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March 13, 2020

Via Hand Delivery

Hon. Linda Puglisi and the
Members of the Town Board
Town of Cortlandt Town Hall
One Heady Street
Cortlandt Manor, New York 10567

¸ Also admitted in DC
° Also admitted in CT

**Re: Hawthorn Devco, LLC's Petition for
Zoning Text Amendments for Development of a
Congregate Care Senior Living Facility at
119-121 Oregon Road, SBL 23.11-1-11 & 12 ("Property").**

Dear Supervisor Puglisi and the Members of the Town Board:

This firm represents Hawthorn Devco, LLC ("Petitioner" or "Hawthorn"), the contract purchaser of the above-referenced Property in connection with its proposal to develop a Congregate Care Senior Living Facility ("CCSLF") on the Property. The Property, currently the location of Colonial Terrace catering hall, is located in the CC – Community Commercial Zoning District.

It goes without saying that Colonial Terrace has long been a mainstay of the Town, as Sheila Drogy's family has owned and operated a hospitality business on the Property since 1945. Now, after many decades of running Colonial Terrace, Sheila and Alan Drogy are preparing to retire and sell the Property to Hawthorn.

Hawthorn, a national developer of senior living communities, seeks to develop a CCSLF – essentially an active senior living facility – on the Property. Over the last 30 years, Hawthorn and its related entities have developed approximately 250 CCSLFs across North America. Hawthorn offers a unique senior housing model via its CCSLF, which includes full-time managers who live on-site, adding to the level of care and community atmosphere fostered at the community.

Specifically, Hawthorn proposes to develop a modern, attractive CCSLF on the Property that will result in quantifiably less noise and traffic impacts to the surrounding neighborhood than the existing use. The proposed CCSLF would include a three-story building consisting of 152 resident suites, centralized cooking and dining facilities, three (3) manager units,

and ample common recreational areas and amenities to house residents fifty-five (55) years of age and older (the “Project”).

Accordingly, Hawthorn submits the accompanying Verified Petition for Zoning Text Amendment (the “Petition”) with the knowledge and consent of the property owner, Sheila Drogy. (See Affidavit of Ownership, annexed to the Petition as Exhibit “A”). The proposed Zoning Text Amendments would allow the Town Board to issue a Special Permit approving a CCSLF in the CC District on a lot eight (8) acres or more that fronts and has access onto a state road or Oregon Road, and which will connect to public water and sewer systems. The Petition would also amend the Table of Dimensional Regulations (Zoning Code § 307-17, 307 Attachment 5) to allow a CCSLF authorized by Special Permit in the CC District to have a maximum height of 3 stories, or 45 feet, and a maximum floor area of 155,000 square feet. Finally, the Petition would amend the Town’s Table of Required Off-Street Parking Spaces (Zoning Code § 307-2(C)) to add the CCSLF use and recommended parking standard of 0.70 spaces per suite.

We submit that the proposed Zoning Amendments and Project are both fully consistent with the Town’s 2016 Comprehensive Plan, *Envision Cortlandt*, which recognizes the need for increased diversity of housing options for residents in all stages of life. The Project would also help meet additional Town goals in *Envision Cortlandt*, including creating a more vibrant mix of uses near Town Hall, an important central area of the Town.

In connection with Hawthorn’s Petition, enclosed please find twelve (12) sets of the following materials:

- (i) Petition, dated March 11, 2020;
- (ii) Conceptual Site Plan and Renderings (two full-size sets are also enclosed);
- (iii) Short Environmental Assessment Form (EAF); and
- (iv) Traffic Narrative from Provident Design Engineering, dated March 10, 2020.

We respectfully request placement on your Board’s next available meeting agenda to initiate review of the Petition and the proposed Project, including a decision to circulate a letter of intent for the Board to serve as Lead Agency, to refer the Petition to the Planning Board for report and recommendation pursuant to Section 307-97(B) of the Cortlandt Zoning Code, and to refer the Petition to the Westchester County Department of Planning pursuant to Section 239-m of the New York General Municipal Law.

We look forward to appearing before the Town Board to commence the formal review process and to bringing this exciting Project to the Town. If you have any questions or require further information, do not hesitate to contact us. Thank you for your attention to this matter.

Respectfully submitted,

ZARIN & STEINMETZ

By: _____

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cc: *via email*

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Sheila Drogy