly
4 technically focused and detailed. There have
5 been dozens of technical meetings with town
6 staff, with the town's planning and traffic
7 consultant, with New York State DOT, with
8 Westchester Department of Health, with
9 Westchester Department of Environmental
10 Facilities, with Cortlandt Consolidated Water.
11 All of these meetings, all of this
12 coordination, guiding the advancement of
13 detailed engineering plans, stormwater
14 management plans, landscape plans, erosion
15 control plans, utility plans, all of this
16 contained within the draft generic
17 environmental impact statement. And why I am
18 pointing and emphasizing this to the board and
19 to the public here this evening is because all
20 of this coordination and this detailed effort
21 to date on behalf of Gyrodyne, and in the case
22 also with Evergreen, has really facilitated a
23 highly analytical and comprehensive
24 environmental impact statement.

25 This -- this plan that has been produced

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2 is not a qualitative document. This plan
3 includes much more than the traffic. The
4 traffic being a very significant portion of it,
5 but it includes ecological. It includes
6 stormwater management and all of these related
7 considerations that, rightfully so, the public
8 should be interested in. But we are quite
9 confident that the detail in this document,
10 like I said, is quite comprehensive.

11 For Gyrodyne, while the core land use mix
12 of state-of-the-art medical office and
13 multifamily residential apartments has remained
14 constant from the outset, this process over the
15 past four years has resulted in significant
16 refinement of this plan. In fact, both the
17 medical office as well as the multifamily
18 residential have undergone a substantial
19 reduction in density from its first concept
20 plan that was presented at work sessions with
21 the town.

22 The plan, as it's been updated and evolved
23 and is part of the DGEIS, is a plan that
24 remains focused on what we believe are the core
25 goals of the -- of the town, and that is a

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2 viable market-driven plan, a plan that's
3 complementary and synergistic with really the
4 economic engine of this district, New York --
5 NewYork-Presbyterian Hospital, as well as the
6 Evergreen proposal, and a plan aligned with the
7 town's vision and goals, all of this occurring
8 while maintaining an economically viable plan.
9 This has been the focus of Gyrodyne from the
10 outset.

11 The Gyrodyne proposal, as shown on the
12 screen, is a 13.8 sustainable mixed-use campus
13 development plan with medical office use.
14 There is a proposed 100,000-square-foot
15 building. In clarifying that for the public,
16 there is a net increase of 67,000 square feet.
17 Today, there's approximately 33,000 square feet
18 of medical office on the campus. That will be
19 rolled into this new state-of-the-art medical
20 office building.

21 There is a proposed market rate highly
22 amenitized multifamily residential building of
23 200 units and a small complimentary component
24 of retail, approximately 4,000 square feet.
25 That will be part of the -- the medical office

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2 building, all of this land use and the
3 organization of this plan around open space.
4 And when I mean open space, there is the MOD
5 green. There is the adjacent wellness plaza,
6 which has been designed for special events.
7 There's a half a mile nature trail, outdoor
8 educational learning center, all adjacent to
9 Orchard Lake. In total, out of the 13.8 acres,
10 5 acres or approximately 36 percent of this
11 property is set aside in the form of open
12 space. The property is located directly across
13 from the NewYork-Presbyterian Hospital, with
14 frontage on 202 as well as frontage on
15 Lafayette Avenue.

16 Couple of more key design drivers that we
17 think are important associated with the
18 Gyrodyne proposal: One of the important
19 concepts was -- with this district was to
20 create a gateway treatment or what we call a
21 sense of arrival, an announcement that you've
22 entered into a vibrant district. And this will
23 be achieved through a comprehensive streetscape
24 treatment, bioswales, decorative lighting, a
25 public bus stop, new sidewalks, consistent

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2 signage with all of the stakeholders in the
3 district, all of this announcing your arrival
4 into the MOD district.

5 The medical office building is purposely
6 sited closer to Crompond or 202, directly
7 across from -- from the hospital complex,
8 again, to reinforce this district, health care,
9 wellness, accessibility to health care options,
10 with the residential component being sited
11 within the interior of the property.

12 Exemplary architecture is a mandate of
13 Gyrodyne. Exemplary landscape detail in
14 buffering, in revegetation of the property with
15 indigenous plant material. Green building
16 techniques. This -- this project is developed
17 in what's referred to as low-impact
18 development. The use of permeable pavement
19 treatments, bioswales, rain gardens, LED
20 lighting, all of this integral to the Gyrodyne
21 proposal.

22 The Gyrodyne plan will -- will -- is -- or
23 I should say is projected to generate
24 approximately 450 high-quality jobs, an annual
25 economic output of approximately \$80, and an

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2 annual net increase in taxes of \$2.1 million.

3 The Gyrodyne plan is approximately a

4 \$90 million investment that is an integral

5 piece of the overall MOD, contributing to a

6 vibrant district and a distinctive sense of

7 place, advancing the award-winning vision to an

8 award-winning reality.

9 MS. PUGLISI: Okay. Thank you.

10 MR. McANDREW: Thank you.

11 MS. PUGLISI: That's the presentation for
12 this evening from Gyrodyne.

13 The next one, Michael, do you want to
14 introduce?

15 MR. PREZIOSI: Absolutely.

16 Our next presenter would be David
17 Steinmetz, representing the VS Construction
18 site off of Route 202 and Lafayette Avenue.

19 MR. STEINMETZ: Good evening, Madame
20 Supervisor, members of the town board, members
21 of the professional staff, and members of the
22 public. David Steinmetz from the law firm of
23 Zarin & Steinmetz. Pleased to be here tonight
24 representing the Evergreen project. We have
25 all been working together for quite some time.

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2 Our entire development team is here
3 tonight: Val and Mandy Santucci, the property
4 owners; Mark Gratz from our project engineer,
5 Divney, Tung & Schwalbe. Trammell Crow is
6 represented this evening by Anup Misra; the
7 Hudson Park Group, by Glen Ventromile. My
8 colleague, Matt Acocella, is here as well. As
9 you've all heard, we're here tonight in
10 connection with a public hearing on both the
11 DGEIS and the MOD rezoning.

12 The Evergreen project, as far as we're
13 concerned, is a true mixed-use MOD project with
14 senior-oriented housing for aging in place, a
15 much needed hotel to support the area as well
16 as the NewYork-Presbyterian Hospital, modest
17 retail, pharmacy, other potential retail spots,
18 rental apartment housing for the community, to
19 provide an alternative housing product for the
20 Cortlandt community, as well as a feeder for
21 employment opportunities here, restaurants,
22 open space, and some lovely areas. I'm going
23 to make my presentation in four parts this
24 evening. I'm going to talk about the
25 developers. I'm going to describe the project

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2 in some detail, talk about the impacts that
3 we've studied in the EIS, and talk about
4 project phasing, which has been so important
5 and stressed throughout this project.

6 Let me start with a few words about our
7 developers. We've actually brought with us
8 this evening two of the major developers who
9 are part of this project, and we thought that
10 they should be brought before the community and
11 introduced. Hudson Park Group, Glen
12 Ventromile, a regional real estate development
13 and investment firm focused on creating
14 attractive, well amenitized, multifamily
15 projects in the tri-state area. Glen and his
16 firm have been responsible for more than 1500
17 units of all types of housing, numerous
18 projects in various stages of development. He
19 actually -- his company represents more than
20 \$400 million in gross capital investment and
21 commitment throughout the area.

22 Trammell Crow. That's something to be
23 very proud of here in Cortlandt. Trammell Crow
24 Company, founded in Dallas, Texas, in 1948.
25 Literally one of the nation's oldest and most

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2 prolific real estate developers and investors
3 in commercial real estate. The company has
4 developed more than 2,700 buildings throughout
5 the nation, valued at nearly \$65 billion and
6 totaling over 590 million square feet. That
7 means we have two major developing companies
8 that are interested in investing money here in
9 your community and helping you realize the
10 vision of the MOD. Trammell Crow is currently
11 actively involved in the pursuit of all types
12 of senior housing, market rate apartments,
13 active adult apartments, and industrial
14 warehouses.

15 And last, but certainly not least, is VS
16 Construction, a Cortlandt-based, family-run
17 company. I'm -- I'm proud to be able to say I
18 can call Val Santucci a friend, a client, and I
19 know Val is an institution here in the Town of
20 Cortlandt. So for Val Santucci, his son,
21 Mandy, and their entire family to finally be
22 able to bring their years of effort in building
23 housing, commerce, job creation in Cortlandt,
24 to really bring it into fruition with this MOD
25 project, I think, is really a crowning

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2 achievement for Val. And he, I know, is proud
3 to have been part of this process with the
4 town.

5 So let's talk about the project.

6 Evergreen Manor, 20-acre parcel of property
7 located on the south side of Crompond Road,
8 202, 35, directly across from the hospital.
9 We're proposing, as I said, a mixed-use
10 development with a compatible mix of uses, all
11 within a walkable setting. We studied the
12 Envision Cortlandt comp plan at length. We
13 conferred with tremendous professionals, and we
14 ended up devising what we think is entirely
15 consistent with the vision that was
16 communicated. It will include connections to
17 the other uses within the MOD, connection
18 across the street from the hospital, access
19 into the site directly across from Conklin
20 Avenue with a new, improved, currently
21 signalized intersection.

22 Like you heard from Mr. McAndrew, we're
23 looking to try to make this as aesthetically
24 pleasing as your vision has communicated to us.
25 Tree-lined main entry drive, emergency access

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2 capability out to Lafayette Drive, interior
3 circulation routes. And in terms of the design
4 character, a streetscape with trees, open
5 plazas, sidewalks, areas to actually walk in
6 our town and enjoy it. Internal curbed
7 roadways with pedestrian lighting.

8 The Evergreen proposal, we think, is
9 precisely consistent with the Envision
10 Cortlandt sustainable comprehensive plan.
11 Services and uses that are complementary and
12 convenient to the hospital. You can't get more
13 convenient to the hospital, and we think we
14 work hand in glove with the hospital and the
15 other medical uses. Senior housing, true
16 independent living and assisted living housing,
17 a housing product that you do not have
18 currently in the Town of Cortlandt of this
19 nature, of this quality.

20 Retail, restaurant, medical laboratory
21 space, and a hotel. Finally, a hotel in the
22 Town of Cortlandt. Provide a range of housing
23 options that allow for a continuum of care,
24 allow people to age in place, live -- live in
25 an apartment, graduate to true senior

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2 independent housing, have the ability to
3 graduate into assisted living housing and
4 remain in your own community.

5 The assisted and independent living units
6 that Trammell Crow envisions: 83 -- and I
7 think we can change slides, if you have our
8 second -- perfect. 83 assisted living units,
9 31 independent living units. These two types
10 of housing would be on the same lot, in
11 separate buildings, to allow for separate
12 programming of both of those uses. This is, as
13 you've heard from other speakers, the true,
14 quote, continuum of care for seniors. A range
15 of support services that Cortlandt, its
16 families, its qualified caregivers, an
17 individual between the ages of 45 and 65 who
18 needs to provide for care for their parents.
19 Those QCGs can finally have a true continuum of
20 care here in the community. So not only will
21 Cortlandt seniors be able to be serviced by
22 this, but those of us in and around the area in
23 that QCG category, 45 to 65, who have parents
24 that you want to keep close to home, and you
25 want them to have supportive services, that's

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2 what you can get here.

3 A residential component. Look around the
4 rest of the county. In the rest of the county
5 and the rest of the region, we're seeing a
6 proliferation of new amenitized rental housing.
7 That's what people want. That's what this
8 community deserves. Mr. Ventromile and his
9 company are talking about 166 units of
10 multifamily residential rental apartments,
11 primarily studios and one-bedrooms. There
12 would only be 12 two-bedroom units. So this is
13 not a schoolchildren generator. This is for
14 folks working in the community, empty nesters
15 who want to remain in the community. This is
16 not a place that you come and you have multiple
17 children, if any. 152 studios and one-bedroom
18 units. Lovely walking trails, views of the
19 open space, and conservation and preservation
20 area.

21 Hotel. A 100-room hotel with adequate
22 parking and space within it. A two-story
23 commercial building, 15,000 square feet of
24 retail on the first floor, approximately 15,000
25 square feet of medical and dental lab-type

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2 space on the second floor, all located in
3 conjunction with a hotel and restaurant. The
4 restaurant. We're envisioning a
5 7,000-square-foot restaurant with adequate
6 parking situated along Crompond Road.

7 Interestingly, like you heard from
8 Mr. McAndrew, as the board knows, and as the
9 community should know, this project has been
10 substantially scaled down from that which was
11 originally presented. The residential was
12 scaled down. The assisted and independent
13 living was scaled down. And you actually
14 made -- throughout this process, we've gotten
15 some constructive feedback about suggestions on
16 how to deal with the restaurant and medical
17 space. So this project too has evolved
18 throughout this process.

19 Impacts, economic benefit from the
20 Evergreen project, employment opportunities.
21 Something that we don't talk about a lot in the
22 Town of Cortlandt in land use meetings, and
23 it's something that we need to talk about more,
24 and that is the generation of jobs. Employment
25 associated with this project: 195 permanent

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2 jobs once the site is fully built out, 780
3 construction jobs throughout the entire
4 process.

5 Tax revenue: Currently, this site is
6 generating \$62,480 of real property taxes. It
7 is projected to generate \$2.259 million.
8 \$2,259,000. That includes over 1.6 million to
9 the local school district. In terms of
10 schoolchildren, the draft generic environmental
11 impact statement prepared by the town's
12 consultants with assistance from the various
13 contributors on behalf of the two private
14 applicants, there would be approximately 29
15 schoolchildren generated from the two projects
16 as a result of the size of the units.

17 Preservation and enhancement of wetlands
18 and open space. We, too, are very proud about
19 the sustainable features of our proposed
20 mixed-use project. We have wetlands on-site
21 which will be preserved, enhanced. There will
22 be invasive species that are currently on the
23 site that don't belong there that will be
24 removed. We expect to expand the wetlands with
25 a two to one mitigation ratio and improve water

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2 quality and habitat.

3 In terms of roadways, we anticipate a
4 public road entering the site with adequate
5 stormwater and infrastructure. And I'm very
6 pleased that Marissa and AKRF have been here to
7 discuss in great detail the traffic analysis
8 and the traffic improvements that have been
9 studied by AKRF, presented and reviewed by the
10 DOT, and would be incorporated into the MOD.

11 Phasing of the project. The town board
12 has stressed the importance to the developers
13 of making sure that if the MOD is realized, it
14 has to be realized with appropriate timing,
15 phasing, and sequencing. Phase 1 for our
16 project: The main entry road and related
17 stormwater and utilities would be installed
18 first. We made that clear in the DEIS. Next,
19 the assisted and independent living facilities,
20 along with the residential apartment building,
21 would be constructed along the roadway. Not
22 until the second phase, later into the project,
23 would the hotel, the retail, and lab space be
24 recognized and constructed.

25 In closing, the public needs to know that

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2 all of these -- all these developers waited
3 quite patiently throughout this process as the
4 town carefully and deliberately went through
5 its master plan process. I know how proud you
6 are and your professional staff is about
7 Envision Cortlandt. Envision Cortlandt was a
8 townwide effort. And for the members of the
9 community that may not have heard the phrase
10 from Michelle, it is an award-winning
11 comprehensive plan. As a land use practitioner
12 in the county, I go to a lot of these functions
13 and a lot of these events and a lot of these
14 speeches, and that document is talked about
15 throughout Westchester County.

16 That extensive document resulted in an
17 extensive SEQRA process that your town board
18 insisted upon. It was the product of community
19 outreach meetings, a detailed scoping document,
20 and a rather extensive traffic analysis with
21 mitigation recommendations from the town's
22 consultants. It's important for the community
23 to understand that that extensive traffic
24 analysis was not borne by the Town of
25 Cortlandt. That extensive traffic analysis was

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2 borne by the two private applicants, both of
3 which paid approximately \$200,000, both
4 developers, to enable the town's consultants to
5 study existing conditions, analyze how best to
6 deal with existing conditions, and then model
7 these projects and the MOD on top of that and
8 figure out how to make 202 and 35 in this area
9 work.

10 I'm very pleased that you hired a
11 preeminent consulting firm to handle this. It
12 is unusual. Normally, the applicant teams have
13 their own professionals and traffic engineers
14 providing that data. That is not the way
15 Cortlandt wanted to do it. That is not the way
16 Cortlandt did it.

17 We're very pleased to be able to now have
18 the opportunity to work with the community, to
19 remain consistent with Envision Cortlandt and
20 your comprehensive plan vision, and to actually
21 generate housing for senior living, medical
22 components that are consistent and
23 complementary to your NewYork-Presbyterian
24 Hospital, jobs, revenue, and truly, the
25 innovative concepts that you have been talking

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2 about in this town literally for years. The
3 entire Evergreen Manor team is delighted to be
4 here and be part of this.

5 We listen to the comments from the public
6 this evening. And as Mr. Wood said at the
7 outset, and I just want to, kind of, underscore
8 in closing, all of the comments tonight are
9 being taken down by a stenographer. It is
10 customary at a DEIS public hearing for a
11 stenographer to be present so that we don't
12 miss anything that the public says. These
13 comments will be taken down. They will be
14 categorized and determined by the town's
15 consultants, how and who responds to them.

16 All of the comments that are appropriate
17 and relevant to the DEIS and the MOD will then
18 be responded to in the FEIS. We look forward
19 to doing that together with our other
20 stakeholder, Gyrodyne, as well as the town
21 staff, and we look forward to continuing to
22 work with the town as you go through this
23 process. Thank you for allowing us to be part
24 of tonight's hearing, and we shall listen to
25 the public with -- with great interest. Thank

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2 you.

3 MS. PUGLISI: Okay. Thank you. And now
4 is an opportunity for the community to come up
5 to the podium. I believe we have the sign-in
6 list.

7 Rosemary -- have they been given to you,
8 Town Clerk Laroue?

9 THE CLERK: Yes, I have it.

10 MS. PUGLISI: And we're going to call up
11 about four at a time.

12 THE CLERK: We'll do three. Six people
13 have signed up.

14 MS. PUGLISI: Okay. All right.

15 THE CLERK: Okay. The first three people
16 have signed up: Mr. Cassidy, Mr. Doerr, and
17 Mr. Walsh.

18 MS. PUGLISI: All right. And once again,
19 please, for the record, state your name,
20 address, because we want to get back to you
21 with all of your questions and commentary.
22 Thank you very much.

23 Right into the microphone.

24 MR. CASSIDY: Okay. Thank you. I had to
25 lower it. Vertically challenged. What can I

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2 tell you?

3 My name's Jim Cassidy. I'm a resident of
4 Buttonwood Avenue. So, obviously, a very
5 vested interest in this.

6 I notice that you have what's called a
7 residence in the Gyrodyne. However, you don't
8 really specify what this residence is being
9 used for. I heard talk of it possibly being
10 used as a drug or alcohol rehabilitation
11 facility. So my request as we move forward is
12 if, within the plan, it can be designated what
13 are planned and what are not planned, so that
14 the town board will know exactly what they are
15 actually voting on.

16 From the artist rendition, it appears that
17 your parking lot as well as an access into and
18 out to, i.e., your driveway, is going right
19 into Buttonwood Avenue. This is a residential
20 road. You are changing the character of that
21 residential road. I would like to know -- or I
22 would like the environmental impact statement
23 to understand and to address the issues in
24 terms of how this will affect the residents on
25 Buttonwood Avenue itself.

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2 And for a final point of interest that I
3 noticed, the last time I had a survey done on
4 my property, it actually extended out into this
5 Orchard Lake that you're calling it. So
6 please, when you redo this, make sure that your
7 alignments of the properties are accurate,
8 because I have not requested that my property
9 be changed into an MOD. Thank you.

10 MS. PUGLISI: Thank you so much. Okay.

11 Next.

12 MR. DOERR: Good evening. My name is
13 Jason Doerr, and I'm also a resident of
14 Buttonwood Avenue. It so happens that my home
15 is the home that is right adjacent to the
16 wooded area that is for the proposed parking
17 lot. So, clearly, I have a lot of personal
18 vested interest in this as well.

19 My main concern is quality of life for my
20 family. I have two young children. And I know
21 that in these plans, the home on the other side
22 of that -- on that lot will be used as well and
23 taken down and used for the parking lot. So
24 during construction, I don't know the
25 contaminants in that house, if there's asbestos

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2 or anything. That's super close to where I
3 live and my family. It's a big health concern
4 for me, as well -- as well as the other medical
5 buildings that are right across the lake that
6 will be redone as well.

7 Additionally, the last speaker referenced
8 the parking lot. So again, there will be an
9 increase in traffic, because there is a
10 proposed entry into that parking lot on
11 Buttonwood Avenue. And I have children that
12 play outside the front of my house. And
13 it's -- because I am the house that's right
14 next to that parking lot, you know, people
15 overshoot the entrance into that parking lot on
16 Buttonwood Avenue. Will they be turning around
17 in my driveway? Will they be zooming past my
18 house? Again, I have two young children that
19 are out there that I'm very concerned about.

20 I'm also concerned about home value. I
21 purchased this house on a residential street.
22 And again, now they're rezoning it for medical
23 use and there will be a parking lot there. And
24 I know if -- when I was buying this house, I
25 probably wouldn't have bought a house next to a

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2 parking lot. I spoke to different real estate
3 brokers, and they told me, you know, it could
4 affect my property value, which is a concern.
5 It's the biggest investment I've ever made in
6 my life.

7 You know, it will -- if -- if the -- if
8 there wasn't an entrance on Buttonwood Avenue,
9 I think it would be a lot better. But, you
10 know, just in looking at the different
11 renderings -- the original rendering, there was
12 a much larger buffer between my house and the
13 parking lot, as there is -- as there -- it
14 looks like it was revised, because in some of
15 the appendices that were just released for the
16 environmental impact statements, there's now
17 parking lot -- parking spaces right on my
18 property line.

19 So, you know, there's noise pollution.
20 There's light pollution. My children's windows
21 are right across from where the proposed
22 parking lot is. So I don't know what kind of
23 buffer is being proposed or if that's -- if
24 that's, you know, up for debate. But again,
25 you know, there's really a lot of issues that

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2 personally will affect myself and my family.

3 Thank you.

4 MS. PUGLISI: Thank you so much.

5 Do you want to call up one or two more
6 people, Laroue?

7 THE CLERK: Certainly. The next three are
8 Mr. Reber -- I hope I'm saying this
9 correctly -- Mr. Delaeno [ph.], and Mr. -- oh,
10 I'm sorry. Mr. Walsh, Mr. Reber, and
11 Mr. Delaeno.

12 MS. PUGLISI: Thank you.

13 Hi.

14 MR. WALSH: Hello. My name's Tom Walsh.
15 I'm also a resident of Buttonwood Avenue, and
16 I'd like to speak again about the parking
17 that's proposed for the Gyrodyne project.

18 I did a quick parking calculation based on
19 the 4,000 square feet of retail, 100,000 square
20 feet of medical, and then the 200 apartment
21 space on the studio, one-bedroom, and
22 two-bedrooms, and I come up with about 973
23 parking spaces should be available. And the
24 SEQRA that was just issued on 10/23 is only
25 listing 635 parking places that are going to be

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2 provided. So with this access to Buttonwood
3 Avenue, I see the major overflow of the
4 300-plus parking -- cars trying to find places
5 to park on Buttonwood.

6 This is a very residential -- this is a
7 residential street. It's an R10, everything
8 outside of the MOD. We have, you know, about
9 quarter-acre lots all the way down through the
10 Buttonwood. It is a dead-end street. So I'm
11 seeing -- cars are going to be coming up and
12 down the street.

13 I have two young children. Many families.
14 We have a lot of young families. I bought my
15 house from the original owners. I've seen a
16 lot of turnover in the eight years that we've
17 had it. A lot of kids riding their bikes up
18 and down Buttonwood, a lot of learning to ride
19 their bikes. It's great to see. And I see a
20 huge change being proposed with a very large
21 residential development at the end of our
22 street and with direct access to Buttonwood.

23 Getting out onto Route 35 or 202 is a
24 challenge already in the morning with the --
25 you know, the hospital shift changing. You

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2 also have Holy Spirit Church CCD at night. Try
3 making a left out on Buttonwood at any given
4 time, and it's -- it is a challenge. And this
5 is only going to be compounded with adding
6 additional cars to this -- to Buttonwood and
7 coming out from the Gyrodyne project. So I ask
8 that the town board take a look at access onto
9 Buttonwood, the parking calculations that have
10 been provided. I know it's probably going to
11 be some simultaneous use or non-simultaneous
12 use is going to be allowed. But 300 places --
13 or 300 spaces deficit is very -- a lot.

14 I also had some questions regarding,
15 during construction, hours of operation. I was
16 seeing 7 a.m. to 7 p.m., Monday through Friday,
17 also, I think, on Saturday, with no
18 construction on Sundays. A lot of us have
19 young children. Especially -- the house right
20 next door has young children. I would ask it
21 be cut down to a 6 p.m. cutoff time. And
22 Saturday, maybe start at 9:00 and again to
23 6 p.m., because it is abutting an R10 District
24 with full residential all the way around this
25 MOD district.

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2 So, also, reading through the SEQRA, I see
3 the archeological site. I didn't see what it
4 was actually listed it said yes for, the
5 Gyrodyne site. I know Evergreen, we have
6 Evergreen Manor Hotel. I read through the
7 state archeological site today, stating that
8 the study that was sent in by the Evergreen
9 developers -- that it wasn't eligible for that.
10 But I would ask that that be re-looked at for
11 that -- that building and that site. So thank
12 you very much.

13 MS. PUGLISI: Thank you so much. Thank
14 you. All right.

15 Next.

16 MR. REBER: Good evening. My name is
17 Raymond Reber. I live on Bonnie Hollow Lane in
18 Montrose. I have a letter from the president
19 of the Hudson Valley Gateway Chamber of
20 Commerce that I'd like to read, stating the
21 Chamber's position, recognizing that the scope
22 of the project, obviously, has got to be sorted
23 out. And we're not endorsing any particular
24 scope, but we are endorsing the basic concept.
25 The letter is addressed to the supervisor and

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2 town board.

3 Honorable Supervisor Puglisi and Town
4 Board, on behalf of the 522 members of the
5 Hudson Valley Gateway Chamber of Commerce, this
6 letter is submitted for your consideration.

7 The Chamber supports the proposed establishment
8 of the MOD district in the area that surrounds
9 the NewYork-Presbyterian Hudson Valley

10 Hospital. The MOD is a logical step in

11 fulfilling many of the objectives of the town's
12 sustainable comprehensive master plan. It will

13 foster a dynamic mixed-use district that will

14 improve traffic, be sufficiently pleasing, and

15 provide much needed state-of-the-art medical

16 and health care. In addition, it will

17 facilitate employment growth and augment the

18 tax base. The MOD, as envisioned, will promote

19 walkability with sidewalks and streetscapes.

20 It will make health care more convenient and

21 accessible for residents of the Hudson Valley

22 Gateway Chamber service area.

23 As our population ages and increasingly

24 lives longer, the need for health care

25 facilities and services will continue to grow

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2 over the coming decades, and the MOD helps meet
3 that need. The MOD will create well-paying
4 jobs that will promote economic growth as these
5 new employees patronize local business and help
6 sustain them, as they will soon be impacted by
7 the closure of Indian Point. Signed by Deb
8 Milone, President, Hudson Valley Gateway
9 Chamber of Commerce.

10 I also would like to comment on traffic.
11 Traffic always is the key element in so many of
12 these development projects. No matter what
13 ultimately is approved for these projects,
14 there's no question, traffic has to be
15 addressed. And I think the proposals that
16 they've recommended seem to be quite
17 appropriate, and I, personally, would certainly
18 endorse them.

19 I would also comment that in my lifetime
20 here in Cortlandt, I've seen many projects
21 come. I've listened to many traffic studies.
22 I've heard the woes of how it's going to be a
23 disaster. What I learned over the years is
24 that when you address the traffic issues, when
25 you make the investments to fix the

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2 intersections, put in turning lanes, do the
3 right thing, it alleviates a lot of the
4 problems. And we've seen a lot of projects
5 develop in the town that have not had a
6 disastrous effect on traffic. I'm not going to
7 list them, but I've seen it. I've watched it.
8 So I have the same caution here. The key:
9 Make sure we upgrade the traffic system, we
10 make the investment that is recommended,
11 regardless of how much development actually
12 goes into this project. Thank you for your
13 time, and I'll leave the letter.

14 MS. PUGLISI: Mr. Reber, could you give it
15 to the town clerk for the records? Thank you.

16 THE CLERK: Thank you.

17 MS. PUGLISI: All right. Next.

18 And then read a couple more names, Laroue,
19 please.

20 THE CLERK: Mr. Soyka, Mr. Ramaswamy, and
21 Mr. Lusso [ph.].

22 MR. DeLORENZO: Hi. Richard D. Lorenzo.
23 Just celebrated 50 years at my residence
24 address at 2 Ogden Avenue. So been here 50
25 years and very happy to be here.

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2 I just wanted to point the board to the --
3 to one section of the zoning code, which is
4 307-60 -- 60, and provides for offices for
5 doctors, dentists, and other health care
6 practitioners. Says, "The purpose of this
7 section is to allow the medical office
8 buildings to serve the needs for medical care
9 of residents of the town and to ensure that
10 such facilities are conveniently located and
11 provided."

12 Now, the -- to my knowledge, there's only
13 three houses, including my house, that are in
14 this medical zone, because to qualify, you need
15 20,000 square feet. You have to have frontage
16 on a state highway, which I do. I'm on Route
17 202, directly on Route 202. And have to be
18 within 1,000 feet of the Crompond frontage of
19 the Peekskill Community Hospital. I'm 539 feet
20 from that. So there's -- what I'm asking for
21 is inclusion into the medical -- into the MOD.

22 There's -- and I notice there's five
23 houses on -- on Lafayette, including a lot on
24 the corner, that are -- that don't meet those
25 requirements. Also, there's five -- four

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2 houses on one side of Buttonwood that don't
3 meet those requirements and four -- three or
4 four houses on the other side of Buttonwood
5 that don't meet those requirements. So what
6 I'm asking for is inclusion into the medical --
7 into the MOD.

8 There's only three houses that meet those
9 requirements. Actually, if we were included in
10 the MOD, we could actually do away with this
11 section of the code. So this section of the
12 code has been in effect for many, many years.
13 I can remember talking to John Felt, the town
14 planner many, many years ago, about this. And
15 this was actually considered the medical zone.
16 So what we're asking -- I'm asking for is
17 inclusion in that medical zone.

18 Also, the Holy Spirit Church is a part of
19 that -- of this MOD, the property of the Holy
20 Spirit Church, and also the Peekskill Animal
21 Hospital. So if they can be in the zone, we
22 feel that we should be in the zone also. So
23 thank you.

24 MS. PUGLISI: Thank you.

25 Okay. Next.

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2 MR. SOYKA: My name is Ed Soyka. I'm a
3 resident of Cortlandt for over 40 years. I'm a
4 very old person. And I happen to have property
5 that is partly in wetlands, in which I have a
6 significant pond. And I've spent my life
7 building around the pond, making it a true
8 environment, a special environment to enjoy
9 nature. I have skunk cabbage that grows in the
10 wetland, and it's a really special place. So
11 my concern is the impact of this major
12 development on the wetlands and the lake that
13 support my pond.

14 If my pond doesn't get its water, my pond
15 is dead. My property value is worthless, et
16 cetera, et cetera. This is significant. And,
17 obviously, this is a small thing that I'm sure
18 has not yet been investigated. And since we're
19 talking about what needs to be looked into, I
20 think this is one of them.

21 In the summer -- in the summer, there --
22 during the spring, there's plenty of water that
23 comes into my pond from Dickey Brook and from
24 the lake. But in the summer, especially -- we
25 had three weeks' worth of dry time at the end

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2 of the summer. The water leaving my pond and
3 coming into my pond is sort of like you put on
4 a water faucet in a sink. It's that little
5 amount of water, and everybody needs to
6 understand that. So when we start talking
7 about mega buildings and mega parking and mega
8 whatever, okay, my pond -- it has to be
9 affected somehow, and it doesn't seem like it
10 would be a very good thing. So there are
11 significant wetlands on the Evergreen Manor
12 project that would negatively be affected by
13 these monumental buildings.

14 And, also, let me say, what is a wetlands?
15 Wetlands are like a sponge. When it's wet, it
16 absorbs the water. And when it's dry, that
17 water seeps out and supplies my pond. But,
18 also, it supplies all the wetlands around.
19 Okay. So what you're talking about with this
20 thing is downstream, where there's significant
21 wetlands to (indiscernible) Avenue. A lot of
22 that will be negatively affected. A lot of
23 that beautiful, from my point of view, wetlands
24 will be converted into something other than
25 that. And I think we have environmental laws

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2 now that protect this kind of thing.

3 I'm only one person. Okay. But I will
4 demand of the town -- I will request of the
5 town to make sure that my rights are protected
6 and, at the same time, the rights of everybody
7 else to not be negatively affected by something
8 that is obviously too freaking big for that
9 particular place. When you're building on
10 wetlands -- excuse me -- all over the place,
11 how could it not affect everything and
12 everybody?

13 What else do I -- according to the initial
14 posted environmental impact statement, among a
15 number of other significant environmental
16 impacts, one of them is including filling of
17 1800 square feet of wetlands for roads. Excuse
18 me. 1800 square feet. Where is that water
19 going? It's not just about the fill. It's
20 about the filter system that's taken billions
21 of years, whatever, to develop. And all that
22 stuff -- look, I live -- I've been watching my
23 pond all these years. I'm very much into that.
24 It all filters. Okay. So you come along and
25 put a big stake in something. What's going to

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2 happen? It's going to get stuck, and the water
3 isn't going to flow. And if you put a building
4 on top of it -- when I hear parking -- oh, the
5 water absorbs. What about the weight of all
6 that asphalt pushing down over years?

7 MR. PREZIOSI: Can you speak into the
8 microphone, please. We're having trouble
9 hearing you on the audio. Speak into the
10 microphone. We're having trouble hearing you.

11 MR. SOYKA: Oh, I'm not yelling loud
12 enough. Okay. All right.

13 MS. PUGLISI: Mr. Soyka -- Mr. Soyka, just
14 address us, if you don't mind, Ed. Okay?

15 MR. SOYKA: Oh, okay.

16 MS. PUGLISI: All right. Thanks.

17 MR. SOYKA: Fine. I sometimes get a
18 little --

19 MS. PUGLISI: We know each other.

20 MR. SOYKA: -- into my twilight zone.
21 Okay.

22 I'm the chair of a large college program,
23 FIT Illustration Department. We're one of the
24 largest illustration departments in the
25 country. I have written curriculum. I have

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2 helped to develop technology in our program.

3 I've been a freelance illustrator for 30 years

4 before I became chair for 20 years. Why am I

5 telling you this? Because one thing I do

6 understand is design.

7 Design -- there's a universal design

8 principle that every designer needs to know.

9 It's called form follows function. Form

10 follows function means when you create

11 something, you, first of all, figure out what

12 it is you're trying to accomplish. Then you

13 see what your options are, and then you

14 consolidate and create your design or your

15 finished product based upon what is

16 functionally purposeful and will work to solve

17 the problem.

18 When I see this thing, there's absolutely

19 no concern about the environment or about the

20 people or anything else like that. It's like

21 someone just sat down and came up with a

22 science fiction version of -- let's see how

23 much stuff we can get on as little property as

24 possible. Again, this is my point of view. So

25 I'm sorry if I offend anybody, but I am very

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2 nervous about this.

3 One thing about this town and you people:
4 There's always been state of objectivity and
5 concern about the people, unlike other places.
6 And I hope in the future, especially with this
7 project, that would be continued. Thank you
8 very much.

9 MS. PUGLISI: Okay. Just before we get to
10 the --

11 MR. STEINMETZ: Can we get the gentleman's
12 address for the record, because we didn't get
13 that.

14 MS. PUGLISI: Pardon me?

15 MR. STEINMETZ: The gentleman's address
16 for the record.

17 THE CLERK: I can provide you -- I can
18 provide it.

19 MS. PUGLISI: Yeah. We can get that.

20 Just before you begin, okay, if I may, I'm
21 going to deviate for one second. Just for the
22 record, I've known Mr. Soyka for many, many
23 years. He is a guru when he's talking about
24 wetlands. He knows what he's talking about.
25 He and -- he and a group called Cortlandt

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2 Watch, many years ago, helped us write the
3 first ever town wetlands laws. I just want to
4 say that. So he deserves your applause. Okay.
5 Let us proceed.

6 Name and address for the town clerk's
7 record.

8 MR. RAMASWAMY: Srinivasan Ramaswamy,
9 5 Lakeview Road. So, first, let me put this
10 out there: I'm not personally impacted by the
11 proposed development. My property is nowhere
12 near it. My concern is the 202 problem,
13 which -- you know, with the current level of
14 commercial activity, 202 still remains
15 (indiscernible) for us. Route 6, which has
16 evolved into a commercial zone, has two lanes
17 on either side. So the fundamental problem
18 that I see with the proposed development is,
19 what is the traffic implications of the
20 proposed development?

21 I did hear the traffic consultant speak
22 before. I was wondering if they had done a
23 volumetric assessment of the proposed traffic
24 that's going to be impacting this area given
25 the proposed development. I haven't seen that

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2 in the -- in the report that was provided.

3 So I think -- I mean, I'm all for economic
4 development. I mean, we've lost Indian Point.
5 The economic loss from that needs to be
6 supplemented with other economic development.
7 And I think a medically -- a medical overlay
8 district would be the -- would be one of the
9 options as per the plan. But I think,
10 fundamentally, we need to think about
11 infrastructure and how well it can support the
12 proposed development. And I think it behooves
13 us to see what infrastructure improvements we
14 need to do to support the MOD.

15 I come from a country where infrastructure
16 is given the last priority, and that's shown
17 some real bad impacts. If we can lobby the
18 state in terms of expansion of 202, make it a
19 two-lane road where the proposed development is
20 being proposed, perhaps that might alleviate
21 some of the traffic conditions that we see
22 today with the current level of commercial
23 activity on that road. So my concern is around
24 the quality of life that comes from the
25 proposed development, especially around traffic

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2 conditions and the -- and the collateral damage
3 it provides in terms of quality of life not
4 just for the residents in that neighborhood,
5 but also for the community as a whole. So
6 that -- I think that's an area that
7 (indiscernible) area of concern. And I think
8 we need to think about the infrastructure
9 improvements we need to think about in terms of
10 the roads that we need to do to support the
11 development.

12 I mean, I'm in favor of the development.
13 Just from a personal standpoint, I think it's a
14 great economic boom to the town, and I think
15 it -- I think it will go a long way in
16 supplementing the loss of tax income from
17 Indian Point, to help us do that. But I think
18 we need to have a more pragmatic vision around
19 what infrastructure improvements we need to do
20 that can sustain this economic activity that
21 you are embarking on. That's it.

22 MS. PUGLISI: Thank you so much. Okay.

23 Next speaker, please. And do we have some
24 more?

25 THE CLERK: Yeah. We have Mr. Fraietta --

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2 Fraietta, Ms. Rivera, and Mr. Connor.

3 MS. PUGLISI: Okay. Just name and
4 address, once again, for Laroue's records.

5 MR. CONNOR: Hello. My name is Greg
6 Connor. I live on Lafayette Avenue. One thing
7 I did not hear anybody address is the amount of
8 traffic that is going to be put on Lafayette
9 Avenue.

10 Lafayette now -- I leave for work at 6 --
11 6:00 in the morning, and alls I see is traffic
12 heading from the southern part of the town
13 to -- to the hospital. Now, obviously, I
14 understand. I've been living in the town for
15 40 years, so I understand. It's -- the
16 hospital has grown. With that growth, we've
17 gotten more workers, more doctors, and
18 everything else that goes with a medical
19 service. But Lafayette Avenue is a two-lane
20 road that goes all the way back to the 17th
21 century.

22 Do you realize on Lafayette Avenue,
23 General Washington and Lafayette -- Lafayette.
24 That's where it got its name from -- had their
25 troops on their way to Yorktown, Virginia, for

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2 the final battle of the Revolution. It's of --
3 and now we have a two-lane road that's turning
4 into traffic night and day. We are -- had it.
5 And now we're talking about another 7 to 800
6 trips between 202 and -- because Lafayette's
7 one of the main routes that people get down to
8 202 from the southern part of the town. It's
9 not only the hospital. They go to, you know,
10 Route 6. So my concern is all this traffic and
11 what we're going to do about this, because
12 it's -- like I said, you know, we're talking
13 about the size of the buildings, the number of
14 buildings. It's -- we're just too many people
15 living in this neighborhood. We're going to
16 see their style of life go down the drain.
17 Thank you.

18 MS. PUGLISI: Thank you for being here.

19 Thank you. Okay.

20 Next.

21 MR. RUSSO: Tommy Russo, 241 Buttonwood
22 Avenue. Madame Mayor, distinguished board
23 members, just a couple of quick points.

24 Listening to the presentations of the
25 developers, calling this a medically-oriented

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2 district, to me, is, at best, a reach. Okay.
3 Because, obviously, they said the first
4 development is going to be the residential and
5 so forth, so I don't see how we could use
6 medical or medical in -- as the first word.

7 The Gyrodyne presenter used the political
8 term "low impact." I could tell you that I've
9 been on Buttonwood -- my family's been there
10 for 20-plus years now, and I have a neighbor
11 that I think is going to speak shortly that --
12 she's been there her whole life. And I can
13 assure you, nobody on Buttonwood Avenue is
14 going to view this as low impact. Okay.

15 Third point: To the people that did the
16 traffic -- the traffic research, I don't care
17 how nicely you time out the lights. It's going
18 to be a disaster. It's going to be an
19 unmitigated disaster. As some of the people
20 that spoke -- have spoken before me said, it
21 sometimes can take you three, four, five
22 minutes to make a left-hand turn out onto 202
23 to get over to the Beach if you want to go pick
24 up a pizza or some Kentucky Fried Chicken.
25 Okay. It's going to be a disaster.

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2 And then the last thing I want to just say
3 is that, you know, Envision Cortlandt, that's
4 about the future and what might be. And I just
5 -- a little bit of reality. Okay. Some of my
6 neighbors on Buttonwood, our kids grew up
7 together. They played basketball out on the
8 street, because we have some hoops at the end
9 of driveways. And the kids would get together
10 and shoot hoops or play touch football in the
11 street or play Wiffle ball in somebody's
12 backyard. Okay.

13 And my reality is this -- okay. My
14 reality is this: Is that -- I don't care what
15 any environmental study says. Okay. My
16 children, when they were little until --
17 they're both in high school now. They saw
18 turtles and tortoises walking through the yard
19 at times, several different species of snakes.
20 We have deer that come and visit us, which I
21 don't mind. It's nice. We have owls and hawks
22 living in the woods. And if anybody thinks
23 that this development is not going to destroy
24 the local flora and fauna, they're -- I mean,
25 it's just -- that's insane. Okay.

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2 And then the last thing I'm going to say
3 is: The artist rendition, that's terrific. I
4 looked at that and I said, Well, if I wanted to
5 live in Florida, I would have moved to Florida,
6 because that's what -- that picture that 202 is
7 going to look at at the end of Buttonwood. It
8 looks like something that you would see driving
9 down one of those main roads in Florida. So I
10 hope you don't adopt this evil measure. Thank
11 you.

12 MS. PUGLISI: Thanks for being here.

13 We have to move along the speakers. So,
14 you know, as I said from the onset, you know,
15 traffic, density, quality of life are the
16 issues that we're going to be taking into
17 consideration at the end of this process.

18 Go ahead.

19 MR. FRAIETTA: Steve Fraietta. I live at
20 49 Tamarack Drive. And, obviously, it's
21 traffic. The 202 corridor, especially during
22 the rush hour period, is a disaster, so to
23 speak. And I'm just curious as to whether
24 adding a few lights and increasing what I call
25 the occupant load of this area -- there's going

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2 to be hundreds or thousands of more people
3 coming into this area to use the facilities or
4 live there. Is just by doing -- adding these
5 few lights going to be -- solve the issue that
6 we already have a problem with right now?

7 That's my basic question for tonight. I'll
8 have more.

9 Oh, one other thing. On the website, it
10 said adjourned, and it got -- it was very
11 confusing. I almost didn't come to this
12 meeting because I thought it was being
13 adjourned to January. Maybe if that was worded
14 a little differently -- I don't know if you've
15 seen it. But if you looked at the website, it
16 said meeting adjourned until January 14th. I
17 almost didn't come because, again, I thought it
18 was --

19 MS. PUGLISI: What, that this meeting was
20 going to be adjourned?

21 MR. FRAIETTA: Yeah. Yeah. Take a look
22 at it. It's confusing. Look at the agenda.
23 I'm sorry.

24 MS. PUGLISI: It's -- let me put my
25 glasses on.

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2 MR. FRAIETTA: Yeah. If you look at the
3 last one, it says adjourned. And I thought,
4 Oh, wow, this got adjourned. I'll come out in
5 December --

6 MS. PUGLISI: Oh, I see.

7 MR. FRAIETTA: -- or January, and then I
8 can --

9 MS. PUGLISI: I see.

10 MR. FRAIETTA: It's kind of confusing.

11 MS. PUGLISI: Okay.

12 MR. FRAIETTA: Okay. That's all.

13 MS. PUGLISI: It didn't mean that this
14 meeting was going to be adjourned. I can
15 understand why you thought it --

16 MR. FRAIETTA: It looks like it. I almost
17 didn't come, and Walter was the one who found
18 out that it was still on.

19 MS. PUGLISI: Sorry for the confusion.

20 MR. FRAIETTA: Okay. Thank you.

21 MS. PUGLISI: This public hearing --
22 you're here tonight -- will be adjourned for
23 January 14th. Fair enough?

24 MR. FRAIETTA: Fair enough. Thank you.

25 MS. PUGLISI: Okay. All right.

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2 Hi.

3 MS. RIVERA: Hi. Good evening. Stacy
4 Rivera, also from Buttonwood Avenue, 246. I
5 know we've discussed the traffic, and I'm just
6 going to piggyback a little bit of that.

7 From my research, I did see that during
8 the traffic analysis, it was done in 2016 and
9 2017. And the projected from Dayton to Conklin
10 showed a 29 percent increase going eastbound
11 and westbound on 202. And as some of my
12 neighbors have already said, getting out of
13 Buttonwood -- just the other night, I had to
14 turn right to go into the hospital to turn
15 around to get into Holy Spirit to pick up my
16 son from CCD. I live the closest. I was the
17 last one there to pick up my child. So if
18 that's already happening now, giving us a
19 29 percent increase in volume -- my child's
20 going to be there the whole night.

21 I also just want to say, also from doing
22 my research, 307.5 showed that residential
23 districts are intended to be free from uses
24 other than residential uses, except those which
25 are both compatible with and convenient to the

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2 residents of such districts. If we're talking
3 about putting a road from this parking lot into
4 Buttonwood Avenue, that medical facility that
5 you're talking about, that's not residential
6 use. That's not compatible with our needs. So
7 I -- I would ask that you address that and look
8 into that possible road that we're going to
9 see.

10 And just want to piggyback one other
11 thing. Talking about the wildlife: It is
12 going to be affected no matter what you do. My
13 seven-year-old got to grab an apple the other
14 day and chase after a fawn that he saw and roll
15 it down the street. Those deer are -- those
16 deer are going to go running. We're not going
17 to see them on a winter morning outside in the
18 backyard. They're going to end up straying --
19 who knows -- right across 202, and we're going
20 to have more accidents that way. Thank you for
21 your time.

22 MS. PUGLISI: Thank you for being here.
23 Thank you so much.

24 THE CLERK: Mr. Verlin.

25 MS. PUGLISI: Okay. Go ahead.

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2 MS. ROTH: Hi. I'm Amy Roth. I'm also a
3 resident of Buttonwood Avenue, 233. I wanted
4 to emphasize what some of my predecessors have
5 just said, talking about that it is a
6 residential street. My children still run up
7 and down the street. That's very important to
8 us. And we like being surrounded by woods and
9 by turtles and fawns and hawks and coyotes. We
10 like that, so we don't want those things to go
11 away.

12 Also, one of the things that I hadn't
13 heard, when the Evergreen and Gyrodyne were
14 talking about the advances in the number of
15 apartments and things, is they didn't talk
16 about, like, what the plan is for water use in
17 terms of, like, the septic use. We've been
18 told many, many years in a row that the reason
19 we don't have sewers in Cortlandt is because we
20 don't have the capacity or the -- the water
21 treatment plants don't have the capacity for
22 that. And so -- for large parts of Cortlandt.
23 And so I'm concerned about why a hotel would be
24 able to go in there and have that ability, as
25 well as all the medical facilities and the

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2 assisted living and that kind of thing. So
3 that hasn't really been discussed.

4 And secondly, when you talk about traffic
5 and the -- what the traffic effects are, if you
6 could also describe it using real terms, not
7 just -- you -- when you estimated how many
8 lights were needed in order to handle the
9 increase in traffic, you must have had some
10 kind of an estimate number of cars that you are
11 anticipating. And so you should talk in those
12 terms and -- to make it understandable to
13 everybody. Not just say, Well, we're going to
14 handle this increase in traffic with adding
15 four additional lights. That doesn't -- that's
16 not being realistic. Be more transparent to
17 talk about the actual number that you think are
18 going to be affected or in that area. Thank
19 you.

20 MS. PUGLISI: Thank you. Thank you.

21 Thank you. Okay.

22 THE CLERK: Ms. Mangione and Mr. Cotchen.

23 MS. PUGLISI: Right into the mic. Thank
24 you.

25 MR. VERLIN: Sure. Good evening. My name

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2 is Sean Verlin. My family and I, we moved in
3 on -- about a year and a half ago onto
4 Lafayette. Our property abuts the back --
5 there's what I thought was a pond there until I
6 learned it's called Orchard Lake. So it's nice
7 to have a lake in the backyard. But,
8 basically, I guess, I'll speak for some of the
9 people on Lafayette, on that side of the road.

10 I know there's some older folks who live
11 up and down that road. But me, as I feel like
12 a fairly young guy -- you still have to go
13 across the street to grab our mail, and it's
14 pretty crazy. So I know that with the
15 additional traffic that will come down there,
16 it will inevitably get, kind of, more congested
17 and might, you know, pose a risk to anybody
18 coming into the neighborhood.

19 I guess, beyond that -- I know we talked
20 about traffic. But the -- the bottlenecks down
21 Crompond Road -- I don't think it's so much --
22 I mean, I know that there's issues right in and
23 around the immediate area. And I know that
24 traffic was -- you know, they looked into, you
25 know, elements of that going down eastward.

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2 But, you know, we have our son in day care
3 probably about a mile and a half down the road.
4 It takes about 20 minutes to get home some
5 nights. It's absolutely, you know, crazy. And
6 I -- a 29 percent increase is, you know, from
7 one of the former speakers. But that just
8 seems like it's going to be a lot. And it's
9 not just so much the immediate area, as it
10 affects down the road there.

11 The walkability was addressed by two of
12 the proposed properties. I'm just wondering if
13 that walkability would extend beyond the
14 compound of each property or whether that's
15 just -- if it's going to, you know, add more
16 walkability to the town, which would be nice.

17 The sewer system. That was just
18 mentioned. The water quality. We want runoff
19 well water. We rely on, you know, clean water
20 source. Obviously, up the hill, where that
21 hotel -- I didn't know we were in a desperate
22 need for a hotel. But, basically -- basically,
23 that's -- that's running down there, and my --
24 you know, my concern is our -- you know,
25 immediately, our well.

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2 The proposed prices of the residence was
3 never addressed. I don't know what the cost of
4 one of these, you know, single, you know, units
5 is going to cost. You know, just good to know.
6 And the boundary of the public park. More
7 immediate also. It's just anybody who's
8 around, whether on Buttonwood or on Lafayette
9 like us, just want to make sure we know, you
10 know, if that's going to be a public area, how
11 it's going to be, you know, finished, how it's
12 going to look, all this stuff. Someone else
13 said this previously. I appreciate, you know,
14 economic development, but these are very real
15 concerns. Thank you.

16 MS. PUGLISI: Okay. Fair enough. Thank
17 you. Thank you. Fair enough. Okay.

18 Yes. Come on up, please. Just going to
19 have to put the mic down a little bit.

20 FEMALE SPEAKER: I'm too short for this.

21 MS. PUGLISI: Thanks.

22 FEMALE SPEAKER: Is that okay?

23 I don't have much to say, but what I'm
24 going to say -- I speak for everybody that
25 moved from Queens, Brooklyn, and all those

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2 areas down there. We left that part of the
3 towns. And personally, I left Queens. I left
4 Queens after living there for 30 years because
5 of all the confusion, all the traffic, all the
6 stores. I moved up here 15 years ago because
7 it was a nice, quiet, residential area.

8 Hotel? Stores? Retails? I'm sorry. I
9 don't see that in Cortlandt Manor. Not on
10 Buttonwood Avenue, not by the hospital. I do
11 not see that. Sorry.

12 MS. PUGLISI: Okay.

13 AUDIENCE SPEAKER: That's all I have to
14 say.

15 MS. PUGLISI: We hear you. Thank you.

16 MR. COTCHEN: Yeah. Hello. Jon Cotchen,
17 221 Lafayette. Perfect segue. I just moved
18 from Queens in August to get out of the city.

19 MS. PUGLISI: I'm sorry. You just have to
20 face us.

21 MR. COTCHEN: Okay. To get out of the
22 same chaos that's in Queens. My wife and I
23 have a year-and-a-half-year-old daughter. We
24 specifically moved to Cortlandt because of the
25 trees, because of the wooded areas. We wanted

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2 to give her a place to go in the woods where
3 she can go play to grow up. So -- yeah. A
4 parking lot -- we would have just stayed in
5 Queens.

6 My question to the developers is what kind
7 of occupancy rates you're assuming in your
8 multifamily housing units. Because, honestly,
9 I just have a hard time believing that there's
10 enough demand for 800 single-family
11 multi-housing units. I know -- yeah. So
12 that's my question.

13 And then, again, I'll reiterate the
14 traffic concerns. I basically have to play
15 Frogger to get -- get my mail on Lafayette
16 across the road. If there's a 26 percent
17 increase in travel, that's going to basically
18 be impossible, you know. My daughter
19 eventually -- you know, hopefully she could
20 cross the road to ride her bike on some of
21 those developments across the street on
22 Lafayette Avenue. So maybe make like a bridge
23 or something across it. Yeah. Thank you.

24 MS. PUGLISI: Thank you.

25 THE CLERK: Ms. Thomasell [ph.] and

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2 Mr. Weaver.

3 MS. THOMASSET: I'm Thomasset, but that's
4 cool.

5 THE CLERK: Thomasset.

6 MS. THOMASSET: Okay. Yeah. Hi. Can
7 everybody hear me? I'm like an old person,
8 like other people are saying. I've been in
9 this area -- we moved up from the Bronx when I
10 was seven years old. So I lived in Yorktown.
11 And when I got married, I didn't choose
12 Yorktown. I choose Cortlandt because of what
13 it really represented. It represented an area
14 where I was going to be happy to bring up my
15 children.

16 I live on Clinton Avenue. I am totally
17 not impacted in this outside of never being
18 able to make a left-hand turn. And the rule in
19 our house is that on Saturday, you only make
20 right-hand turns until you hit BJs. You make a
21 turn there, and then you head the other way to
22 make more right turns.

23 I guess what I'm concerned with is the
24 redundancies. To make a statement that we
25 don't have nursing homes and facilities in this

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2 area is just not accurate. Okay. It just
3 isn't. There's several nursing homes that have
4 different types of services for people.

5 My other concern is regarding occupancy.
6 We currently have a medical center -- medical
7 offices that are not occupied. My concern is
8 with Hudson Valley Hospital, is with regard to
9 Columbia. Are they driving that many
10 physicians into that medical building that you
11 need such a large medical building?

12 The other question I have really for the
13 whole area -- and I really appreciate the
14 effort and the time that went in for the design
15 element to the facility. We got to do
16 something. Indian Point is closing. We got to
17 do something. We've got to come up with some
18 more dollars. Makes total sense. But I don't
19 know if this is really the answer to that.

20 The other thing is with regard to not just
21 the redundancies -- about what -- our quality
22 of life is going to be impacted and changed by
23 this. You know, again, I've lived in my
24 house -- I know I may not -- only my
25 hairdresser knows for sure, but I've lived in

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2 my house for 30 years. We are 30-year
3 residents. Clinton Avenue is very blessed.
4 We -- we're very fortunate not to have the
5 freeway that's on Dimond Avenue now, which
6 impacts everybody's quality of life. So I
7 think in the areas, my concern is, number one,
8 that it's a redundancy.

9 Do we need a hotel? Does everybody have a
10 demand of a hotel in Cortlandt Manor? You have
11 two hotels. Two. We need another hotel? We
12 need more restaurants in Cortlandt Manor? I'm
13 not sure if that's really a requirement. Do we
14 need walking paths? We've got plenty of
15 walking paths. We do needs services for -- to
16 keep people.

17 I was told by somebody who was on the
18 original meetings around this idea that went
19 around, and they were talking about keeping
20 young people in the area and servicing our
21 older folks that are staying in the area. For
22 somebody who's coming up to retire, I'm not
23 living in New York State, with all due respect,
24 with the taxes. So we're moving on out. But
25 as far as the kids are concerned, the kids are

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2 not interested in Cortlandt Manor. They're
3 interested in Peekskill, where there's a bar
4 scene and lots of things to do.

5 When I talk to my 23 and 26-year-old, they
6 are hightailing it out of here, because this is
7 not what they're looking at at that age. So if
8 the thought process with this million --
9 800-unit facility that you want to build is for
10 younger people, you're not going to get the
11 younger people here. And if somebody on that
12 original board that was discussing this -- I
13 understand you want to keep young people in.
14 They're going to go to Peekskill, where they
15 can walk to the train, where they can walk to
16 the bar, and they can have a good time.
17 They're not going to live in Cortlandt Manor,
18 across the street from a hospital.

19 MS. PUGLISI: Okay.

20 MS. THOMASSET: So that's just really my
21 concern. I appreciate the whole effort that
22 everybody put into this, a lot of work for many
23 years. This is the first I had heard.

24 Like I said, I live on Clinton Avenue. I
25 would love sewers. You know, again, I live in

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2 a wetlands too. But understanding what the
3 purpose of this -- not that I want to just
4 scrap it and say start over again, because
5 that's really an insult to all the people's
6 efforts here. But I'm just saying, let's step
7 back. Do we really need what you're projecting
8 here? Do we really need it? We don't have
9 that in this community? I don't think that's
10 accurate. So thank you for your time today,
11 and thank you for all of your efforts. I
12 really am very appreciative.

13 MS. PUGLISI: We appreciate it. Thank you
14 very much. Okay. Well said. Thank you.

15 Next.

16 MR. WEAVER: Good evening. Elmer Weaver,
17 Lafayette Avenue.

18 A couple of things I didn't hear
19 addressed: There was a lot of talk about aging
20 in place and the need for housing for people
21 when they retire in this community. There
22 wasn't any talk of the projected costs for
23 these units that are being contemplated for the
24 senior living component. I know a lot of
25 people have issues, when their parents go into

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2 retirement homes, finding a place that they can
3 afford that's still a quality place for them to
4 live. There's a lot of talk about all the
5 amenities that will be provided in these units
6 that are going to be built, which is great.
7 But are they going to be luxury units? Are
8 they going to be things that people in this
9 community can actually afford to put their
10 parents into when they need to move out of
11 their own homes?

12 Next, there was talk of the tax revenue
13 that will be generated by these developments,
14 how much money it's going to generate for the
15 town, which is great. There was no talk of how
16 much tax money these developments will use on
17 an annual basis. I guess that has to be
18 estimated. But presumably, developers and
19 planners understand that. So you don't just
20 generate tax revenue and not use any money.
21 You use services. You use water. You use
22 electricity. You have roads that need to be
23 maintained, you need plowed. You need police
24 services, et cetera. So that should be
25 balanced out. You shouldn't just say, you

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2 know, this vacant lot is generating \$60,000 in
3 tax revenue now, and in the future, it could be
4 developing -- generating \$4 million tax revenue
5 for the town. That's a ridiculous comparison.

6 Regarding the taxes, my children will
7 attend Hendrick Hudson School District. From
8 my understanding of this proposal, the tax
9 revenue generated by these developments will go
10 to Lakeland School District. My understanding
11 of the situation is that the school district
12 impacted by Indian Point's closure is Hendrick
13 Hudson, not Lakeland. So if a primary focus of
14 the medical-oriented district is to address the
15 tax losses by Indian Point's closure, we need
16 to understand why that money's not going to
17 fund the things that are going to lose money
18 when Indian Point closes. For example, the
19 school district.

20 MS. PUGLISI: Okay. Let him finish. Let
21 him finish, please.

22 MR. WEAVER: A few more brief comments. I
23 think it's kind of ridiculous to say that
24 clearcutting a giant wood lot is going to
25 remove invasive species and that equals

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2 environmental improvement. Similarly, calling
3 parking lots open space or green space is -- I
4 don't know -- fanciful.

5 Regarding the traffic studies, if changing
6 traffic signal timing would improve traffic
7 problems and congestion problems, we should
8 just do that. We should find ways to do that.
9 And, of course, there are costs associated with
10 that, but the proposed development would not be
11 the only way to pay for those costs. And if
12 that's a major concern, there should be
13 alternative approaches considered as well.

14 Finally, one very brief question. There
15 was mention of an emergency exit onto Lafayette
16 Avenue from the Gyrodyne development, and I'd
17 be interested to know some more details about
18 that emergency exit, under what conditions it
19 would be used. Who would have access to it?
20 Would that become a shortcut for residents or
21 customers or patients in this area? Would it
22 strictly be accessible to emergency vehicles,
23 and under what conditions? And what expected
24 flows would be associated with that? Would it
25 be routine responses by fire trucks to every

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2 alarm, or would it only be for a burning
3 building or a police response? Would police
4 use it any time there was a call, an ambulance
5 any time there's a call, et cetera? Thank you.

6 MS. PUGLISI: And you -- by the way -- by
7 the way, you are -- this is Lakeland School
8 District, this area, as everybody knows. It's
9 not Hendrick Hudson. So that was his point.
10 That was his point. All right.

11 Is there anybody else, Madame Clerk?

12 THE CLERK: No. That completes the list.

13 MS. PUGLISI: That completes the public
14 hearing. I would just like to thank everybody
15 for -- don't leave yet. I'd like to thank
16 everybody for coming out tonight and staying
17 here on these -- on these important subjects.
18 A lot of you know me. I've been supervisor for
19 a while. I raised my kids here. And the
20 quality of life and all of your lives is near
21 and dear to my heart. We're going to take all
22 of your comments strongly into consideration.
23 That's what this exercise was all about. We
24 needed to hear from you. The public
25 information meetings, we only heard a little

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2 bit of feedback. But this was certainly a lot
3 more, and this was what all of us needed to
4 hear and need to hear. It will be adjourned.

5 I want everybody to have a happy
6 Thanksgiving. All right. Don't be stressed.
7 Okay. This is a great town board, and they're
8 going to take all of your comments and
9 suggestions and excellent points strongly into
10 consideration and will ultimately do the right
11 thing. Fair enough? All right. So that
12 concludes the public hearing.

13 MR. WOOD: You need to adjourn. Motion to
14 adjourn.

15 MS. PUGLISI: So I need a motion and a
16 second to adjourn this public hearing, Town
17 Board, to January 14th. I can't believe I'm
18 saying 2020.

19 MR. BECKER: So moved.

20 MR. CREIGHTON: Second.

21 MS. PUGLISI: Any further discussion?

22 All in favor?

23 BOARD MEMBERS: Aye.

24 MS. PUGLISI: So moved.

25 (Time noted: 8:54 p.m.)

C E R T I F I C A T E

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 foregoing proceedings, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

Ilana Nathanson

ILANA M. NATHANSON

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