

TOWN OF CORTLANDT
PLANNING AND ZONING BOARDS

PLANNING BOARD MEETING

Virtual Meeting

April 22, 2021

7:00 p.m. - 10:02 p.m.

April 22, 2021

MEMBERS PRESENT:

Loretta Taylor, Chairperson

Steven Kessler, Member

Thomas A. Bianchi, Vice-Chairperson

George Kimmerling, Member

Jeff Rothfeder, Member

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2 (The board meeting commenced at 7:00 p.m.)

3 MS. LORETTA TAYLOR: Alright. I am
4 calling the meeting, the special meeting to
5 order. This is Thursday evening, April 27 --
6 22nd, sorry. We'll begin with the pledge to the
7 flag.

8 MR. CHRIS KEHOE: Alright. I'll, I'll
9 take care of that.

10 MS. TAYLOR: Good. Thank you.

11 MR. KEHOE: I pledge allegiance to the
12 flag of the United States of America and to the
13 republic for which it stands, one nation, under
14 God, indivisible, with liberty and justice for
15 all.

16 MS. TAYLOR: Alright. Mr. Kehoe, would
17 you do the roll call for us? Thank you.

18 MR. KEHOE: Mr. Bianchi.

19 MR. THOMAS A. BIANCHI: Here.

20 MR. KEHOE: Mr. Kimmerling.

21 MR. GEORGE KIMMERLING: Here.

22 MR. KEHOE: Mr. Rothfeder.

23 MR. JEFF ROTHFEDER: Here.

24 MR. KEHOE: Mr. Kessler.

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2 MR. STEVEN KESSLER: Here.

3 MR. KEHOE: Ms. Taylor.

4 MS. TAYLOR: Here.

5 MR. KEHOE: Mr. Foley noted is absent.

6 Mr. Subin?

7 MR. JOSHUA SUBIN: Here.

8 MS. TAYLOR: Alrighty. Very good.

9 Alright. So we're going to begin with a couple
10 of guidelines and then we will get into, directly
11 into the comments from the participants. This is
12 a public hearing for PB 6-15, the application of
13 Hudson Ridge Wellness Center Inc, for Site
14 Development Plan approval and a Special Permit
15 for a hospital to be located at the former Hudson
16 Institute property to provide a New York State
17 Office of Addiction Services and Support
18 certified, 92-bed facility to treat individuals
19 with chemical dependency issues, located at 2016
20 Quaker Ridge Road, the latest revised drawings on
21 March 20, 2019. Alright. Now, we are going to
22 ask that you use your -- I'm speaking to the
23 audience now. I'm going to ask that you use the
24 raise your hand function to speak and you would

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2 be promoted to speaker in the order in which your
3 hand is raised. Please be as brief as possible
4 to allow time for others to speak. Wherever
5 possible, avoid repeating comments that have
6 already been made, and keep your comments to
7 specific issues related to this application. Do
8 not expect questions to be responded to by the
9 applicant or the Planning Board at this meeting.
10 They will be responded to by the applicant at
11 subsequent meetings. Please avoid heated
12 exchanges. The public hearing is not an occasion
13 for debate or back and forth. It is to get your
14 questions or issues into the record. The
15 hearing, or this hearing will end at 10:00 p.m.
16 or earlier, and will be probably adjourned to the
17 May 4th mee-, session. Please also remember in
18 the interim, you may send your con- concerns,
19 comments in writing to Chris Kehoe in the
20 Planning Office if you cannot speak tonight.
21 Your comments will become part of the record. So
22 we are ready now to have the participants speak.

23 MR. MICHAEL PREZIOSI: Loretta, I just,
24 I just wanted to mention that the applicant's

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2 attorney, Robert Davis, is having trouble logging
3 on, so when he does log on, we'll, we'll promote
4 him as well. I'm going to call the first speaker
5 to, to speak. That would be Secunda. If you can
6 -- I'll promote you to panelist, and you, if you
7 can unmute yourself and state your name and
8 address for the record.

9 MR. TOM SECUNDA: Hello, I'm Tom
10 Secunda. I live at 62 Teatown Road. I was
11 hoping that I would speak after the presentation
12 of our architect, but I will speak in advance and
13 hopefully you'll get a chance to see that
14 information, either tonight or, or, or, or
15 through the filing. But basically what, what the
16 architect has done is he's gone out and compared
17 the Hudson Institute to five of the other
18 hospitals, similar, that they've referenced, and
19 when you look at this, you'll see that they are
20 very, very different. They're different in the
21 number of staff, they're different in the layout,
22 and they're dramatically different in the space,
23 you know, it's kind of a Sesame Street moment
24 where you say, you know, one of these plans is

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2 not like the other, one of these plans doesn't

3 belong. It is clearly either an ill conceived

4 plan or a fraudulent plan. I, you know, I guess

5 I would ask the Planning Board, as part of their

6 due diligence, to ask the applicant to go and to

7 actually show how, in the existing facil-,

8 footprint and facility, they, they would possibly

9 put 94 units, 94 people, along the kind of

10 quality that they claim they're going to do.

11 It's just not possible. You know, if the

12 Planning Board was looking at a new development

13 of three-bedroom house, and the applicant said

14 that the hou-, the house size was going to be 150

15 to 200 square feet, the Planning Board would go

16 and say, hey, prove that to me, show me that you

17 could accomplish what you're saying. And that's

18 what we're asking. If the applicant can figure

19 out a way to do this, then that's fine, then that

20 issue goes away, and it's resolved, and we can

21 move on to the other issues. Figuring out how

22 much traffic or how much water use, or how much

23 disruption in the neighborhood is likely to

24 happen on a plan that is illogical and unlikely

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2 to happen is not a good use of our time. Along

3 those, along those lines as well, is I've seen

4 the Planning Board work really hard, and we

5 appreciate it as neighbors, that when these kinds

6 of plans come up, they try to minimize the impact

7 on the neighborhood if they're going to accept

8 the plan. So where you put streetlights, where

9 you put parking, you know, the, the applicant's

10 plan, because of its -- the physical plan is

11 there, puts most of the facility along the

12 borderline of its neighbors. They can't move

13 their buildings, but they can be more responsible

14 about parking and lighting. So once again, I

15 would ask the Planning Board first to figure out

16 whether this proposal is legitimate and possible,

17 and then to work with the applicant to minimize

18 the impact on nearby neighbors, like you would

19 for any kind of development. Again, you know, it

20 is our considered opinion that there is something

21 fishy here, whether it's intentional or not, I

22 can't comment on, I, I do not know the applicant,

23 but it is impossible to build a clinic of the

24 sort that they say with 92 beds in the physical

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2 plan that they have, and although it might not be
3 the Planning Board's job to determine whether an
4 enterprise will be successful or not, I think it
5 is their job to make sure that it's a legitimate
6 plan, and that it could be executed, and it's not
7 somebody sort of putting their foot in the door
8 to make sure that they could wait or go and ask
9 for something significantly different. Thank you
10 for your time. I understand how difficult this
11 process is --

12 MR. KESSLER: Mr. Secunda, you realize
13 that it is not our job to determine if 92 beds or
14 94 beds is right or not, there's a regulatory
15 authority, so to your analogy to housing, there
16 isn't a regulatory authority that says whether
17 you can have, you know, one, two, three, four
18 bedrooms, but there is a regulatory authority
19 that's going to determine whether 94 beds or 24
20 beds is appropriate for this facility. That's
21 not something that we decide on.

22 MR. SECUNDA: That is absolutely
23 correct, but they've given you a proposal that
24 says in this physical plan, we are going to build

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2 a facility that looks like the Betty Ford Clinic,
3 which is clearly not true, so.

4 MR. KESSLER: Well -- okay. But, but
5 our issue's not to compare this to others. There
6 is a regulatory authority here that's going to
7 make a determination. Now, we, if this were to
8 be approved, certainly we would say the applicant
9 asked for 94 beds, but that's going to be subject
10 to whatever the regulatory authority approves
11 ultimately. Just like, you know, we don't
12 approve a septic system, the, the Health
13 Department's going to approve a septic system.
14 It's the same thing with the beds here.

15 MR. SECUNDA: No, we, we disagree,
16 because we think --

17 MR. KESSLER: You, you can't disagree,
18 it's a fact.

19 MR. SECUNDA: Okay, let, let me finish,
20 please.

21 MR. KESSLER: Sure.

22 MR. SECUNDA: You know, it is your job
23 to make sure that it's a responsible proposal
24 that's going in and that it is not something

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2 that, that is not possible to do. You would do
3 that with a housing thing, the same way that you
4 would not allow somebody to go in and put in a
5 200-square foot three, three bedroom house
6 because you know it couldn't be done. So we're
7 looking at the Planning Board to protect us so
8 that we don't -- yes, they -- it will go to OASAS
9 and do all these other kinds of things, there's a
10 long period of time that this, this goes through,
11 but in the first step, you have a plan that's not
12 possible, you're approving something that can't
13 happen. How could you do that?

14 MR. KESSLER: I, I, I hear what you're
15 saying, Mr. Secunda, but again, they have, they
16 have the buildings, and ultimately there'll be
17 another authority that's going to determine
18 exactly what you're asking about, and then that
19 is not us. Right or wrong, it is not us. I
20 sympathize with you, but it's not us.

21 MR. SECUNDA: Okay. I mean, that's
22 certainly what you're stating. I disagree with
23 you.

24 MR. KESSLER: Okay. That's why they

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2 have public hearings, for disagreements.

3 MR. SECUNDA: And that's fine. It's
4 also a legal issue, which I guess will be
5 resolved that way as well. I guess my point is,
6 again, that it is your responsibility to protect
7 the neighborhood from fraudulent actions, and it
8 is quite possible, I'm not accusing anybody, but
9 it is quite possible that this is not a
10 legitimate plan, and you're approving an
11 illegitimate plan. That's, that's not you saying
12 that we don't think these guys can make money or
13 not make money, it's that what they're stating is
14 factually false, and they're presenting to you
15 something that's factually false, and you're
16 approving it.

17 MR. KESSLER: Appreciate your opinion.

18 MR. SECUNDA: Okay. Well, thank you for
19 your time.

20 MS. TAYLOR: Okay. Thank you.

21 MR. PREZIOSI: I'm going to promote Mr.
22 Davis to speaker and panelist. He, he joined us
23 a little bit late. He's the applicant's attorney
24 and representative tonight.

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2 MR. ROBERT DAVIS: Thank you, Mr.
3 Preziosi. Good evening, members of the board.
4 Thank you for having this meeting tonight. I'm
5 Bob Davis, attorney for the applicants. As
6 agreed with Chairperson Taylor and the Board, we
7 are waiting to the extent we can 'til the end of
8 the hearing to respond to public comment, so I
9 will be brief again tonight. At the April 6th
10 hearing session it became apparent that the
11 primary topic raised by residents from a
12 different neighborhood, who are not represented
13 by Mr. Schwartz, was the access easement recently
14 obtained by the applicants over an adjoining
15 property which is owned by an affiliate. As the
16 applicants had no intention of ever using that
17 particular easement, which is physically
18 impractical in any event, unless required by the
19 town, I believe my letter of April 7 should put a
20 rest to any concerns in that regard. According
21 to Mr. Schwartz, however, my April 7 letter
22 generated his letter of April 16, even though his
23 letter had very little to do with the easement,
24 and we don't consider his letter to be real

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2 public comment as it really just repeats innuendo
3 and conspiracy theories, we, we keep hearing
4 these allegations of fraud, and by the way, as
5 Mr. Kessler said, 92 beds is the maximum that
6 we've proposed, and of course, if it becomes less
7 due to OASAS requirements or the Building Code,
8 so be it, and that should only mean less impacts
9 on the neighbors, so they should be happy about
10 that. But in any event, with respect to Mr.
11 Schwartz's letter, we'll respond now briefly just
12 to correct a few false statements that are in
13 that letter. First, my letter did not contain a
14 "story" about the access ease, but -- or the
15 applicant's version of events as stated by Mr.
16 Schwartz, but simply the actual facts regarding
17 the acquisition and nature of the easement and
18 the restriction which the applicants will place
19 upon it to eliminate any concern. Mr. Schwartz's
20 statements of his "suspicions" and being on high
21 alert because of the applicant's "pattern of odd
22 behavior", I didn't realize we're engaging in odd
23 behavior, and trickling out of information on its
24 own terms, in my view are patently ridiculous.

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2 The vast expert documentary evidence provided by

3 the applicants, as required by the town and

4 demanded by the neighbors over the past six

5 years, can hardly be regarded as a trickling, but

6 more like an overwhelming deluge of expert

7 information demonstrating the lack of impacts of

8 this proposal. Mr. Schwartz also repeated the

9 same false claim he has made so many times, I've

10 lost count by this point, that the applicants

11 keep "flip flopping on what their proposed

12 hospital really is". Once again, we've responded

13 every time this lie has been repeated, and we've

14 stated from the very outset that our proposed use

15 is a specialty hospital, have never stated

16 anything other than that. You may know that we

17 first met with the town's professional staff to

18 go over this in September 2014, going on seven

19 years, well prior to our July 2015 application,

20 and that was for the very purpose of meeting with

21 the staff and legal staff of the town to confirm

22 that the proposed use is a permitted hospital

23 under the town's zoning code, which is the only

24 definition that we have to comply with, and a

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2 court has determined that. The fact that we have
3 compared certain potential impacts such as water
4 use, traffic and parking, to those of other uses
5 simply to demonstrate that the impacts of this
6 use will be far less than a general hospital is
7 irrelevant to our constantly stated nature of the
8 use as a specialty hospital. Equally irrelevant
9 is whatever name we choose to give the hospital.
10 Now, Mr. Schwartz is an experienced zoning
11 attorney who often represents big projects before
12 this town and he knows all of this, yet for some
13 reason he chooses to repeat these things over and
14 again, no matter how many times we refute them.
15 Another false statement he makes in his most
16 recent letter is "if they care so much about
17 helping people, why do they say they will not
18 accept Medicaid". Now, like many of the
19 contentions that have been made, that's kind of
20 irrelevant to this Board's consideration, but he
21 knows this repeated claim is false as well. In
22 the applicant's initial 2015 submission, its
23 planners inadvertently confused the fact that the
24 applicants have stated that they're not accepting

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2 patients on public assistance with their
3 acceptance of insurance, and as counsel knows,
4 this error has been corrected on the record more
5 than once, the applicants have consistently
6 stated that they will accept insurance in all
7 forms inclu-, including Medicaid. That was last
8 done in the Zoning Board proceedings in writing
9 for example. At the last meeting we mentioned
10 the horrible comments sent to our client by
11 someone saying they are an immediate neighbor,
12 and Mr. Schwartz suggested we misrepresented that
13 incident. Apparently we're engaging in all sorts
14 of fraud before this Board. He called it a
15 "alleged anonymous message". It was neither
16 alleged nor anonymous. We have a copy of the
17 complete message with the name of the sender, but
18 we simply chose not to expose that person
19 publicly. We didn't imply it was one of Mr.
20 Schwartz's clients, we expressly said we didn't
21 know if it was or it wasn't. The person has
22 since deleted their message, but we have
23 determined that they do live in the near vicinity
24 on Spring Valley Road. Finally, with respect to

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2 misrepresentations, you will note that the
3 neighbors recently requested us, by their expert
4 traffic consultant and otherwise, to perform
5 updated traffic counts in the neighborhood. So
6 as we were doing that this past weekend around
7 the time of your site visit, we observed some of
8 them driving back and forth repeatedly over the
9 counters numerous times to falsify the results,
10 just as they did with our original traffic
11 counts, and they've previously stated publicly on
12 their social media, their intention to do just
13 that, and we included their Facebook entries to
14 that effect in one of our earlier traffic
15 reports. So in short, as you know anyone is free
16 to disagree with the applicants, to have their
17 say to object to the proposed use, they're
18 certainly entitled to their own opinion, but they
19 are not entitled to make up their own facts,
20 which we have had them do time and again. So,
21 finally, if anyone is really grossly lacking in
22 credibility in this proceeding, it's certainly
23 not the applicant. So thank you, and thank you
24 once again for taking the time this evening.

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2 MS. TAYLOR: Thank you, Mr. Davis.

3 Mike, can we move along?

4 MR. PREZIOSI: Mr. Davis, I'm going to
5 leave you on as a panelist, but if you don't mind
6 just us muting your speaker.

7 MR. DAVIS: Yes, I'll probably mute my
8 video too.

9 MR. PREZIOSI: Okay, great. Thank you.
10 Okay. Our next speaker is going to be
11 Christopher Labbate. If I've mispronounce
12 anyone's name, I do apologize in advance.

13 MS. LAURA LABBATE: Hi, good evening.
14 I'm Laura Labbate. This is my husband Chris
15 Labbate. We live at 35 Quaker Hill Drive. And
16 we would just like to cover two things. First of
17 all, our investment and reason for living here,
18 and second of all, we'd like to review some of
19 the commentary about the easement. We purchased
20 our home about 11 years ago and we made a very
21 careful investment. We chose a home on a large
22 piece of property in a quiet remote neighborhood
23 located in the woods, surrounded by nature and
24 very far from town. And like our neighbors, we

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2 paid a premium for this home. This home is on a
3 large lot. Most lots in our neighborhood are
4 between two and four acres, and many are adjacent
5 to the Teatown Reservation. And like our
6 neighbors we pay a premium in taxes of upwards of
7 \$30,000 annually to the Town of Cortlandt. The
8 proposed facility known as Hudson Ridge Wellness
9 Center would devalue our investment and degrade
10 the environment and it also threatens the safety
11 of our roads. Having said that, we would like to
12 address the issue of the easement along 81 Quaker
13 Hill. It's alarming to hear Mr. Davis speak of
14 that as something that isn't going to happen,
15 because if it wasn't going to happen then why was
16 the easement proposed? Why do you get an
17 allowance for an all-purpose easement if you have
18 no use or reason for it? Why would you devalue
19 the property value of 81 Quaker Hill and in fact
20 lose potential buyers and new potential residents
21 over this large easement if it's never going to
22 be used? There are children, dogs, families, who
23 walk and play in this neighborhood, and if that
24 proposed inlet or outlet would be to allow, you

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2 know, allow extra traffic to go through our
3 neighborhood, we are a no-outlet neighborhood,
4 there is one way in and there is one way out, and
5 that added traffic, I think poses a real safety
6 threat to our neighborhood, in addition to the
7 noise and the disturbance of traffic, and who is
8 to say that there wouldn't be traffic at all
9 hours of the night. So the other thing that is
10 very bothersome is that it appears to be clear
11 from the public records that the applicants
12 purchased 81 Quaker with the express intent of
13 securing the easement. Nobody's ever occupied
14 the home and like we said, and like our
15 neighbors, Mike and Sam, mentioned in the March
16 2nd meeting, deals are falling through because of
17 the invasem-, easement. The other thing that is
18 disturbing is the appalling and underhanded way
19 in which the applicants continue to pursue their
20 goals with complete disregard to their potential
21 neighbors in Quaker Hill, in our neighborhood and
22 in the surrounding area, so therefore, we don't
23 trust the assurances being given by the
24 applicants or their attorney that they will

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2 operate properly with any consideration, not only
3 to the wellbeing of our neighbors, but in
4 according to the rules and regulations set forth
5 by the Town of Cortlandt. We would like to ask
6 the Board to enforce the existing zoning code
7 that requires this type of facility to be on a
8 state road, and we would like to help keep this
9 residential neighborhood residential. As Paul
10 Ruben stated the proposed facility is
11 inconsistent with the present day community
12 character and that is also drastically different
13 from the commercial zoning that was granted in
14 1948. So thank you for allowing us time.

15 MR. PREZIOSI: Okay, thank you.

16 MS. TAYLOR: Thank you.

17 MR. PREZIOSI: The next speaker is going
18 to be Ms. Suzy Roe. If you could just state your
19 name and address for the record. And I'll
20 promote you to panelist. Hi.

21 MR. DAVID WEINBERGER: Hello.

22 MR. PREZIOSI: Who's that?

23 MR. WEINBERGER: Hi, this is David, hi,
24 this is David Weinberger. I live at 5 Middle

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2 Lake Road right off of Glendale, and my property
3 borders the Hudson Institute property. I am
4 around the corner, so I'm not on Quaker Ridge but
5 I'm around, so the back part of the -- the back
6 part of my property borders on the Hudson
7 Institute. My mai-, besides agreeing with many
8 of the other speakers, my main concern is water,
9 and my, my well. So just to give you a little
10 bit idea of the topography, my property, if the
11 Hudson Institute is on top of a hill, I'm on the
12 bottom of a hill. Behind where the buildings
13 are, and there, there's a lo-, there's a long
14 hill, pa-, and part of my property is on the hill
15 and part of the property's on Hudson Institute.
16 The -- there are se-, there used to be several
17 streams that used to come down the hill, or they
18 were underground streams and they'd pop up on my
19 property, and we have since put in --

20 UNIDENTIFIED FEMALE: French drain.

21 MR. WEINBERGER: -- drains around my
22 septic field so that that runoff water would not
23 go into my septic field. My, my well is right
24 there on the hill also, and my concern is if

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2 indeed they're going to have 92 beds and 80-

3 something employees, the demand for water is

4 going to be huge, and I'm very concerned about

5 how well my, my, my well will, you know, have

6 enough water to supply my house as well as the

7 surrounding houses. Also, I have no -- I've

8 lived here, I bought the property in 1997 and

9 we've lived here, we built our house when we

10 lived here since 1998. I have 3.6 acres, mostly

11 woods with a lot of setbacks for wetlands, steep

12 slopes, etcetera. So my concern is that the --

13 (a), I'm concerned about that, that my runoff is

14 not as much as it used to be. I've noticed over

15 the last probably ten years, I've been here 23

16 years, that my underground streams are -- they

17 don't flow as much, and I, I attribute this to

18 less rainfall over, over the course of time, and

19 I think probably due to climate change that this

20 will probably continue. I'm also concerned about

21 potential runoff from the Hudson Institute

22 various, either water that comes out of their

23 septic system that is not captured and

24 contaminated water. Now, all my water that comes

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2 off that stream, off the hill in and around my,
3 my -- the --

4 UNIDENTIFIED FEMALE: Whatever, the
5 drain.

6 MR. WEINBERGER: -- the drainage goes
7 right into the watershed and that's drinking
8 water for the town of Ossining. So I'm concerned
9 about the, the contamination of that water from
10 the Hudson Institute, the quality of the, the
11 water that's coming in, and also potentially the,
12 the lack of drinkable and usable water. That's
13 my main concern. I'm also concerned about the
14 noise. This is, you know, as you know, this is a
15 very, very quiet neighborhood, and I'm concerned
16 about --

17 UNIDENTIFIED FEMALE: Lighting.
18 Lighting.

19 MR. WEINBERGER: -- the noise and
20 lighting that will influence my very beautiful
21 and peaceful property. So --

22 UNIDENTIFIED FEMALE: And the property
23 value.

24 MR. WEINBERGER: And my value, 'cause

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2 I've been here 23 years. I'm going to re- retire
3 probably soon. I'll probably move in a
4 relatively near future and I'm concerned about my
5 property value. So thank you for listening to
6 me. That's it.

7 MS. TAYLOR: Thank you very much.

8 MR. WEINBERGER: Okay.

9 MR. PREZIOSI: Okay, thank you. Our
10 next speaker is going to be Lauren Fogelman.
11 Just state your name and address for the record.

12 MS. LAUREN FOGELMAN: Hi there. My name
13 is Lauren Phillips Fogelman and I live at 7
14 Quaker Hill Drive in Croton-on-Hudson. And
15 tonight I'm speaking to you as a resident of the
16 Teatown area and also full disclosure as a leader
17 of one of the Town of Cortlandt's faith
18 communities. I am a cantor, and as a member of
19 the clergy I work regularly with people suffering
20 from and receiving all sorts of health related
21 issues including addiction, and a dear mentor of
22 mine from my college days recently passed from
23 causes related to alcoholism and addiction. The
24 struggle is real, I recognize that, and my heart

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2 goes out to those dealing with such issues as
3 well as to their family and friends, but the
4 heart of my concerns about the proposed facility
5 have to do with the ability for the narrow roads
6 in this area to handle this extra traffic, the
7 easement between the proposed facility on 81
8 Quaker Hill Drive, and the trustworthiness of the
9 applicant to respect the overall character of
10 this residential neighborhood. I fear that this
11 proposed hospital could provide damaging and
12 dangerous consequences for the families who live
13 here as well as to the local environment, so much
14 so that we are now at bedtime for my two young
15 children, this is the third hearing that we've
16 been at, at, at bedtime, we know there's going to
17 be here, there's going to be another one now May
18 4th, and we are determined to do whatever we can
19 to be at these meetings despite the challenges
20 they are to our family at this moment. So just
21 in the past week alone I encountered two
22 challenging instances in which large trucks
23 struggled to navigate the windy one lane roads in
24 the area, and I fear that the proposed facility

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2 will necessitate many more of these trucks

3 driving through the neighborhood, and it will

4 only be a matter of time before an accident

5 happens. I believe there are plans to

6 potentially widen Quaker Ridge Road at points but

7 why would we do so to accommodate a facility

8 whose scope and scale do not belong in a

9 residential neighborhood like this one in the

10 first place. I am also gravely concerned about

11 the easement granted, quote, unquote, for any and

12 all purposes between the proposed facility and 81

13 Quaker Hill Drive. Now, I know Mr. Davis

14 inferred that that easement is not going to be

15 used, but why would it be there if it's not going

16 to be used? And when we bought our house we

17 imagined our kids learning to ride bikes along

18 the quiet cul-de-sac, and adding this additional

19 entry point to the proposed Wellness Center means

20 additional traffic on our streets. And we're not

21 just talking about passenger cars. We're talking

22 about delivery trucks, waste removal, emergency

23 vehicles and other large entities on a 24-hour

24 basis. And in addition, as has been stated by

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2 some others, the house has now been put on and
3 taken off the market at least twice over the
4 course of the past few months, prospective buyers
5 have pulled out after the house has been reported
6 to gone into contract ostensibly because of this
7 easement. This suggests that some of the terms
8 and the existence of the easement are not being
9 disclosed to brokers and potential buyers and
10 implies that the plans for the easement are
11 something that would grossly affect the value of
12 the property at 81 Quaker Hill Drive, and also
13 potentially the other properties on the street
14 and our property taxes. If the Town of Cortlandt
15 is looking to fill the void left by Indian Point
16 by gaining tax revenue from a for-profit venture,
17 there are potential losses as well, not to
18 mention you are disrupting the lives of several
19 dozen 100 maybe citizens of our town, and this is
20 for the sake of purported promises by an entity
21 who has no prior track record in operating such a
22 facility and several convictions for fraud and
23 tax violations, and though the plans for the
24 easement and potential road are not part of the

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2 official proposal that has been preve-,
3 presented, the terminology of any and all uses
4 for the easement is deeply troubling to my family
5 and to many others who live on our street, which
6 brings me to my final concern. Do we know the
7 applicant's intentions for the property,
8 property? He can go on and on saying that he
9 will mitigate our traffic concerns by offering a
10 shuttle service for employees, he will limit the
11 number of patient visitors, he will use the
12 existing structures for his facility, but this is
13 just his word. How do we hold him to the fact
14 that he does not believe that the center will
15 have a significant impact on our neighborhood?
16 The applicant's attorney states the following
17 with regards to the fact that, that that
18 property, the Hudson Wellness property, is still
19 for sale, such listing is merely in the ordinary
20 course of business of many, if not most, business
21 property owners whose properties are always for
22 sale, but only at the right significantly
23 motivating price. That may be very well and
24 true, but this is a residential neighborhood, not

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2 a business district, and it needs to remain as
3 such. The crux of the applicant and his
4 attorney's arguments have been with regards to
5 business operations with no consideration for the
6 dozens of families whose lives and safety will be
7 significantly impacted by the presence of a 24-
8 hour commercial facility in their neighborhood.
9 And we have actually, instead of getting
10 recognized by him, we've gotten insulted by him
11 and I really do not appreciate that. So -- and
12 the prospect of having this entryway on our cul-
13 de-sac fuels my concern about the facility even
14 more, and that in itself will dramatically change
15 the character of our beautiful neighborhood.
16 Thank you for your time.

17 MS. TAYLOR: Thank you.

18 MR. PREZIOSI: Okay. Our next speaker
19 is going to be Lois Goldsmith. Just state your
20 name and address for the record.

21 MS. LOIS GOLDSMITH: Good evening. My
22 name is Lois Goldsmith. I live at 78 Quaker Hill
23 Drive. I've lived here for 36 years, and those
24 of, of the panel who came to inspect the site on

1 April 22, 2021

2 Sunday visited my property and see -- and got to
3 see just how close our property is to the Hudson
4 Institute property. I just want to make one
5 quick point 'cause you've heard a lot of, a lot
6 of things before, but like our neighbor, Joel
7 Greenstein, our property was also affected by the
8 water test that was done. Other neighbors could
9 have been affected by it, but there wasn't -- the
10 testing wasn't broad enough to determine just how
11 much that test is going to affect our water. So
12 I ask, respectfully ask that the Board consider
13 this when they make their deliberations and
14 decisions about approving this facility. Thank
15 you.

16 MS. TAYLOR: Thank you very much.

17 MR. PREZIOSI: Okay. I'm going to
18 promote Mr. Brad Schwartz as a, as a speaker, and
19 he's going to introduce two or three speakers in
20 regards to the community group.

21 MR. BRAD SCHWARTZ: Thank you, Michael,
22 and good eve-, good evening, everyone. Michael,
23 if you could please promote Steven Preneris
24 [phonetic], architect.

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2 MR. PREZIOSI: Mr. Schwartz, if it's
3 okay with you I'll, I'll promote the two or three
4 speakers that you are represe-, are representing
5 and then go in order.

6 MR. SCHWARTZ: Sure.

7 MR. PREZIOSI: Okay. Mr. Preneris, the
8 floor is yours.

9 MR. STEVEN PRENERIS: Okay, wonderful.
10 Can you hear me? Well, first of all, thank you
11 very much, and -- let me just first say to all of
12 you, I thank you very much for the time and
13 service that you give to the community to do
14 this. I, as an architect, sit in front of boards
15 a lot, and, and you're the recipients of a lot
16 of, a lot of dialogue going back and forth, and
17 it is really appreciated what you do. What I
18 hope to do is just clarify very quickly some of
19 the points that, that I started with the last
20 time and hopefully to make it a little bit more,
21 a little bit clear. Am I able to share the,
22 share the screen? Okay, here. And I think one
23 of the things I want to say is that what I'd like
24 to ho- hopefully do is make things a little bit

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2 easier, because I re-, I recognize that, that the
3 process of -- that you're, that you're going
4 through is a very difficult process, there's a
5 lot of elements that are part of it, so what I've
6 tried to do is just put things into some simple
7 graphic forms, and hopefully offer you a, a path
8 that, that, that can move it forward without
9 ranting and sort of an argumentative sense and
10 give, give the -- if the building matches -- if
11 the proposed building matches what they want to
12 do, a lot of questions begin to fall, begin to
13 fall by the wayside. If we knew how many beds
14 it's going to be we can really and adequately
15 say, okay, what is going to be the impact from
16 automobiles, water, things like that. So I think
17 that's the importance of understanding the match
18 between the, the site and, and the piece. I'll
19 try to share that. Are you able to see that? So
20 what, what I've done to make things simple, it's
21 kind of very similar process that I tend to do
22 with, with, with my clients when we do start our
23 projects, and I will say this, that oftentimes,
24 you know, I know how the process works, and

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2 oftentimes when you start the process you, you
3 start out with just a few questions, and usually
4 you get to meet the architect a little bit
5 further down the line, and I start raising
6 questions and saying, guys, you know, what we
7 thought about some of these things. So what I've
8 done is provided five sheets analyzing each of
9 the, the comps that were given by, by the
10 applicant to, to explore them. And the first is
11 the, the actual site, which is there and the, the
12 main site, the 20.8 hectare acre site, that
13 little buffer zone to the, to the side, and as I
14 brought up in the, in the previous piece that
15 it's a ratio of about 419 square, square foot per
16 pa-, per patient beds, a much smaller metric than
17 you find in, in, in, in facilities of this type
18 and within healthcare in general. So what we did
19 is I went and, and began to lay those down to --
20 next to some of the comparables so you can very
21 easily compare and see some of the data pulling
22 all these together. High Watch is a facility in
23 Kent, Connecticut, and it is a -- on 200 acres, a
24 79,000 square foot building, 55 beds. It shows a

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2 bed ratio of 1,447 beds per, per, per square feet

3 per bed. It's located about .7 miles from a

4 fairly good, good sized road, and it is a large,

5 large, large facility in a very rural area

6 primarily surrounded by conservation easement,

7 and you could see in terms of comparing the, the

8 Hudson Ridge site to this site significantly, a

9 significantly more buffer around the site. In

10 terms of a, a comparison, it's not really

11 comparable site because the building itself at

12 High Ridge is double the amount of building for

13 less beds, so the ratios are, are quite a bit off

14 when you look at it. Again, 1,400 versus the

15 4,019, and these are the real, the, the real

16 metrics that we work with within the field. If

17 we turn to the Caron Facility cited by the

18 applicants in, in Connecticut -- in Pennsylvania,

19 excellent facility, model facility for, for this

20 type of, this type of situation. Why is it a

21 model facility? Wonderful access to principal

22 roads surrounding the site, so there's good on

23 good off getting people onto the site, excellent

24 access to that, it's in a district or area that

1 April 22, 2021
2 has a lot of civic, commercial and, civic,
3 commercial and institutional buildings around it,
4 so they have an infrastructure and actually the
5 town itself promotes the fact that they have
6 wonderful sanitariums, resorts or wellness within
7 the area, but again, we find it not compatible.
8 A seventh of the size in terms of the building,
9 270,000 square feet versus 38,000 square feet in
10 the existing building. 92 beds versus 90 beds.
11 And significantly more square foot per, per bed
12 per patient. So again, it's, from an architect's
13 point of view we're looking at this, and a lot of
14 questions begin to say, how are we going to get
15 that level of facility to work, and could you get
16 the 92 beds in this market looking at others to,
17 to function. Looking at the Father Martin's
18 Facility, another one, another one referenced by
19 the client. Again, an excellent facility, really
20 the only deficits of this facility that, if I
21 were advising a client that I found, is that the
22 road is about two, a little over two miles from a
23 large collector road. However, the site itself
24 is surrounded by a very, very rural area, there's

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2 not a lot of residences around, it's, it's
3 significantly remote, the site. Yet again, you
4 find 1022-, 122,000 square feet of building
5 versus a 30,000 square foot building in, in the
6 proposed site. 85 beds, so less beds,
7 significantly more building. These numbers --
8 this is what, how I'd mentioned it the last time,
9 these numbers kind of popping out at you. I'm
10 starting my pilot's license right now, this is a
11 little bit like some- someone's proposing to you
12 that we're going to do a little airport for a
13 Cessna, and they come back with photographs of a
14 727. The, the Hudson Ridge site to the right and
15 the Father Martin's to the left. Looking at
16 Silver Hill, another excellent example, New
17 Canaan, Connecticut. It is a 102,000 square foot
18 building versus the, the 38,000 square foot
19 proposed building. The difficulties with the,
20 the Silver Hill site, every site has some
21 difficulties, some of them not so much, but the
22 Silver Hill site is the land use. It's in very
23 much a residential neighborhood, and you might
24 say hey, that's very much like what we have here

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2 in, in Hudson Ridge surrounded by residential
3 neighborhood. However, this residential
4 neighborhood, the building itself has been in
5 continual use since 1931, so all of the residents
6 around this building were well aware of, of what
7 was there for quite some time. It's not a new
8 or, a new use within, within that area. The
9 roads, it's also significantly closer to a large
10 collector road in terms of handling traffic and
11 such, but still it's one third the bed ratio
12 size, so again, somewhat similar in terms of bed
13 size, significantly less in terms of, in terms of
14 area. And then lastly, I just put again, the
15 Betty Ford Clinic on for -- as I did the last
16 time. Betty Ford was an excellent example of a
17 wonderful state -- real, real state of the art
18 facility in this area, a real leader in, in this
19 community. Hits all the marks in terms of bed to
20 patient ratio, number of square meters of
21 building, road access is excellent in terms of
22 being on some collector roads, the, the -- it is
23 a an urban site, but looking at the land use map,
24 there's a lot of retail mixed use, a lot of

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2 commercial use right around the site. Again,
3 don't find this to be a comparable, a comparable
4 benchmark because of all the variances between,
5 between the differences on the site. So I've
6 forwarded my letter to you. I know there are a
7 lot of people speaking tonight. I don't want to
8 step on them, and again, I thank you very much
9 for your time. Any questions?

10 MR. KESSLER: I do. A question. So
11 when you compare all these other sites, you're
12 counting the square footage of every building?

13 MR. PRESIERI: Yes.

14 MR. KESSLER: So if a site had a
15 gymnasium and an auditorium, you're counting that
16 as the total square footage and dividing it by
17 the number of patients?

18 MR. PRESIERI: Right. When you work --
19 when we work on --

20 MR. KESSLER: Work -- is, is that fair?

21 MR. PRESIERI: Yes.

22 MR. KESSLER: That's fair?

23 MR. PRESIERI: Yeah. That's why it
24 isn't an exact number. That's why you'll find

1 April 22, 2021

2 numbers --

3 MR. KESSLER: No, I mean if, if, you
4 know, if, if, if one of these, you know, Betty
5 Ford had a dinner theater in there, you think
6 it's fair to count that in that ratio and make
7 comparisons to, to a site that doesn't have that?

8 MR. PRESIERI: It's, it is a comparison
9 we use consistently --

10 MR. KESSLER: I understand you use it.
11 I'm saying is it fair?

12 MR. PRESIERI: Yes.

13 MR. KESSLER: Okay. Fine.

14 MR. PRESIERI: And, and honestly, it's
15 bec-, and, and that's why I wouldn't come at you
16 and say it must be x to x to work.

17 MR. KESSLER: No, but, you know, not,
18 you know, look, I, I deal with numbers my whole
19 life as an actuary. You know, if you're making a
20 comparison, you -- I would think the comparison
21 would be what is dedicated to patient care in
22 each of these institutions and do that ratio.
23 That's how I would look at it. I, I think you're
24 being a little disingenuous and I'm not arguing

1 April 22, 2021

2 for the applicant, please don't --

3 MR. PRESIERI: No, no, it's okay.

4 MR. KESSLER: I'm playing devil's
5 advocate here and saying that, you know, you
6 can't count a gymnasium or a cafeteria or a
7 dinner theater or whatever else, you know, Betty
8 Ford or somebody else may have for these upper
9 end people, and, and say that is comparable in
10 terms -- that you should count that in terms of
11 comparable square footage. I just -- I'm sorry,
12 I don't accept that.

13 MR. PRESIERI: That's alright. I, I, I
14 appreciate that, and, and that's one of the
15 challenges we faced -- we face in the work, but
16 it is, it is a, it is a comparable metric that we
17 use throughout the industry, [unintelligible]
18 [00:46:53] --

19 MR. KESSLER: But having said that, and
20 as I said before, whether it's 100 or 400 square
21 feet, that is not something this Board decides
22 on. That's something that the regulatory
23 authority's going to decide on.

24 MR. PRESIERI: 100 percent.

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2 MR. KESSLER: So it's a nice academic
3 discussion to have with you, but ultimately it's
4 not my call.

5 MR. PRESIERI: No, understood. Where it
6 does have an impact is that these metrics do
7 impact the staffing numbers, they do impact the
8 water usage and those types of areas, so you're
9 not, you are not approving them. So -- and, and
10 by the way, the --

11 MR. KESSLER: But you did, but, but,
12 but, but, but by the way, so can you bring that
13 up, you did, you did show the staffing ratio, you
14 had other places that had a higher staffing
15 ratio, and I think some had a lower staffing,
16 staffing ratio I believe?

17 MR. PRESIERI: Right, right, right. So
18 the -- I mean the staffing ratios range, range,
19 range according to the services within the
20 clinic, within, within the space. And, and
21 really the thing is, and I think this is where,
22 where I would say again, as an, as a word of
23 advice is, if there was, if there was more
24 precise planning, you'd be able to go and

1 April 22, 2021

2 eliminate a lot of these questions, and I think
3 that that might be something that in this
4 situation might help the community if they were
5 to just do a little bit more planning and come
6 back and say, okay, this is how we're going to
7 make it work and, and drill down to these, to
8 these pieces in terms of doing a, you know,
9 there's existing buildings, a schematic, quick
10 schematic on, on, on how this is going to be
11 utilized could, could potentially answer a lot of
12 these questions. But I appreciate your question.
13 Thank you.

14 MR. KESSLER: Thank you for your
15 presentation.

16 MS. KAREN WELLS: I think I'm up next.

17 MR. PREZIOSI: Okay.

18 MS. WELLS: Hi, I'm Karen Wells, 28
19 Applebee Farm Road, Croton-on-Hudson. Before I
20 get into my official remarks as a CRHISD member,
21 I want to tell you about Sam. Sam, as a young
22 man, started using pot and drinking and that led
23 to encounters with the police, which led to Sam
24 and I going up to Massachusetts to help him do

1 April 22, 2021

2 his community service. All of this, you know,

3 still as he was a young teenager. We talked a

4 lot about how he could deal with things in his

5 life in a way other than using substances that at

6 the time -- well, even now, would be illegal for

7 him, both substances, and inappropriate for a

8 young teenager. We thought Sam was headed in the

9 right direction. Unfortunately a family tragedy

10 meant that Sam didn't continue in the right

11 direction. In fact, his addictions escalated.

12 He started using heroin, and those of us who

13 worked with him, tried very hard to find proper

14 care. Unfortunately, even after going through

15 rehab, Sam didn't make it. I tell this story as

16 opposed to other families' stories within my

17 family, like I'm sure everyone who is on this

18 call has them, friends, family, etcetera. I

19 wanted to tell you about Sam, because April 29th

20 we once again gather, most of it will be virtual

21 this year, to remember his death, and -- but one

22 thing that I did take away from trying to work

23 with Sam and help him get through this process is

24 I learned an enormous amount about drug rehab,

1 April 22, 2021

2 and unfortunately there are a large number of

3 programs that are interested in taking advantage

4 of those of us seeking to help those we love.

5 And I want you to know this, you know, within the

6 CRHISD group, we talk about those who we love

7 who've been impacted, ex-husbands, children,

8 friends, other family members. So the fact that

9 we're opposed to this proposal does not mean we

10 do not know the pain of addiction, and I -- many

11 of you have known me and heard me speak at public

12 hearings over the decades, I typically do not

13 share personal stories, I stick to the items that

14 matter from your Planning Board decision making

15 process, but quite frankly I am very tired and

16 disappointed in people assuming that because we

17 oppose this proposal that we somehow have been

18 miraculously blessed to avoid the pain of

19 addiction. So as you hear my comments please

20 know I understand, and I want my friends, my

21 families who suffer from addiction to be able to

22 find services, but I want them to find the right

23 services, and I want them to be provided by

24 people we can trust to deliver what they say

1 April 22, 2021

2 they're going to do. So now, Brad, if you

3 wouldn't mind moving on to the presentation. The

4 first thing I'm going to do, cover a couple of

5 things that are follow up items to the Planning

6 Board's visit. The importance of the Planning

7 Board visit I think cannot be underestimated, and

8 I know for many of you this is not a corner of

9 the world you come to often, but I will tell you

10 it is a corner of the world that many people, not

11 just Croton residents, not just Cortlandt

12 residents, come to enjoy, and one of the things

13 people come to enjoy are the quiet roads, and the

14 quiet roads are helpful because people can bike,

15 they can run, they can walk, in fact, the board

16 members who were at the site visit, you may

17 recall, we stood in the middle of the road for a

18 good five minutes and had a conversation. I

19 can't tell you the number of times I have stopped

20 on the road to talk to friends, maybe we're

21 passing, maybe, maybe someone's in their yard,

22 I'm in my car, but the roads are quiet, and

23 that's a very important characteristic of this

24 community, not only for those who live here, but

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2 for those who enjoy it from a recreational
3 perspective. You also probably noticed the noise
4 level or the lack of noise. It is a quiet area
5 filled more with the noise of nature than
6 anything else. In fact, the predominant noise at
7 my house is the falls from the Croton Dam. From
8 a lighting perspective, you may not have noticed
9 because it was a sunny day, but we don't have a
10 single street light. That means when it gets
11 dark here it is complete dark, and that means
12 commercial lighting will significantly change the
13 feeling of this community at night. The other
14 part, and perhaps you -- in, in fact, I, I would
15 guess that the sentiment right now is that we're
16 not a friendly community. In fact, we are an
17 extremely friendly community, we are extremely
18 generous, we are extremely helpful to each other,
19 and we are very involved. When I say involved, I
20 don't just mean in this type of process. I mean
21 in helping each other, in protecting this
22 community, and protecting this environment. Big
23 chatter on our e-mail list today was about Earth
24 Day, in celebrating our stay in our community,

1 April 22, 2021
2 and protecting our community by going up and
3 cleaning up these lovely roads. But again, our
4 fundamental characteristic is we are a friendly
5 community. When something happens -- we had a
6 resident recently go missing, people went out and
7 looked, people dropped what they were doing, they
8 went and they looked. When Mother's Day came
9 along last year during the pandemic, people went
10 to their gardens and gathered flowers for the
11 Croton Food Bank so mothers who might not be able
12 to have flowers on Mother's Day would. It's also
13 a community when I had family issues, friends
14 dropped everything, took care of my dogs, my
15 house, made sure there was food. And what I find
16 particularly interesting is Kevin Cassidy,
17 related to the LLC who owns 81 Quaker Hill Drive,
18 they describe their area as a quiet cul-de-sac,
19 provides endless opportunity to enjoy the country
20 life. That is really hopefully what you took
21 away from your site visit. I do know there were
22 some particular questions that came up, and I
23 would like to address those specific questions on
24 the next slide. When we were visiting Michael

1 April 22, 2021

2 Shannon's house there was quite a bit of chatter

3 about the applicant's claim that Michael Shannon

4 had cleared his land creating a hardship on

5 himself to see the facility. If you notice on

6 the left hand side there is the pre-clearing, and

7 the brush is below the fence line, the trees that

8 are alive are still standing. They did not, they

9 did not take those out, but they did clear the

10 invasive vines that again are below the tree

11 line. So to claim that he increased his

12 disability by clearing is just false. In

13 addition, in Bob Davis's letter, a previous

14 letter, he said that 83 Quaker Hill Drive did the

15 same thing. In fact, this is Jill and Joel's

16 house where you went to visit and many of you

17 commented on the number of trees she had planted

18 and that they did provide a buffer. But what I

19 find very interesting about all of these

20 discussions about what the neighbors are doing

21 related to their tree coverage, is I have not

22 known in the history of Cortlandt Planning Board

23 meetings, of you ever requiring the neighbor to

24 provide the screening to a commercial

1 April 22, 2021

2 development. The responsibility has been
3 consistently the responsibility of the commercial
4 enterprise to provide adequate screening, and I
5 think that that is something that has not been
6 addressed properly in this process. The other
7 issue that came up during the site visit was the
8 discussion about the facility being there, these
9 people should have known it was going to be
10 developed. And I will tell you every one of the
11 adjoining neighbors I talked to, they acknowledge
12 that this was going to be developed, but their
13 understanding, and many times this understanding
14 came directly from the Town of Cortlandt, was
15 that it would be developed as residences, not as
16 a commercial enterprise. In fact, Jill
17 Greenstein very much remembers having a
18 discussion with Barbara Miller and asking what is
19 going to happen to this property, and Barbara
20 Miller assuring her that it was residential. So
21 yes, they did expect it to be developed, but they
22 expected there to be neighbors, people to get to
23 know, people to become part of this active,
24 involved and friendly community. Now, I realize

1 April 22, 2021

2 the comparison to other facilities is somewhat
3 aggravating to certain members, but I do think
4 it's important to go to, on the next slide, an
5 understanding of why that matters from the SEQ
6 process.

7 MR. KESSLER: Just for the record, I
8 would not characterize it as aggravating.

9 MS. WELLS: Okay. Can you --

10 MR. KESSLER: If you're refer-, if
11 you're referring to me, I would not say
12 aggravating.

13 MS. WELLS: How, how -- just, just so I
14 better understand, how do you feel about the
15 comparison?

16 MR. KESSLER: Why don't you just leave
17 me out of the discussion?

18 MS. WELLS: Okay. Happy to do that.

19 MR. KESSLER: Thank you.

20 MS. WELLS: Okay. So moving on to the
21 comparison to other facilities. One, we found we
22 needed to do this because of the lack of
23 operational information being provided by the
24 applicant. So ultimately we needed to go, go to

1 April 22, 2021

2 the -- sorry. We seem to have lost Mr. Kessler.

3 Should we --

4 MR. KESSLER: You have not lost me. I
5 went to get a glass of water. You have not lost
6 me.

7 MS. WELLS: Oh, so should I wait?

8 MR. KESSLER: No, no, no, I can still
9 hear you, I can hear you, you're, you're
10 perfectly -- your, your clarity is, is good. I
11 have no problem listening to you.

12 MS. WELLS: Good to hear. Okay. So we
13 first started looking at comparative facilities,
14 starting with the ones the applicant gave us, to
15 better understand operationally what we were
16 talking about, because we, we felt then and we
17 still feel we do not have adequate operational
18 information. And to get to the question of why
19 these things matter, in the care setting, and
20 again, I speak from having gone through sorting
21 through programs and things that do matter, and I
22 can tell you, every one of these places will tell
23 you exercise matters, the ability of people who
24 are fighting addiction to be able to transfer

1 April 22, 2021
2 some of that energy and to drain some of that
3 energy from their physical body is going to be
4 through exercise to better manage themselves in
5 their lives, they need to find a way to
6 incorporate exercise. And getting to your point
7 about the, the cooking facilities. Yes, that
8 matters, and it matters what the cooking
9 facilities are like, because most addicts suffer
10 from extreme nutritional difficulties, and part
11 of these programs, their focus is on teaching
12 people with addictions how to eat properly, how
13 to nourish their bodies, and how to cook for
14 themselves, take care of themselves. Now, these
15 things are important when we're looking at
16 comparative facilities because these types of
17 things require services, and being on a four-lane
18 road, such as the Betty Ford Clinic is on, food
19 delivery, fresh food on a constant basis. The,
20 the applicant has told us one food delivery per
21 week. Based on our discussions with restaurant
22 owners who serve at least 300 meals a day, and by
23 the way, that is probably a minimum number,
24 because that is just the patients, not even

1 April 22, 2021

2 taking into consideration the staff members or

3 the visitors. These -- they are telling us that

4 one delivery a week is simply not doable. We ask

5 that you as the Planning Board find a way for

6 them to show us how this can be done. Now, from

7 a noise and lighting perspective, you saw that

8 the Betty Ford Clinic is in a very urban setting.

9 That is also important because it is a 24-hour a

10 day facility. And again, operationally, we

11 needed to go these other facilities to understand

12 what we're talking about operationally. And even

13 though lights out for patients is at 10:00 or

14 10:30, that does not mean it's lights out for the

15 facility. Lights in the facility are on, on a

16 constant basis, and that is for, that is for

17 safety, it is for the coming and going of staff.

18 From a community perspective, you'll also notice

19 on this map, the Betty Ford Clinic is outlined in

20 green, across the way as a medical center. Now,

21 we are not asking for this to be put in the MOD,

22 but it is interesting that this is essentially in

23 an MOD. Now, moving to the next slide, looking

24 at how Silver Hill sits, and I think one of the

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2 very interesting things, although it is a, it is

3 a more of a suburban facility, one of the things,

4 if you notice, in green, is a water treatment

5 facility, so again, this is something where the

6 facility is next to a large municipal service,

7 and this matters because again, we're not looking

8 necessarily for a facility to be in a different

9 part of town. There are options quite nearby

10 that are near by municipal facilities that would

11 be by right a place where this type of facility

12 could be built. Now, one thing, again, digging

13 into the operational realities of the facilities

14 the client has given us to look at, we talked to

15 Silver Hills -- well, not Silver Hills, we

16 actually talked to the New Canaan Volunteer

17 Ambulance Corps to ask about emergency visits,

18 because again, we were getting no information

19 from the applicant. In 2019, yes, we did skip

20 2020 for, for clear reasons, who knows what's

21 going on with COVID, there were 400 ambulance

22 visits, some of them multiple times a day, and

23 for a community like ours, I, I, I can't tell you

24 if we have four ambulance visits a year, and --

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2 MR. PREZIOSI: Are those -- sorry. Are
3 those visits 400, 400 visits or 400 calls? They
4 made 400 trips?

5 MS. WELLS: 400 dispatches. I asked the
6 same question actually when we first got the
7 data.

8 MR. PREZIOSI: And was that sirens on or
9 sirens off or what?

10 MS. WELLS: Well, it depends on the
11 community, so in my --

12 MR. PREZIOSI: Right, I'm talking about
13 this in particular. Is that sirens on 400 times,
14 or no?

15 MS. WELLS: I did not ask the question,
16 but I can have someone follow up. Now, one
17 question we would like answered, because in some
18 communities it is mandatory that when the
19 ambulance comes, the fire department also has to
20 go with them. I do not know what the status is
21 for this ty-, for the facility, the Hudson
22 Wellness facility, and again, this is yet one
23 more operational issue that's, that's just coming
24 up now, and we, you know, we are the ones having

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2 to provide the details on it, and we shouldn't

3 have to be the ones digging through this. Now,

4 the other interesting thing about Silver Hill is

5 that because it's been operational since 1931,

6 looking at the code, it would not be allowed to

7 operate as this type of facility if they

8 discontinued use. And I think that's a very

9 important distinction because the applicant keeps

10 going back to a very historical, distant use, and

11 we can argue all we want about whether that use

12 is actually applicable, but no one can argue with

13 the fact that it has not been in use as a medical

14 facility for decades. Now, on the next slide --

15 oh wait, actually, before we go, I do want to

16 point out one other thing on this slide. Again,

17 coming back to that buffer question. If you look

18 -- thank you -- if you look right there, you will

19 see an enormous vegetative buffer. Again, this

20 is what we would typically see required of a

21 commercial development, that there be buffers

22 provided by the enterprise, not the burden

23 falling on to the applicant. Now, moving on to

24 the, the next slide, I want to look at one other

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2 facility, very rural, and here, it, it's a little
3 hard to see actually, but on the right hand side,
4 you'll see the facilities, again, large
5 recreational facilities, those are half courts.
6 Again, this -- every single one of these
7 facilities had enormous athletic opti-,
8 recreational options. One facility actually has
9 an equine therapy as well, but every single one
10 of them has a way to incorporate, incorporate
11 into the care program exercise, and again, yes,
12 as you know, you can have a gym that is
13 substantial or you can have a gym that is
14 adequate, but at this point all we have from the
15 applicant is that they are going to exercise
16 outside with a personal trainer without amplified
17 music, I think was the language, but what we're
18 seeing is that there needs to be a, a stronger
19 way for patients to get consistent exercise, and
20 yes, I know you're not in the business of saying
21 what a facility should and shouldn't have, but we
22 need better answers about where the exercise is
23 going to take place and realistically how the
24 exercise is going to take place.

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2 MR. SCHWARTZ: Could I just jump in here
3 for a second? I mean just to point out, these
4 are gazebos, there are multiple gazebos
5 throughout the campus with the walking trails,
6 and back in here is where Karen mentioned the two
7 half court basketball courts. So the Board could
8 al- also go to Google and go to each of these
9 sites and play around, all these pictures are
10 available through simple Google searches.

11 MR. KESSLER: But, Brad, I would imagine
12 that if there were basketball courts, we would be
13 hearing about complaints about, you know,
14 bouncing balls from the neighbors. Wouldn't you,
15 wouldn't you -- that make an issue as to why
16 they're putting in a basketball court?

17 MS. WELLS: Well, I'll, I'll actually --
18 I want to address that in two ways, 'cause I had
19 the same thought. In this facility, one of the
20 things that help- helps is the closest neighbor
21 is about five football fields further away than
22 what you're seeing at the Hudson Institute, and
23 now, I'm not saying they can't have a basketball
24 court, but if they're going to have a basketball

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2 court that's something we need to know about, and

3 --

4 MR. KIMMERLING: If they were going to
5 have a basketball court it would be on the site
6 plan, right?

7 MS. WELLS: No, what we're saying is
8 from an operational perspective, from an
9 operational detailed perspective, we are seeing
10 consistently that there are high levels of
11 recreational exercise facilities, in, in my,
12 certainly my understanding is from my experience
13 of going through the process is that that is
14 crucial, so that individuals can learn to better
15 take care of their bodies, and it is proven that
16 adequate, consistent exercise is one of the key
17 factors for maintaining mental health, and we
18 just want to know in their plan, where is it
19 going to occur?

20 MR. KIMMERLING: And so just, just a
21 question maybe for, I don't know if it's for
22 Josh, on our side, when, when we, when we, say,
23 do a site approval for something like Hudson
24 Valley Hospital, we don't say, well, you can't

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2 really be a hospital unless you have an ambulance
3 bay and you can't really be a hospital unless you
4 have an emergency room. There must, there must
5 be another agency, right, that looks at these
6 facilities and says, okay, you, you do not have
7 enough things, right, whether it's exercise or
8 sufficient cafeterias or all the other amenities,
9 right, that go into a facility like this, in
10 order to be licensed and operate as a hospital,
11 right, but with the Planning Board, we don't
12 license hospitals and healthcare facilities, so I
13 have no idea if these facilities need a
14 basketball court or a tennis court or a, a dinner
15 theater, if that's what Betty Ford has. I, I --

16 MR. SUBIN: So I've looked over a lot --
17 I'm sorry, George.

18 MR. KIMMERLING: So -- no, I just, so I
19 mean I appreciate the comparison because I
20 understand what you're saying is that like if
21 they're going to be a high end facility, this is
22 what high end facilities typically have. I get
23 that. But I don't think we're in the position of
24 saying you can't be what you say you're going to

1 April 22, 2021

2 be unless you have these things, but anyway,
3 Josh, I don't know if you could shed some light
4 on that.

5 MR. SUBIN: I've kind of gone through
6 OASAS regul- regulations when this was before the
7 ZBA. I didn't say anything about basketball
8 courts on those things. I did -- I know there
9 was a lot of presentation between the applicant
10 as regards to what is a hospital, what isn't a
11 hospital, we got deeply into detox, we got --
12 talked about the levels with co-morbidity, the
13 applicant made a showing that detox would be
14 occurring at these things. That -- those are the
15 types of things that happened before the ZBA and
16 what -- OASAS regulations, to my understanding, I
17 have seen. I haven't seen anything on, on
18 basketball courts or recreation to that effect,
19 so I, I would, I would imagine that you're right,
20 if it's on the site plan, it's on the site plan.
21 If it's not on the site plan, if not in the site
22 plan. But OASAS does require certain things in
23 regards to detox and all of these other things,
24 and they are another jurisdiction, they're

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2 another entity, an agency.

3 MR. KIMMERLING: They're, they're an
4 approving, they're an approving party to all.

5 MR. SUBIN: They're licensing,
6 licensing. Licensing. Not approving.

7 MR. KIMMERLING: Not approving.

8 MR. SCHWARTZ: Oh, correct, there's,
9 there's agency, right, so agencies having
10 jurisdiction which has to provide permits. I
11 think the, the point may be that the, the
12 residents are trying to make with this, and I
13 think it's a good point that we should also
14 reiterate that the applicant should show all
15 proposed site amenities in order to fully vet the
16 environmental impacts of the site, so if there is
17 going to be walking trails, basketball courts, or
18 outdoor amenities, that may impact how much
19 impervious area is being added to the site, that
20 may impact disturbances to steep slopes or tree
21 removal, and that all needs to be shown now, so
22 that the board can fully evaluate any
23 environmental impacts.

24 MR. SUBIN: Correct, yeah.

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2 MR. KESSLER: And then the applicant can
3 then come back with [unintelligible] [01:16:54]
4 plans.

5 MR. ROTHFEDER: Right. And, and we've
6 also talked about getting a good landscaping plan
7 from them, which, which we don't have yet either,
8 but it, it just feels to me like, you know, what
9 you're describing is a place that, if you're
10 correct, is not going to be very successful in
11 the market, and that's going to be their problem,
12 and perhaps the neighbors would be happy because
13 it'll, it'll fail in two or three years, but, but
14 I, I, I think a lot of this is, you know, going
15 through business decisions that they're going to
16 have to make, they can't do anything beyond what
17 we approve, and that will be based on what they
18 say they're going to do at this point. If they
19 want to do anything else they'd have to come back
20 to us.

21 MS. WELLS: Well, in, in --

22 MR. SCHWARTZ: This is also, this is --
23 if I can interject, this is also a key reason why
24 we have been saying over and over, that the

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2 applicant should be required to at least have
3 some initial discussions with OASAS, so that
4 OASAS can weigh in on what elements of, of this
5 proposal will OASAS require, and so once OASAS
6 gives some preliminary feedback on whether the
7 concept that the applicant has put on the table
8 is real and viable, then at least the Planning
9 Board knows that is the site plan you're
10 evaluating.

11 MR. KESSLER: We know what we're
12 evaluating. We're evaluating -- they're, they're
13 telling us how many -- what's the size of the
14 staff, how many people they're going to have
15 there, that's going to be the maximum, and we do
16 this with all kinds of approvals, in, in which we
17 say, you know, you've, you've -- certainly with
18 the hospital, we've done that over and over, that
19 we're approving this based on the contingency
20 that you get approval from the proper
21 authorities.

22 MS. TAYLOR: Exactly.

23 MR. KESSLER: And, and so, you know,
24 we're just going to approve or, or not approve,

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2 based on their proposal, as a maximum of what
3 they say they're going to have in terms of the
4 people and all of that. I, I, I feel like you
5 guys are describing, I really do feel like you're
6 describing a business that's going to fail if
7 you're correct.

8 MS. WELLS: No, and I, I would, I would
9 actually like to combine your thoughts on this
10 potentially being a business that fails along
11 with Mr. Kimmerling's view that, okay, so if they
12 can't do these things it's not a high end
13 facility. If we look at this and say, okay,
14 based on what they are des-, what they are going
15 to use, building-wise, what they are limiting
16 themselves to, use of land itself for
17 recreational, etcetera, then we may be looking at
18 an entirely different type of facility, and in
19 which case the environmental impacts on a very
20 different type of facility are different and thus
21 we need to know what we're looking at. That,
22 that has been our fundamental point that --

23 MR. KIMMERLING: We know what we're
24 looking at.

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2 MR. KESSLER: No, no, but, Ms. Wells,
3 wait. There is an application in front of us and
4 that's what we -- and with all the information
5 that we have. If they change the facility at
6 some point in the future, they just can't do
7 that. They've got to come back, go through the
8 whole process again, for us to evaluate a site
9 plan revision, and its thumbs up or thumbs down
10 at that point. What we're voting on -- or not
11 voting, but, but reviewing this application, and,
12 and, and we are not here to decide whether it is
13 a viable or not viable business, just like if
14 somebody wants to put in a vape shot -- or a vape
15 shop or a tattoo parlor in a building, that's not
16 for us to decide, morally or whatever, whether
17 it's right or wrong or whether we think it's
18 going to survive. That's --

19 MS. WELLS: And I entirely understand
20 you are not here to make economic decisions, so
21 let me put a specific request out there because I
22 think it can solve part of everyone's problem,
23 and that is simply for the applicant, in addition
24 to providing the detailed landscaping plan with

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2 any outdoor recreational amenities, that they
3 provide a detailed interior plan, that -- we not
4 only need this from understanding where they are
5 actually going to put the 92 patients, but so
6 that we can understand the light impact, the
7 noise impact, etcetera, from where specific
8 people are going to be at different times of the
9 day, and how many people may be, for example, on
10 the fourth floor of the building, next to, that
11 is right next to Jill's house, is that a, is that
12 building that's going to be housing, you know, 50
13 people or 25 people that are going to be getting
14 up at 9:00 -- getting up at 6:00 a.m. and all
15 walking out at the same time? Again, if we get a
16 detailed floor plan, many of these questions that
17 the community has been asking, and that we
18 believe the Planning Board should be asking can
19 be addressed. So --

20 MR. KIMMERLING: There are noise
21 regulations as well and, you know, you're making
22 this assumption that if everybody's waking up at
23 6:00 in the morning on the fourth floor, some
24 house is going to hear it. They're not going to

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2 hear it. If, if it's, if it's above the noise
3 regulations they're not going to be allowed to do
4 it.

5 MR. SCHWARTZ: And should the people on
6 the fourth floor care about when the neighbors
7 wake up?

8 MS. TAYLOR: Can, you know, may I just
9 say this at this point? I think we need to sort
10 of move this along. There are other people who
11 want to be heard, and I think we've pretty much
12 gotten the point that Ms. Wells wants to make.
13 I, I just don't know that we can get much more
14 out of this particular, you know, avenue. Let's,
15 let's move this along, so if there are other
16 people who want to say something they can,
17 because this meeting -- this hearing will end at
18 10:00, and I don't know how many other people are
19 there, maybe Mike Preziosi has some idea, but I
20 think we've pretty much gotten a lot of what Ms.
21 Wells wants us to get by, you know, or through
22 her presentation.

23 MS. WELLS: If you don't mind, I'd like
24 to just take an extra 60 seconds and finish on up

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2 on my last slide, please. As you can see, a
3 specific request we have, and we feel it is a
4 very reasonable request, floor plans and daily
5 operational details. In addition, I'd like to
6 point out the environmental impacts we are still
7 discovering, the ambulance dispatches, we haven't
8 even talked about the kitchen facilities and the
9 feeding of at least 300 people a day, we have
10 outstanding questions on lighting and road width,
11 and on noise as well, but the other factor that I
12 think is important for you as a board to
13 understand are some of the realities of this
14 industry, which sadly, I have personal experience
15 with, so we give you a couple of references, so
16 in addition to Googling what real plans look
17 like, there you can see the documents in the
18 appendix, I also encourage you to look into these
19 stories. Thank you for your time.

20 MR. ROTHFEDER: Ms., can I just ask a
21 follow up, Ms. Wells?

22 MS. WELLS: Sure.

23 MR. ROTHFEDER: Thanks. I'm sorry, I
24 know we, we all had our masks on, on Sunday.

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2 Were you, were you at the site visit with us?

3 MS. WELLS: I was, I was.

4 MR. ROTHFEDER: Okay. Okay, great.

5 Thanks.

6 MR. SCHWARTZ: And the only thing other
7 thing I would add to this conversation very
8 briefly, it goes back to the sanitation issue as
9 well, because by showing what the other
10 comparable facilities have, the other high end
11 facilities, the writing's on the wall right from
12 the outset, and this is what they're going to be
13 coming back to the board with if they're not
14 proposing it right up front, so the concept of
15 approving a plan now, going to OASAS, and then
16 coming back and asking for an amendment, that's
17 quintessential segmentation by taking one project
18 and breaking into two, so our position is for the
19 board to complete your SEQR process you need to
20 have everything on the table right --

21 MR. KESSLER: But, Brad, how is that
22 breaking into two, to two? Everybody comes back
23 with ascended -- amended site plans. I mean,
24 Hudson Valley Hospital is the quintessential

1 April 22, 2021

2 example of that, where they've come back a half a
3 dozen times.

4 MR. SCHWARTZ: They come back later, Mr.
5 Kessler, when needs, unforeseen needs arise and
6 they want to genuinely expand their operation,
7 not like here, where again, the writing's on the
8 wall at the beginning of what is needed to
9 properly operate one of these facilities, yet,
10 they're not putting everything on the table.

11 MR. KESSLER: But that's, but that's
12 another process then, Brad, it's not an automatic
13 approval just because they wanted something.

14 MR. SCHWARTZ: But then what they're
15 asking for is essentially two neg dex [phonetic]
16 right up front, and then during the, during the
17 amended site plan as opposed to doing a full
18 environmental impact statement by the --

19 MR. KESSLER: But it depends what the
20 amendment is, is it -- doesn't it? It depends on
21 the extent of the amendment. You know, if
22 somebody wants to put in a, a 30-square foot
23 storage shed, I mean, that's not segmentation.

24 MR. SCHWARTZ: Right, but if that 30-

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2 square foot storage shed was all the recreational
3 facilities and more square footage than we think
4 is necessary to operate this facility, then by
5 breaking it into a separate project you, you --

6 MR. KESSLER: We've gone through this,
7 Brad, none of us on this call are the expert as
8 to what is required to run this facility. We can
9 all have opinions about it, and, and I've heard
10 it for the last 45 minutes, but we don't know
11 because we're not in the business, we're not the
12 expert, we're not the approving authority, the
13 regulatory authority.

14 MR. SCHWARTZ: And that's why they
15 should go to OASAS first, just like we go to DOH
16 to know that a stormwater's viable, or septic is
17 viable, all the other involved agencies could
18 give some input so the board is comfortable and
19 knows that what you're studying is the real final
20 project for your SEQR purposes.

21 UNIDENTIFIED MALE: Okay.

22 MS. TAYLOR: Okay. I really do want to
23 move on.

24 UNIDENTIFIED MALE: Okay. That's,

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2 that's, that's a fair point, and I will, I will,
3 I will look forward to the response from the
4 applicant on that point.

5 MS. WELLS: Thank you.

6 MS. TAYLOR: Thank you very much. Thank
7 you.

8 MR. PREZIOSI: Members of the board, Mr.
9 Davis did raise his hand. I don't know if you
10 want to let him speak now or have him reserve
11 comment to close the public hearing.

12 MR. KIMMERLING: I thought we weren't
13 going to do the back and forth thing, but it's up
14 to the Chair.

15 MR. DAVIS: It was just a statement of
16 fact, not -- it'll be very brief. There were a
17 couple of misstatements about things the board
18 doesn't have, and I want the board to know they
19 do have. May I?

20 MS. TAYLOR: Yes, please.

21 MR. DAVIS: Okay. There was a reference
22 to the landscaping plan. See, this was a point I
23 made a couple of meetings ago, we're somewhat
24 prejudiced because our presentations and our

1 April 22, 2021
2 submissions have been separated by years from
3 today's date. We gave the board an original
4 landscaping plan in 2015. It had 80 evergreen
5 trees to be planted. 16 of those have already
6 been planted along the road frontage. You have
7 an updated plan in your possession from 2019 that
8 shows 64 trees to be planted mostly along the
9 border with the residents on Quaker Hill Drive.
10 It also shows the status of the plantings in the
11 backyards along that, that along that fence line.
12 You also have a site plan. It was last revised
13 also in March 2019. It shows everything the
14 applicant is proposing. Basically every question
15 that Ms. wells put forward, she put forward years
16 ago, and in your four-volume set from 2019 you
17 have the answer to basically all of those
18 questions. We're not proposing any outdoor
19 recreational facilities. The site plan is the
20 site plan. We have no intention of intensifying
21 the use, building more buildings, building
22 outdoor facilities. Mr. Schwartz unfortunately
23 doesn't manage our business, the applicants are
24 not idiots, they've consulted with experts,

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2 experts will be running this facility. If 92
3 people is a maximum -- I heard 300 batted around
4 by Ms. Wells. The most -- the total number of
5 staff and, and patients at a maximum, they won't
6 be there all at one time, at full capacity, years
7 down the line would be 178, no more than 129
8 people there at one time, in the past 225 people
9 have been allowed there. So all -- you have all
10 of the answers to all of these questions. We've
11 been extremely fastidious and voluminous in
12 answering every single one. Thank you.

13 MS. TAYLOR: Thank you very much.

14 MR. ROTHFEDER: Let me just, let me just
15 say I -- about the landscaping plan that we were
16 talking about it when we were on the site visit
17 and, you know, having done a site visit now, it
18 kind of brings the land to life for us, and so
19 there's been a lot of information in this
20 project, and we've got a lot of things to juggle,
21 so that's why I, I don't remember the landscaping
22 plan, but I -- we, we'd want to look at it again.

23 MR. KEHOE: I just, just to that point
24 that I did request and got a copy of that, and

1 April 22, 2021

2 that will be provided to any-, everyone in
3 advance of the May 4th hearing.

4 MR. ROTHFEDER: Okay. Thanks, Chris.

5 MS. TAYLOR: Alright. Can we move on?
6 Mike, can we get to the next person, please?

7 MR. PREZIOSI: Yes, it's still on the
8 group represented by Mr. Schwartz. So I believe
9 it's Mr. Steve Hampton. Can you state your name
10 for the record and address?

11 MR. STEVEN HAMPTON: Hello. My name is
12 Steven Hampton, I live at 2013 Quaker Ridge Road,
13 directly across from the proposed site. In an
14 attempt at brevity, I would like to endorse the
15 concerns of the countless members of our
16 communities expressed over the Zoom meetings, and
17 at all the previous town hall meetings. I live
18 directly across from the proposed site, as noted
19 by the board members during their visit, site
20 visit. My house, the Arkin family home, and the
21 proposed site are the last three properties in
22 the southern border of the town. I would like to
23 take this opportunity to mention a concern not
24 previously mentioned before, but first a little

1 April 22, 2021
2 anecdote that I believe sums up the mindset of
3 the people who are drawn to our part of the town.
4 When the realtor brought us to look at the house,
5 we came across the Croton River via the Quaker
6 Bridge. She told us she wanted to take a short
7 detour and show us the Croton Dam. The area was
8 really growing on me. Had we found the place we
9 were searching for? When we reached the house I
10 looked at her and said, I'm not getting out of
11 the car. She chuckled and said, why not. I
12 responded, it's too close to the road. Mind you
13 the house sits about 140 feet from the roadway.
14 But after about an hour I was convinced this was
15 a peaceful, quiet neighborhood. I was somewhat
16 concerned about the vacant property across the
17 street that I later discovered had been vacant
18 for over 30 years. I went to the town hall and
19 was told that it was zoned residential. I
20 expressed my concern about development, in
21 particular condos. I was told, yes, condos could
22 be built there but only the number that conforms
23 to R-80 zoning, which would be a max of ten.
24 Confident that the property would be developed

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2 within the town's own zoning regulations and that

3 would bring some more kids to the mix, we

4 purchased our home. Shortly after we, we

5 discovered that the property had been sold, I

6 decided to take a walk up the hill and introduce

7 myself to the new neighbors and welcome them to

8 the neighborhood. When I got to the top of the

9 hill a man approached me and said what are you

10 doing here, this is private property. I

11 explained that I was a neighbor and was looking

12 to meet the, the new owners. I was promptly told

13 to leave and shortly thereafter the gate went up.

14 On at least two other occasions I reached out to

15 people on the property and gave them my name and

16 asked them to please call, have the new owners

17 please give me a call. Needless to say, I never

18 heard back from them. Before they bought --

19 brought their proposal before the town never once

20 did they ever reach out to the neighborhood, let

21 alone the town itself. The hostility continues.

22 They've not only banned community members from

23 walking the site during the board site visit,

24 they actually had a person standing guard to make

1 April 22, 2021
2 sure no community member entered. There has been
3 no outreach, only hostility. Given this, I worry
4 about the role we will be forced to play if this
5 project goes through, so add one more concern to
6 the list of over 20 that we have to date. Based
7 on the application to date there are a range of
8 promises we're supposed to believe will be
9 fulfilled. Let's start with the most important,
10 in my mind anyway. They are trying to sell the
11 town on we will be just like the Betty Ford
12 Foundation. That's like being invited to a
13 lobster dinner and being served shrimp, and being
14 perfectly clear, I'm talking tiny shrimp. We're
15 supposed to, we're supposed to take these
16 promises at face value despite the fact that the
17 applicant has comp- completed renovations without
18 permits, has not regularly paid taxes on time,
19 has been openly hostile, and at least some of the
20 principals have been convicted of fraud. Yes,
21 that means they made promises and did they not --
22 and then they did not keep them. If someone
23 shows you who they are, believe them. Because we
24 are on the for corner -- far corner of Cortlandt,

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2 over 13 miles from town hall, note that the town

3 itself is just over nine miles long, it is very

4 rare that a town official of any sort passes

5 through. For the Planning Board members, I

6 believe your site visit may have been the first

7 time you have been to our corner of Cortland.

8 All of the above means that neighbors will be

9 forced to act as de facto code enforcement

10 agency, having to keep an eye on hostile

11 commercial enterprise and deal with and report on

12 violations. This is not what I or my neighbors

13 had in mind when we made a commitment to live in

14 the town. Sure, they claim there will be a

15 community liaison, but track records show a

16 decidedly different story. They even tried to

17 claim the Rolling Stone Ho- Horse Farm was

18 commercial to bolster their claim of having a

19 commercial property in a residential area, when

20 in fact, all they had to do was walk across the

21 street and say, hey, neighbor. They couldn't

22 even do that. A hostile, commercial enterprise

23 is out of place in our friendly, residential

24 community and will have an adverse impact on the

1 April 22, 2021
2 community character. At the end of the day this
3 is all about money. Why else would they try to
4 cram 92 patients into a facility that has the
5 capacity for about 30? Remember, it's like Betty
6 Ford. What distresses me most though, through
7 this entire six, almost seven year process, is
8 the applicant's attempts to paint my neighbors
9 and friends as racist and not caring about the
10 people in need. It's shameful. My best friend
11 for over 40 years had a son who fought drug
12 addiction. I watched him grow up and enjoyed
13 sailing trips and family vacations together. I
14 was with my friend the day after his son passed
15 away from an overdose and had to experience his
16 pain, our pain. 13 years later, I'm sorry, 13
17 years later pain subsides but, but never leaves
18 you. Addiction has touched everyone's life in
19 America, being a family member, a friend, or
20 coworker, everyone has been touched and
21 understands that help is needed. Even the town
22 acknowledged the need and the master plan when
23 they created the MOD to include the possibility
24 for drug rehab. But this proposal, this

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2 applicant has too many red flags. I don't
3 understand how the Planning Board can entertain
4 this application given the state room
5 requirement, but if you're going to disregard
6 established town regulations, we need to step
7 back and start with a site plan that is realistic
8 enough for us to understand the impacts and have
9 backers who are both knowledgeable and
10 trustworthy, and finally focus on the operation
11 that puts Cortland residents first. Regulations
12 only allow the special permit for a community
13 hospital. This is not a community hospital. The
14 board should ask the, the applicant to provide an
15 example of where they have done this before. It
16 seems to be the sense that the applicant is a
17 bunch of do-gooders that came to town to help
18 people. I'll leave you with this. As far as I'm
19 concerned, this is not about me, it's about all
20 who follow and for that matter, all who preceded
21 us, generation after generation who are drawn to
22 the special qualities that this area has
23 preserved to this moment, the dam, the gorge, the
24 aqueduct trail, Teatown, and most importantly,

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2 all the people who come from miles around to
3 enjoy what I have the privilege to experience
4 every day. I find it incongruous that anyone can
5 truly believe that putting a 92-bed hospital in a
6 residential area with no town water, no sewer
7 line, and narrow country roads would not be an
8 adverse impact and change forever the character
9 of our community. Thank you.

10 MS. TAYLOR: Thank you very much.

11 MR. SCHWARTZ: Madam Chair, before we
12 all hop on, I just want to make two quick
13 comments if I can. One just relates to the
14 earlier question about the 92 beds and whether
15 your board regulates the number of beds. I
16 respectfully submit that the number of beds is
17 critical here, because that is the metric that
18 will tie to the impacts that will result from
19 this proposal, right, if the board was
20 considering a residential subdivision, you would
21 be looking at the number of homes; if you were
22 evaluating a retail shopping center, you would be
23 evaluating the square feet in that, in that
24 center. Here, the number of beds is the metric.

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2 It will dictate how many employees, how many
3 cars, how much water usage, how many ambulance
4 calls, so that is why 92, 92 beds matters. Yes,
5 OASAS will independently weigh in on the, the bed
6 count and the program, but your board, under SEQ
7 to evaluate the impacts, again, that's where the
8 92 beds come in, so the 92 beds will yield the
9 impacts that we've been talking about for these
10 past couple of --

11 MR. ROTHFEDER: Yeah, but, Brad, what
12 you guys are saying is that there are going to be
13 half the number of beds because it's not, it's
14 not feasible, and if it's half the number of beds
15 then the environmental impacts will be half.

16 MR. KEHOE: But -- and, Brad, we --

17 MR. SCHWARTZ: With the impacts of 92
18 beds and we're submitted data --

19 MR. ROTHFEDER: That's what we've,
20 that's what we've been investigating, the impact
21 of 90-, --

22 MR. SCHWARTZ: Yes.

23 MR. ROTHFEDER: Right, but you're saying
24 they'll never be able to do that, so it's not

1 April 22, 2021

2 going to be as bad for the community.

3 MR. SCHWARTZ: But that's not the
4 application on the table. We're saying that, but
5 the application of the -- that the applicant is
6 asking you to vote on is 92 beds.

7 MR. ROTHFEDER: Right, right, exactly.

8 MR. KEHOE: And that's what we're, Brad,
9 Brad, that's --

10 MR. ROTHFEDER: That's what we're,
11 that's what we're doing.

12 MS. TAYLOR: But it still, it still
13 comes back to the fact that we as a board cannot,
14 you know, say for su-, say that you can or you
15 can't have 92 beds, that's for another authority
16 to do, so to, to a certain extent it's out of our
17 hands. I mean we, we have to look at what we are
18 presented, we do this every time any application
19 comes to the, to this board, we look at what's
20 there, we, we measure it against what- whatever
21 specifics we have always used to deal with SEQOR,
22 and that's it. I mean -- and, and again, if 92
23 beds is inappropriate for this particular
24 location I'm certain that OASAS will say, you

1 April 22, 2021

2 can't have 92 beds here, but how can we say that?

3 MR. SCHWARTZ: If 92 beds resulted in
4 unmitigated impact that's where your board could
5 then require the applicant to reduce the number
6 of beds because there are impacts of 92 beds that
7 cannot be mitigated. That's, that's where --

8 MR. KESSLER: And that's exactly --

9 MR. ROTHFEDER: Right.

10 MR. KESSLER: -- but that's exactly what
11 we're evaluating, though, Brad.

12 MR. ROTHFEDER: Yeah. 92.

13 MR. KESSLER: Yes, that's what we're
14 evaluating.

15 MR. ROTHFEDER: Yeah.

16 MR. KESSLER: 92. That's the
17 application. The traffic and, and the staff that
18 comes along with 92 people being resident there,
19 that's what we're evaluating.

20 MR. ROTHFEDER: There's been a lot of
21 studies done about traffic and water and noise
22 and so on based on that number, and if you think
23 there's going to be 46, then it's going to be a
24 little bit better.

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2 MR. SCHWARTZ: Right. But you're being
3 asked to approve 92 beds, what works for me, is
4 that 92 beds have shown impacts that are not
5 mitigated, right, the 92 beds under the current
6 proposal will yield significant adverse impact.

7 MR. KESSLER: And that -- but that's --

8 MR. ROTHFEDER: Right. We understand.

9 MR. KESSLER: -- that's why we're having
10 the public hearings and that's what we're
11 evaluating. We haven't come to a decision, Brad.

12 MR. SCHWARTZ: The second and last point
13 is just on process. As your board continues to
14 think about how this process will unfold, I just
15 want to reiterate CRHISD's ask that you provide
16 us with an opportunity to review and publicly
17 comment on all the written responses that the
18 applicant has promised to provide. I heard the
19 applicant say again at the beginning tonight that
20 there was some agreement with the Chair that all
21 the responses will come at the end of the public
22 hearing. Again, we're asking that when the
23 applicant provide their written responses, we
24 have an opportunity to review and comment.

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2 That's how your board has always conducted your
3 reviews. We understand that at some point the
4 back and forth will end, but we're not there yet,
5 right, we've raised a lot of questions, a lot of
6 concerns that are material to the project, and so
7 our ask is to be given an opportunity to comment
8 on those responses.

9 MR. KESSLER: And why, and why do you
10 think you won't have that, that opportunity?

11 MR. SCHWARTZ: We're just making -- the,
12 the applicant has said a number of times that
13 there's some agreement that --

14 MR. KESSLER: There's no agreement, and
15 it's not up to the applicant.

16 MR. SCHWARTZ: Perfect. Goodnight.

17 MS. TAYLOR: Are you done, Brad?

18 MR. SCHWARTZ: I'm done.

19 MS. TAYLOR: Good, thank you very much.
20 Okay. We've got to move along, Mike.

21 MR. PREZIOSI: We do have --

22 MS. TAYLOR: It's now 8:45 and we --

23 MR. PREZIOSI: Yes, I have, I have nine
24 individuals that have expressed interest to raise

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2 their hands, please stay on the line and keep the
3 hand function raised on the Zoom app. I'm going
4 to promote the next speaker, which is Jamie
5 Black. Just state your name and your -- and the
6 address for the record.

7 MR. KESSLER: She, she's on mute.

8 MR. PREZIOSI: You can use alt and A at
9 the same time.

10 MS. JAMIE BLACK: I'm --

11 MR. KESSLER: Okay, she's there.

12 MS. BLACK: Okay. My name is Jamie
13 Black. I have shared in the past, I own a home
14 at 35 Quaker Ridge Road and I've been the proud
15 owner of my home for over 25 years. When I hear
16 the applicant speak about developing this site --
17 I had a conversation with the person responsible
18 for patient care at High Watch, which is a
19 facility in Kent, Connecticut, and what they said
20 was that with their facility after the first week
21 all of the residents are allowed to have
22 visitors. He said that it's essential for their
23 commitment to the program and their ability to
24 move forward toward a path to wellness. So now

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2 we have the visitors, as someone or a group of
3 people that we would really need to consider as
4 part of the traffic to this site, because I don't
5 think that they'll be visiting via a shuttle.
6 Additionally, what he said was that people at
7 these facilities, their facility specifically,
8 that they need to have the highest level of
9 comfort as possible, because he said that the
10 process of moving through addiction is extremely
11 difficult and very uncomfortable, and that what
12 they do at their facility is to provide people
13 with the level of support they need in terms of
14 medication combined with the facility to allow
15 them to understand the benefits of making better
16 choices. Having, having a former father-in-law,
17 with his father as well, being very damaged,
18 addicted to alcohol individuals, I truly
19 understand firsthand the need for the support for
20 people who are moving through the addiction
21 process, and also the need for these facilities
22 to really be able to provide the highest level of
23 care and comfort and safety so that the people
24 have the opportunity to find a safer, new normal

1 April 22, 2021
2 without their addiction being their emotional
3 crutch. Additionally, when I, when I listen to
4 the applicant, he's talking about these 86 trees.
5 There's a water issue already on that property.
6 It affects the surrounding wells presently. The
7 well test said that some of the wells would
8 already be in danger. You have to understand, a
9 tree, a one-inch caliber tree takes ten gallons
10 of water. In order to ring that facility he's
11 talking about 86 trees. First of all, the deer
12 are going to have a heyday, it's like a big
13 buffet table for them, and then additionally, to
14 water the trees as they mature, you're talking
15 about, say 7,000 or 8,000 gallons of water a day
16 just for the trees, let alone the lawn, let alone
17 a pool. And as I shared before, what attracts
18 people to the Croton area is the rural ambience,
19 and the rural ambience is supported because you
20 don't have public water and you don't have sewer,
21 so you can't really support what would be called
22 density. In the Town of Ossining, less than 500
23 feet from the property line, we have density and
24 everybody's having sort of like a conversation

1 April 22, 2021
2 about, well, you shouldn't be that worried
3 because if the facility isn't set up right, the
4 facility is going to fail. What I've shared
5 before is this is that the term that's used is
6 called permanent scarring, and it's permanent
7 scarring on the property value of the surrounding
8 properties. And as I've shared before, Hud- the,
9 the water view estates combined, is over \$60
10 million in, in property value. If you put a
11 facility less than, you know, 2,000 feet away
12 that affects the property values of these homes.
13 You have to understand, as I've tried to share,
14 you're not only causing damage to the 86 home
15 owners, you're causing damage to the Village of
16 Ossining because we are, in many instances, the
17 piggy bank for the village, so the ironic part is
18 this is that if you do -- if you allow this
19 facility to be put in place then you diminish the
20 taxable property value of our most valuable
21 community, and then we can't support the village
22 in the way the village really needs to be
23 supported in terms of all the social programs
24 that we help, all the senior programs that we

1 April 22, 2021
2 help with, the school system that we help with,
3 so in essence, by crippling us, you're
4 potentially causing drug addiction problems
5 because you're, you're, you're, you're reducing
6 the opportunities that the people in our
7 community can have because you're reducing our
8 property values and the taxes that can come from
9 that, because some applicant, who has no skin in
10 the game, wants to capitalize on an old use for
11 what was basically an abandoned mansion. Now,
12 with -- speaking about this abandoned mansion, if
13 you guys recall, about, I don't know, over a year
14 ago now, a person who was an engineer presented
15 himself to you, and he said that he's intimately
16 familiar with these buildings and he said that
17 the way that these buildings are constructed make
18 them a fire hazard, and because of the way the
19 interior and the exterior walls are constructed,
20 it sounded as if there's an airspace between the
21 interior and the exterior, probably because of
22 the decorative facade that goes with this whole
23 faux English hunting lodge look, but to that
24 point, the applicant says, oh, I'll have a 15,000

1 April 22, 2021
2 gallon tank to hold water, so in the event of a
3 fire we'll have 15,000 gallons of water
4 available, because obviously if you're in the
5 middle of a drought, first of all, everybody's
6 property is going to be tinder, so that's problem
7 number one. And problem number two is, where are
8 you going to pull the water? And then somebody
9 might say, well, we'll just, we'll run hoses down
10 the street to Quaker Ridge Road and pull the
11 water up to the facility. Guess why you're not
12 going to do it? Because when they put in water
13 view estates, they never put in the pumping
14 station to be able to support the volume, so the
15 people are on the top of water view estates, they
16 have sprinkler systems, but guess what, there's
17 no pressure to charge them, and it was never
18 remediated, so if you try to suck water out of
19 our hydrant, guess what you're going to get,
20 you're going to get a big vapor lock, because
21 there is not enough pressure to push the water up
22 the hill, literally. And so additionally with
23 this, with this situation, so you have a 15,000
24 gallon tank there, and you say, okay, good, so we

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2 can rest in peace. You cannot rest in peace,
3 because if you have one pumper on site, it pumps
4 at 2,000 gallons a minute, so after seven minutes
5 what are you going to have? You're going to have
6 nothing. So you say, okay, so then we'll throw
7 it into the swimming pool. Okay, so that's
8 great, so you have maybe 30,000 gallons in the
9 swimming pool. Good plan, but guess what? If
10 it's the dead of winter you don't have those
11 either. So, you know, the whole thing is
12 completely cockamamie and then I left my driveway
13 today and I nearly got clocked by a Baldor Food
14 delivery truck coming up Quaker Ridge, turning up
15 Glendale Road and heading on Quaker Ridge. And
16 why did I nearly get clocked? Because they're
17 not supposed to really be on our road and they're
18 not supposed to be tra- transiting our
19 neighborhood. And why are they not supposed to
20 be? Because we have a five ton weight limit on
21 our road. There's a weight limit that Newcastle
22 has on their road. So I've asked time and time
23 again, how are you going to transit any of the
24 delivery vehicles and any of the large service

1 April 22, 2021

2 vehicles to this facility? The answer is you're

3 going to have to use a helicopter because you

4 cannot -- it's a 10-ton weight limit and a 17-

5 foot limit on the Quaker Bridge, we have a five-

6 ton weight limit on our road because of the S

7 turn because of the fact that we have no

8 sidewalks, and additionally, Newcastle's got the

9 same thing on Glendale. So when you came to your

10 site visit how did you get there? Did you mosey

11 over the cute little Quaker Bridge or did you

12 come off nine and then come up Quaker, old Albany

13 Post to Quaker Bridge Road, or did you come down

14 Spring Valley and come down Glendale? Those are

15 the ways that you would need to come. And guess

16 what? Physically, we cannot put large trucks on

17 these roads. We have a weight limit, it -- to

18 protect the quality of life of our community and

19 their safety. And as I shared with you before,

20 you're talking about potentially ambulances

21 racing to this facility. We lost the Croton

22 tanker truck on the S turn. We have people

23 walking because we have identified through our,

24 our comprehensive plan process that you guys are

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2 completely oblivious to because it's not your
3 bailiwick because it's not your town. Well,
4 guess what? When you look at our comprehensive
5 planning process, what's identified as the, some
6 of the most cherished areas in our community
7 where people assign value. Guess where? They
8 assign it to the fabulous aqueduct trail that
9 runs right down below my house. And how do you
10 get to the fabulous aqueduct trail? You get to
11 it because you pull off the road and you park in
12 one of the little areas, that's where I go off
13 Quaker Bridge Road, and you get there that way or
14 you bike right across Quaker Bridge Road. That,
15 we have that as one of our most sought after
16 activities and one of our most cherished sort of
17 community treasures. So where we have a serious,
18 serious problem here is that your neighbors, the
19 Town of Ossining, we work really, really hard to
20 support our town and to support the village. Our
21 health and happiness is tied to the fact that we
22 have this naturalized environment that we call
23 home. We know that we have public water, we know
24 we have public sewer, so we know we're protecting

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2 the Croton River, we know that in the event of

3 fire that we have a chance because we have a fire

4 department that's designed to support our

5 community, we have some tanker trucks. You guys,

6 you guys had a house, a house in Teatown that

7 burned to the ground, like hello, you -- a house

8 in Teatown burned to the ground completely, the

9 house at the top of Glendale Road and Spring

10 Valley burned to the ground, took all the dogs --

11 cats, everybody, people barely got out. And why

12 do we have this problem? We have this problem

13 because, one, the roads are inaccessible; two,

14 the fire department's retu-, who, who are

15 responsible for coming to these calls, they're

16 not even -- they're -- it, it takes them, it

17 takes them an inordinate amount of time, it's

18 something like, it's like, like 17 minutes to be

19 able to get to these areas. So, first of all,

20 you look at any of the, like the EMTs and the

21 fire departments, what do they all have in

22 common? They're all looking for volunteers. Why

23 are they looking for volunteers? Because the

24 whole upcoming generation, not that interested in

1 April 22, 2021
2 being a firefighter, not that interested in being
3 an EMT. So here, you're putting a facility in a
4 residential area, it needs high levels of
5 support, this is what the person from High Watch
6 said, they have a whole like ambulance corps that
7 just supports their facility, because people who
8 are going through a detox process are made very
9 unwell, very unstable and things sometimes do not
10 go very successfully for them. So it's, it's so
11 preposterous to me, you, you get nationally
12 acknowledged for setting up a whole hospital
13 district to support wellness. This facility
14 should be near that so that people who are not
15 doing well have instant access to the high level
16 of care that they need, instead of having to wait
17 for an ambulance to show up, to come through a
18 residential neighborhood, you know, and go round
19 our S turn, you know. So, so, when I took a look
20 at Mountainside Treatment Center and their
21 facilities, Mountainside Treatment Center in New
22 Canaan is on Route 53, state road. Mountainside
23 Treatment facility in Danbury, Route 7, state
24 road. Mountainside Treatment facility in

1 April 22, 2021
2 Chappaqua, Route 117, state road. The facility
3 High Watch, as somebody said, it's been there
4 since 1930, so all of the residential properties
5 that surround it understand that that's what
6 they're buying into because it's been there since
7 1930, so it's not like the new kid on the block.
8 So what I'm sharing with you is this, is that
9 when you're thinking about this application, I, I
10 beg you to think about it in the larger context
11 of where it is and what the responsibility is
12 physically and financially for the area that's in
13 the surrounding quarter mile and half mile in
14 terms of what our responsibilities are. We are
15 obligated, for the safety and the wellness of,
16 not only town, we're obligated for the safety and
17 the wellness of the village, so understand when
18 you have somebody who's purporting that they want
19 to help people who have a specific need, well,
20 all I'm telling you is this, is day in, day out
21 for over 40 years, our surrounding community has
22 been focused on helping one another, has been
23 focused on helping the school system, has been
24 focused on helping anybody in need in the

1 April 22, 2021
2 village, and you have no idea in Croton how
3 significant that responsibility is because your
4 community is not comprised like ours. You have,
5 you have no idea, Cortlandt Manor, you do not
6 understand the way that we suffer, you do not
7 understand the responsibilities that we have, and
8 you do not understand how important it is for us
9 to be able to do what we do well, have the
10 property values that we have continue to
11 escalate, because we are helping so many people
12 who are in need. So for these, like whoever
13 applicants they are, seven or whatever, I think
14 that it is a misplaced idea that is designed to
15 leverage an existing old use and to potentially
16 cripple the surrounding community, so basically
17 causing us to create the situation in the village
18 and in our school system that they're saying
19 they're trying to prevent. So we've got one big
20 circle here and we are dependent on you to think
21 about this, from your perspective, from our
22 perspective, and from the Village of Ossining's
23 perspective, and if anybody is unfamiliar with
24 the Village of Ossining, and the Village of

1 April 22, 2021

2 Ossining school system, and what we have as our
3 commitment to community, and how important it is
4 that all of our young people have a fighting
5 chance, just go and go and see, you know, go, go
6 and drive in the Village of Ossining, and take a
7 look at the Village of Ossining, and take a look
8 at Open Door and take a look at the senior
9 facility, and you'll see what our day job is, and
10 you'll see what our community struggles are,
11 because you are not only deciding for your
12 community, you are deciding for our community.

13 MS. TAYLOR: Ms. Black, thank you very
14 much for your comments. There are a number of
15 other people waiting. It is after 9:00 now and
16 the, the hearing will end at 10:00. So I thank
17 you for that. But I want to make sure that
18 everybody who wants to say something gets to say
19 something tonight.

20 MS. BLACK: Yes, and all I would do is
21 ask the board to please go into the Village of
22 Ossining and spend time in the Village of
23 Ossining and speak to the people who are there to
24 help care for the people in our community that

1 April 22, 2021

2 need a hand and understand what our
3 responsibility is to them, so understand what
4 your responsibility is to us. Thank you.

5 MS. TAYLOR: Thank you.

6 MR. PREZIOSI: Thank you, Ms. Black.
7 Our next speaker is Violeta. Please state your
8 name for the record.

9 MS. TAYLOR: But before we do, how many
10 people, Mike, how many people are still waiting
11 to be heard?

12 MR. PREZIOSI: We have six individuals
13 left with their hands raised, so I'm going to
14 promote Ms. Violeta to speak. Just state your
15 name and address for the record.

16 MS. VIOLA SAQUIO: Hi there, good
17 evening. My name is Viola Saquio [phonetic]. I
18 grew up here at 7 Teatown Road, so I've been here
19 for 30 years. I, I apologize for any extra
20 noise. My puppy is getting restless, like I
21 imagine many of us are, so hopefully she'll quiet
22 down. Thank you so much for this opportunity to
23 speak, and I also just want to thank Ms. Taylor
24 for laying out some guidelines for this meeting.

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2 In many ways these guidelines reflect, reflect
3 the values of respect and communication that are
4 so important in this community. And I also just
5 want to say that it really feels like a shame
6 that Mr. Davis's comments throughout haven't
7 followed those same guidelines. And I appreciate
8 everyone throughout the meeting who was really
9 making an effort to do that in this circumstance.
10 I really want to make clear that this isn't about
11 keeping people out of the neighborhood. We love
12 meeting new families who move to the area. Darla
13 -- that's my dog's name. I, you know, I've just
14 met some neighbors who moved down the road. They
15 have puppies who play with Darla and keep quiet
16 and I just watched their chickens when they went
17 away for a month, and it's, you know, one of the
18 great joys of living in, in a tight knit
19 community, so we really cherish that and, and
20 welcome, welcome new families however they can,
21 they can join us residentially. This is really
22 about stopping a for-profit business from coming
23 in and being built in a community that is
24 intended to be residential. I'm sorry, one

1 April 22, 2021

2 moment. You know, the, so much of the way we

3 live life, what we enjoy about life in Croton, is

4 the larger community and the larger family and

5 putting a massive for-profit business in the

6 middle of that, not only disrupts it, but breaks

7 it apart. So this, this applicant started

8 working on this treatment center in a

9 neighborhood that's just not meant to support

10 this, in a location that's not zoned for what

11 they're trying to do, and I, I keep trying to

12 figure it out, but it just doesn't make sense how

13 the, the residents of our tiny community should

14 be held accountable because the applicants were

15 reckless with their money. I understand that

16 they put a lot of money into this, but they

17 didn't have permission to do that in the first

18 place, so it doesn't seem fair that that's now --

19 it seems that they think that entitles them to

20 continue this project, when they didn't have the

21 permission to begin with, and they haven't been

22 following the rules that the rest of the

23 community has agreed to follow. So regardless of

24 the money they've put in, what they're talking

1 April 22, 2021

2 about is starting a business, which they can do

3 anywhere, especially somewhere that's zoned for

4 this and can support this, but most of us can't

5 find other homes, this is the place we've

6 invested in, both with our homes, but also our

7 families in the community for decades. This

8 year, my family -- Darla -- we, we -- I love her

9 so much, but she always barks right when I talk.

10 This year, for the first time, we started to grow

11 both our flower and our vegetable gardens

12 entirely from seeds, which means that we have two

13 grow lights inside our house, which is about,

14 it's pretty far from our neighbors, but we, last,

15 just last week, we got this beautiful handwritten

16 note from our neighbors, asking if we could

17 please do something to accommodate this because

18 the lights were really disruptive to their

19 sleeping hours, which we immediately did. We

20 changed the hours we had the lights on, we put up

21 some curtains, we just, we made it work and, you

22 know, I, I went to their mailbox and dropped off

23 a, a letter in there to let them know we were

24 doing it. And, you know, I really, I really

1 April 22, 2021
2 appreciate the, the focus on this, this specific
3 proposal and your attention, your time and
4 attention bringing us back to that. And one of,
5 one of you asked if the people on the fourth
6 floor should care what time the neighbors wake
7 up, and I think that is such an important
8 question, because I think for most, I, I've never
9 met in the 30 years I've lived here, I've never
10 met anyone who would say no to that question, and
11 I think that's what really defines our community
12 is that we do care what time the neighbors go to
13 bed, and normally she stops barking before 9:00
14 because it makes the neighbors upset, or we go
15 upstairs or something, you know, we -- it's
16 important to us to build our lives around what
17 makes our neighbors happy, because that makes us
18 happy, and just with how these -- with how the
19 applicant has addressed us so far, it's hard for
20 me to imagine that they have that same value
21 system, and I'm not -- my problem with the
22 proposal is not the value system, it's that it's
23 a business, and we're here as residents. I just
24 think if those two lights bother our neighbors, I

1 April 22, 2021

2 can only imagine what 50 lights on 24 hours a day

3 will do, and -- but ultimately, it's not about

4 the impact of the lights or the traffic or the

5 water, it's really about what we've agreed to as

6 a community, and I didn't make the choice to come

7 here, my family did, but I'm super grateful that

8 they did, and they made decisions based on this

9 being a small, intimate, safe community where you

10 would know your neighbors and help each other

11 out, and that's been my whole experience here,

12 and fundamentally, I think this proposal changes

13 that makeup, that definition of not just this

14 town, but of a residential community, and when

15 you're, when you're voting on this, or discussing

16 this proposal, it isn't just this specific

17 facility, it's the precedent we're setting for

18 any commercial business that wants to come into a

19 residential area. And I think it's, it's really

20 important that those two things remain separate,

21 and I, you know, I really appreciate the --

22 Darla. I really appreciate the time to discuss

23 that with you all and hear the different voices

24 on this call. I know it's a lot of, it's a lot

1 April 22, 2021
2 of details to consider, so I'm really grateful
3 for your time and I just want to say, again,
4 which I think is clear, my objection is really to
5 a commercial business being in this residential
6 area, especially of this magnitude. Thank you so
7 much. Of course now she's sitting next to me
8 quietly. Have a great night.

9 MS. TAYLOR: Thank you very much.

10 MR. PREZIOSI: Okay. Our next speaker
11 is going to be Gordon Moesch.

12 MR. GORDON MOESCH: Can you hear me now?

13 MR. PREZIOSI: Yes. Just state your
14 name and address for the record.

15 MR. MOESCH: Yeah. My name is Gordon
16 Moesch, I live at 2028 Quaker Ridge Road. We've
17 all talked about traffic and water at great
18 length tonight, but as far as traffic goes, I do
19 ride my bike around the neighborhood, around this
20 beautiful area two to three times a week, but I
21 do limit my ride times between the hours of 9:00
22 a.m. to 3:00 p.m., Monday through Friday, for
23 the, for the majority of the time. The day and
24 the weekend traffic are already too busy for the

1 April 22, 2021

2 -- our narrow roads and my safety. My main

3 concerns are if this facility gets approved,

4 there are many conditions the applicant has put

5 in place to get their approval, to shuttling of

6 employees back and forth to the site. Is there a

7 facility in our area that does this? Limiting

8 visitors to 25 percent of patients on the

9 weekends and only on the weekends. Is there

10 another facility in our area that does this?

11 Specific size vehicles for deliveries for you

12 know, laundry, whatever, you know. And again, is

13 there a facility in the area that does this? And

14 who's going to control this? They're going to

15 maintain this, you know, they have a traffic

16 management system in place, but who's going to,

17 you know, who's going to watch them? On the well

18 water issue, there was trouble with two wells

19 during the testing. In my opinion that's two too

20 many. The applicant will monitor these wells

21 during the initial startup of the facility, but

22 what if the wells run dry? What if other wells

23 are affected? The applicant states there will be

24 no new buildings, and we have seen in the last

1 April 22, 2021

2 few meetings, the size and scope of the proposed
3 facility doesn't meet the size of the existing
4 facility and site. Once approved, how can we
5 stop further development on the site? What is
6 our recourse then? If the applicant doesn't
7 conform to their own conditions, then in the
8 future, this will not be the facility as
9 proposed, proposed to the Planning Board today.
10 Who will be monitoring all of these to protect
11 the neighborhood? That's it. Thank you very
12 much.

13 MS. TAYLOR: Thank you.

14 MR. PREZIOSI: Okay. Thank you. Our
15 next speaker is going to be Heather. Just state
16 your name and address for the record.

17 MS. HEATHER BOUZA: Okay. Am I -- can
18 you hear me?

19 MR. PREZIOSI: Yes.

20 MS. BOUZA: Okay, good. Sorry, I
21 apologize. My name is Heather Bouza, I'm at 13
22 Amalfi Drive in Cortlandt Manor. I wanted to
23 come on as a professional doing business in our
24 area and a local realtor. I do a tremendous

1 April 22, 2021

2 amount of business in Cortlandt, Croton and

3 Ossining. I'm one of the top agents actually in

4 the area. And I'm coming on because I actually

5 had a deal on 81 Quaker, and I'm very versed with

6 what's going on with that. Now, I won't speak

7 into detail with that because I don't want to

8 defame anybody or -- but I do know -- I want to

9 speak to kind of what I saw, but also more

10 importantly to what the community and what, what

11 I -- what it shows to people, the clients that I

12 bring in. I'm an exclusive agent for a

13 relocation company out of the City, they send me

14 clients, and part of that job is to do town

15 tours. Prior to showing any homes I tour the

16 communities in other neighborhoods to show what

17 the communities are about to allow the client to

18 see if it's a fit for them. Every tour through

19 Croton, I go down Quaker Hill. Teatown is a

20 coveted area in Croton. It's a coveted area for

21 anybody coming up to live in area. And part of

22 my job is to introduce that area and the people

23 that are considering Croton, it's not just a

24 village, it's Mount Airy, it's Teatown, it's

1 April 22, 2021

2 through the Croton Gorge Croke Park. It's the

3 areas that make Croton so special. I call it a

4 big town mentality with a small town feel.

5 Driving through -- and when I take them through,

6 I do -- I go over the Croton Bridge, over the

7 bridge and I go into, into the neighborhood with

8 -- and I go up and down the street. I've sold

9 three homes in Quaker Hill off that street in the

10 last year, all to young families, all with young

11 children moving in. And the beauty of the

12 community in the neighborhood in particular is

13 the, the accessibility to have kids ride their

14 bikes, have a family-friendly neighborhood or a

15 fam-, a neighborhood that is accessible to, to

16 nature and also the thought of your children or

17 walking your dogs, moving out, without having

18 traffic running through. I can tell you through

19 every town tour I do on, in particular the

20 weekends, there are bikers, there are runners,

21 there are dog walkers. It's commented on every

22 point of the -- every comment and every tour that

23 I do, all through the area. It is an area --

24 Croton is a really special community that I can

1 April 22, 2021

2 tell you has been not just busy with COVID, but

3 prior to COVID because of the, the uniqueness of

4 the community and the town and what it offers,

5 from the tremendous amount of nature as well as

6 accessibility to the City. If you -- you all,

7 I'm sure at some point, didn't experience an

8 early COVID, I was out touring, you know, with

9 tour cars behind me trying to get into -- Croton

10 Gorge just shut down, the amount of people coming

11 up that, that discovered the area from the city

12 or down county to just even walk or explore

13 Teatown itself was so overwhelming that they had

14 cops and ATVs stopping people and shutting the

15 parks down because it was so busy from that

16 people going into explore the area, to take in

17 the nature. The thought of having a facility of

18 any commercial sort -- listen, we all want Trader

19 Joe's in the area, but I don't want it in

20 Teatown, I don't want it in Quaker Ridge because

21 that's not fair to the community. It will have

22 an adverse effect on the neighbors around them.

23 Your own well water, we all know what, you know,

24 what well water, what that requires, you know, I

1 April 22, 2021

2 do multiple tests when I -- my inspections doing

3 homes, wells are one of them. Adding a facility

4 that is going to tap the systems in the

5 surrounding areas is not beneficial to the

6 community, the homes that are already there. 100

7 percent the property values will go down, 100

8 percent. It's a very exclusive area, it was pre-

9 COVID, it is now, but it's, again, you're getting

10 beautiful area coveted because of the, the

11 remoteness, but ability to be so close to town.

12 The roads themselves, again, I can't imagine

13 delivery trucks, lots of extra vehicles driving

14 through town. We -- that's been discussed

15 numerous -- you know, and it -- you know, at

16 length, I think you guys get it, but I can tell

17 you as a professional in the area, I am not

18 adverse to -- I am happy to find them another

19 place that they can do the facility. I champion

20 the reasons behind it. I lived in California for

21 nine years. I know Betty Ford Clinic quite well.

22 I spent many, many years and weekends in Palm

23 Springs. It's surrounded by golf courses and,

24 and hotels. It is not in residential

1 April 22, 2021

2 neighborhood at all. It is literally commercial

3 -- it is, it is commercial resort area.

4 Beautiful, well maintained. I am, again,

5 champion, I'm the first person to, you know, help

6 them find a place that will better be -- you

7 know, suit the purposes of it, but not in the

8 community that it surrounds. I will tell you as

9 far as dealing with the owners of 81, who are

10 trying to sell it. They purchased it as an

11 investment property. There was zero maintenance

12 done to it, it was run to the ground,

13 unfortunately. If you see prior listings --

14 prior pictures to when the previous owner had it,

15 it was beautiful. The pool was beautiful. The

16 pool's not in working order, the house itself has

17 not been maintained. My clients, buying into it,

18 knew that and they were willing to put a lot of

19 work into it. The easement was not disclosed.

20 There was multiple different surveys that were

21 given. The one that's currently online is not

22 the one that we actually had to pay -- we paid,

23 you know, to have done. So I'm not quite sure

24 what was, you know, what they've done in

1 April 22, 2021
2 particular. When asked what the survey was for,
3 we weren't t-, what the easement was for, they
4 would never disclose what it was for. When, when
5 asked to remove the easement to continue with the
6 sale, they said absolutely not possible, which
7 then was a massive, massive problem for my
8 clients. And they were lovely and were happy to
9 move forward and were looking to restore the home
10 and build a family there, but a 30-foot -- you
11 know, a half an acre easement going on the side
12 of their house with no understanding what the use
13 could be for and no disclosure on it, was a
14 massive concern. Dealing with the sellers on, on
15 that was far -- nothing but easy, it was -- I
16 mean, nothing but uneasy, very challenging, and,
17 you know, very secretive and very, very, very
18 hard to get answers across the board, and a very
19 -- you know, and this is a small purchase. This,
20 this is a small piece of the pie. You know,
21 dealing with a large, large scale purchase, I
22 couldn't imagine what -- how hard in what the,
23 you know, disclosure and what you're going to get
24 from that. I'm happy -- you know, I want people

1 April 22, 2021

2 to do well, I want people to be happy and do the
3 right thing. I just, like I said, I wouldn't put
4 any commercial spot back there. I wouldn't put
5 a, a Target, a, a hospital, a school or a rehab
6 center in a neighborhood that is surrounded by
7 residents, by residents, and it is known for that
8 and coveted for that. Yes, I'm, you know, I'm
9 happy to support, I love the community, I'm
10 blessed to work and, you know, and bring people
11 into the area and, and showcase our -- the
12 gorgeous area we live in, and happy to, and happy
13 to do that, but I, I know for a fact it will
14 absolutely 100 percent be detrimental to the
15 community. Thank you.

16 MS. TAYLOR: Thank you.

17 MR. PREZIOSI: Thank you.

18 MR. PREZIOSI: Thank you. The next
19 speaker is going to be Adam Cooper. State your
20 name and record for the -- name and address for
21 the record. Mr. Cooper, you can use alt and A at
22 the same time to unmute yourself or use the mute
23 icon, bottom left of your screen. There's a
24 little microphone icon on the Zoom app, you can

1 April 22, 2021

2 hit that to unmute, or use alt A on your
3 keyboard, it will unmute you, hold the two
4 together at the same time. Okay, Mr. Cooper's
5 having some technical difficulties, so I'll go to
6 the next speaker and circle back to him. Our
7 next speaker is C. Mano. Just state your full
8 name and address for the record.

9 MS. CYNTHIA MANOCHERIAN: Sorry, of
10 course I put a cookie in my mouth. Who knew?
11 Hi. Cynthia Manocherian, 100 Glendale Road. Can
12 you see me? Yes. Okay. So I would like to go
13 over this project from a planning perspective
14 with a little bit of orientation. I've pulled
15 some documents together. I'm going to do it low
16 tech, old school. Hopefully, you'll be able to
17 recognize what I put up in front of the screen as
18 I go. Are you all able to see this map? So this
19 is a Langan submission having to do with the well
20 locations and a half mile buffer zone that they
21 drew to try to figure out which other wells in
22 the neighborhood might be compromised. Double
23 checking the math, a half mile is 2,640 feet.
24 This particular submission was done on October

1 April 22, 2021

2 10, 2017. So you have the two concentric

3 circles, and now I did a lot of work and protest

4 having to do with the Sunshine Home. This is a

5 much more significant map of the area. What you

6 see were the numbers that Newcastle gave Sunshine

7 Home to review. So in their case, they were

8 asked to do a 1,500 foot and a 2,500 foot

9 concentric circle from their three wells and look

10 for possible wells in the area that might be

11 impacted by their project. So I've added at the

12 1,500 and the 2,500 foot markers the distance of

13 the Hudson Ridge wells to the Sunshine Home wells

14 in this map, and what you see in their overlap is

15 that these two sets of concentric circles

16 actually wind up directly hitting, they overlap

17 each other and they hit the Indian Brook

18 Reservoir watershed, which is the yellow part of

19 this map. At the bottom you see Indian Brook

20 Reservoir, in the map you also see the boundary

21 of Newcastle which cuts off Croton from Ossining

22 and in green here you see where I live, this is

23 Glendale Road and this is property frontage of

24 mine on Glendale Road, so I'm smack in the middle

1 April 22, 2021

2 of all of what's going on in terms of following

3 water issues pertaining to this area. I want to

4 talk about it because the watershed is vital to

5 the Town of Ossining. Town of Ossining controls

6 the water from the Indian Brook Reservoir and

7 shares this water with town and village and other

8 parts of some of the Briarcliff zone, and even a

9 little bit up to the Newcastle boundary. This

10 past summer, 2020, you may remember that the

11 Indian Brook Reservoir wound up being the only

12 reservoir serving Ossining municipal hookups,

13 because there was a problem with the Croton

14 Reservoir so it became the 100 percent supplier

15 of water to Ossining, and they put out, in

16 January of 2020, this post on the Village of

17 Ossining website. So the watershed supply really

18 matters to many members of the western part of

19 Westchester County, and I wonder has the Village

20 of Ossining signed off on the Hudson Ridge plan

21 and the possible impacts of that plan on the

22 watershed, for instance, including pollution, but

23 also possible water table reduction of the

24 watershed. I will say that the Village of

1 April 22, 2021

2 Ossining was asked on several occasions by the

3 developer of the Sunshine Home, because they too

4 have well water issues for their facility, to let

5 them hook up to the Village of Ossining, hook up

6 for the reservoir, and the answer was

7 consistently no, that they needed the supply for

8 their own residents, and certainly this past

9 year's emergency proved, proved them right. So

10 at this point, although the developer's water

11 data is suspect to the community, and they have

12 asked many times for municipal water, they have

13 been refused. It's interesting also that during

14 the pandemic everyone wound up at home and so

15 current water numbers I haven't looked into, I

16 know the usage is higher because people have been

17 home. What will happen in terms of well water,

18 water table, reservoir needs moving forward, I

19 think those numbers are unclear. Moving on to

20 other issues that are unclear to me. So Sunshine

21 Home often referred in their process in Newcastle

22 to numbers that Hudson Ridge had already

23 provided, and in fact, I would question whether

24 Langan -- and Langan was also the specialist for

1 April 22, 2021

2 Sunshine Home, doesn't have a conflict of

3 interest by being the chosen one to present

4 numbers where there are overlapping issues

5 between these two projects, neither one of which

6 are appropriate to the existing residential

7 zoning of this area. So I would like the town to

8 look into whether Langan's numbers should be

9 double checked by a separate consultant. Traffic

10 study, same thing I mentioned it last time,

11 traffic studies, even if they're being done this

12 weekend really don't count, you need to do

13 traffic studies and take into account Sunshine

14 Home numbers, because they're way ahead now of

15 Hudson Ridge and their traffic numbers will

16 impact the area. Indian Point, I'd like to

17 discuss Indian Point and other emergency

18 evacuation issues. A couple of weeks ago we all

19 received this message from Indian Point, even

20 though they are shut down and decommissioning

21 they will still have their spent fuel rods, they

22 will still be conducting emergency testing and

23 siren system and so forth and so on for the 10-

24 mile emergency planning zone area, the EPZ, and

1 April 22, 2021

2 this project falls in the EPZ. And I ask what is

3 the plan for emergency evacuation or shelter on

4 site for a project where you are letting the

5 community know, actually they won't have any

6 cars, they'll be just on site. So do you know

7 they are required to produce a full des-

8 description and vetted plan for keeping their

9 patients safe during an emergency evacuation. I

10 don't think they're capable. I know what

11 sheltering on site would mean. They're in an

12 existing old building, I don't think they'd be

13 capable of setting a shelter on site plan that

14 would be satisfactory. So how are they getting

15 out of there in an emergency? Do you know? We

16 don't know. So on the same topic of emergency

17 services, my question has to do with the planning

18 and budgeting for the town. Are you planning on

19 increasing your EMS staff, even though it's

20 volunteer, your fire department staff, even

21 though it's volunteer? Are you planning on

22 increasing your police force? What about all of

23 the equipment? Are you planning on buying

24 additional fire trucks, police vehicles,

1 April 22, 2021
2 ambulances? Are you going to set up a much
3 broader training requirement for all of these
4 different divisions and have you budgeted for
5 that? Because I will tell you that Newcastle did
6 not budget for any of that for Sunshine Home with
7 all of these children and staff equally isolated
8 in the woods. A fire comes through. I, I will
9 add, for Jamie Black, that I met her through the
10 Sunshine Home public comments. She failed to
11 mention that she had been married to a
12 firefighter for many years, which is why she
13 knows all about truck weights and, and road
14 vehicle allowances and so forth. So Ossining
15 didn't budget for additional emergency services,
16 Newcastle didn't budget for additional emergency
17 services. You do all have an intermunicipal
18 agreement to support each other during
19 emergencies in this part of Westchester County,
20 so, in effect, your town is already additionally
21 burdened by the fact that Sunshine Home was given
22 a go. I don't know if you factored that into
23 your budgeting and planning for emergency
24 services, but you will also have to, if you

1 April 22, 2021

2 approve this plan, factor it in again for this
3 project in a very difficult area to service.
4 Thank you so much for your time, and I appreciate
5 that you're going the distance with the
6 community.

7 MS. TAYLOR: Thank you very much.

8 MR. BIANCHI: Mike, before we go ahead.
9 Chris, did we send a request to Croton or
10 Ossining, or Newcastle for that matter, regarding
11 this application for comments?

12 MR. KEHOE: I would have to confirm
13 that, but that would have been back in 2015 when
14 the original application came in, and I can
15 confirm that, but most recently, with the
16 starting up of these public hearings, we did
17 notify all of the adjacent municipalities,
18 immediately adjacent, Newcastle and we also
19 notified Westchester County, but I can confirm
20 all those referrals.

21 MR. BIANCHI: Yeah, I just wondered if
22 they had any -- well, it's been a number of
23 years, anything more recent. Thank you.

24 MR. PREZIOSI: There, there were a

1 April 22, 2021

2 correspondence sent from the local fire
3 departments a few times. We have, I think, three
4 or four letters from them as well, so -- and
5 emergency services, so we -- I do know we did do
6 referrals, but as Chris mentioned, you know, it's
7 always good to double check.

8 MR. BIANCHI: Okay. Thank you.

9 MR. PREZIOSI: You're welcome. Our next
10 speaker is going to be Suzanne Gardos.

11 MR. ROB GARDOS: Hello, hi, I'm Rob
12 Gardos, not Suzanne, that's my wife. I live at
13 2071 Quaker Ridge Road, very close to the
14 facility. I just felt compelled to speak.
15 Certainly I'm not going to say anything new. I
16 think we've heard some amazing points today. I
17 want to thank the board for being so thorough in
18 taking, you know, these issues very seriously,
19 but, you know, I just want to emphasize, and I
20 want it to be on the record, no sewers, no
21 municipal water, narrow roads that are well
22 traveled, I bicycle on those roads, I run on
23 those roads, not zoned properly, this isn't a
24 state road. I don't understand how we got here,

1 April 22, 2021

2 but again, I will say I'm not as close to this

3 process, I've been attending these meetings, but

4 I just want to say this as a function, this all

5 comes down to risk, and what's clear, based on

6 the community, and based on the facilities and,

7 and the infrastructure of the community, this

8 facility would add tremendous risk, and that risk

9 would have an impact on property value, and after

10 tax as agreed, it would have a massive impact, a

11 negative impact on taxable taxes generated by, by

12 properties in this community, and I just think

13 that this needs to be seriously looked at,

14 obviously, I know we spent many, many years

15 looking at this, but this is all -- it all comes

16 down to the risk, the massive risk to the nature

17 of this community that a ton of people, you know,

18 that live here, lived here for decades, are

19 enjoying, and sticking a hospital smack in the

20 middle, which again, I have no idea how this

21 could possibly have gotten so far, on a narrow,

22 non state road that's not zoned for this, I mean,

23 there's a reason why Cortlandt created these

24 zoning rules. I just don't understand it, but I

1 April 22, 2021
2 just want to emphasize all these amazing points,
3 because what's going to happen, of course, the
4 applicant's attorneys are going to find whatever
5 experts they want to find to say that the water's
6 going to be enough water. What happens if
7 they're, if they're incorrect? I mean, someone
8 had talked about does money go into escrow, are
9 they somehow going to magically connect everyone
10 to the muni-, the municipal water system? What
11 are the implications? There's a massive amount
12 of risk, and I think this board -- and I know you
13 -- everyone here is being incredibly thorough,
14 but if we don't consider that risk and we let
15 this, we let this facility proceed and these
16 things happen unexpectedly, you'll destroy the
17 community. I just want to make that clear. This
18 community that people have lived here for years,
19 for decades, that love -- that come and visit
20 here because of the nature, because of the quiet,
21 you will ruin the community. I just want to
22 emphasize that again. That's all I wanted to
23 say, so, thank you so much for your time, and I
24 really hope you consider the words of the

1 April 22, 2021

2 community, because this is a massive decision and
3 it's going to have material impact on us and our
4 children, our children's children. Thank you.

5 MS. TAYLOR: Thank you.

6 MR. PREZIOSI: Great, thanks. I'm going
7 to promote Adam Cooper again to try to voice his
8 concerns and questions. Mr. Cooper, you're being
9 promoted. Just state your name, full name and
10 address for the record.

11 MR. ADAM COOPER: Okay, finally. Can
12 you hear me and see me? Hello?

13 MS. TAYLOR: Yes.

14 MR. PREZIOSI: Yeah, you're all set. Go
15 ahead.

16 MS. TAYLOR: Yes.

17 MR. COOPER: Okay, thank you. Sorry for
18 the delay, and sorry for the trouble. First of
19 all, I just want to thank everyone. It's coming
20 up to 10:00, and I appreciate both sides. I'm
21 actually a new resident. I moved here about a
22 year and a half ago, and I only came to
23 understand this issue about a week ago. And I
24 just want to make the point that when I moved

1 April 22, 2021

2 here, like many of the others, it took me about
3 six months to find a town that I wanted to move
4 my family to, and then within Croton, it took me
5 another six months to find a spot that we're all
6 aware of, and as I'm new to this, I don't know if
7 this forum is appropriate, but I just, I really
8 have two points or questions. One is, I just
9 want to understand from the documents that I
10 read, is there going to be an access road that
11 goes on to Quaker Hill Drive?

12 MR. PREZIOSI: We're just taking
13 comments --

14 MR. COOPER: Moving on to question --

15 MR. PREZIOSI: We're just taking
16 comments, Mr. Cooper, if you could just voice
17 your comments. The applicant's going to respond
18 in, in detail, in written, in written detail.

19 MR. COOPER: Okay. Well, then my other
20 comment would be as, just from my very first
21 impressions, my understanding is that a planning
22 board is, is somewhat supposed to be impartial,
23 and I guess the comment that I would have is the
24 observation that it doesn't seem to be that way,

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2 I'm not sure why, but especially the comments
3 from Steve Kessler, I don't understand why he's
4 so opposed to what most of the community seems to
5 be voicing here.

6 MR. KESSLER: Sir, sir, sir, I resent, I
7 resent your comments. You, you don't know me,
8 I've been, I've been on this board for 30 plus
9 years, no one has ever said that I am, implied
10 that I am, I am, I am not impartial in all those
11 years, so I resent your comments. And don't
12 mistake the questions I ask to indicate that I am
13 on one side or the other. I play devil's
14 advocate here, I ask questions of both sides, so
15 you're new to this, I am not, and if you would do
16 your homework before you make those kinds of
17 accusations I would appreciate that.

18 MR. COOPER: No, I appreciate your
19 comment back. I'm just simply stating my
20 observation, and that's my --

21 MR. KESSLER: But --

22 MR. COOPER: Sorry, I'm just stating my
23 observation. I, really, that's, that's the only
24 observation that I have because I've heard you

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2 say --

3 MR. KESSLER: You, you know, but you're
4 stating it, you're stating it on a public record
5 and I resent that. Okay?

6 MR. COOPER: I'm, I'm -- okay, but I'm,
7 I'm, I'm a taxpaying resident here and I'm
8 allowed to voice my opinion in this public forum,
9 and my observation has been nothing but
10 opposition from you, and I'm just -- you know, if
11 you want to be rhetorical and, and answer why,
12 but that's my observation.

13 MR. KESSLER: I am not -- I, I, I
14 answered it already.

15 MR. COOPER: I've heard you state many
16 times all the things that the Planning Board
17 can't do and can't --

18 MS. TAYLOR: Well, Mr. Cooper, Mr.
19 Cooper --

20 MR. COOPER: -- like the greater context
21 --

22 MS. TAYLOR: Mr. Cooper, please.

23 MR. COOPER: -- like the greater context
24 of this issue.

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2 MR. KESSLER: You know --

3 MS. TAYLOR: Mr. Cooper, please.

4 MR. COOPER: Yes?

5 MS. TAYLOR: Alright. This is not the
6 place for the back and forth that you've
7 established.

8 MR. KESSLER: Look, I've been around a
9 lot longer than you have and no one's ever
10 questioned my integrity, and I resent it, and,
11 and you should apologize.

12 MR. COOPER: Well, maybe, maybe it's
13 time that someone should.

14 MR. KESSLER: Oh, really? Oh, really?

15 MR. SUBIN: Can, can I just, can I just,
16 hold on, can I just jump in, can I just jump in -
17 -

18 MS. TAYLOR: Steve. Steve.

19 MR. KESSLER: Good, thank you. Who, who
20 made you the arbiter of what's right and what's
21 wrong, sir?

22 MS. TAYLOR: Steve, Steve, please.

23 MR. SUBIN: I just want to say one
24 thing. Let's, let's -- plea- please, let's keep

1 April 22, 2021
2 it clean. I will say Mr., Mr. Kessler, Mr.
3 Kessler has -- is approaching things from a very
4 legal standpoint and a lot of his questions, he's
5 trying to solicit certain responses because this
6 is a special permit and certain issues are being
7 framed there, so I would not take his comments to
8 say that he's going to vote one way or the other
9 on any of these things. He is approaching things
10 in a very legal frame- framework, and I just
11 wanted to make that straight as the attorney who,
12 who represents this board in this matter, so --
13 but let's please keep it clean in that regard.

14 MR. COOPER: I'm, I'm, I'm keeping it
15 clean, I appreciate, I, I appreciate --

16 MR. KESSLER: I don't want to hear
17 [unintelligible] [02:42:19] apology.

18 MR. COOPER: I'm simply -- I don't know
19 if you're affording me the opportunity to speak,
20 but I'm simply stating my observation, and it was
21 a question, my observation was it appears that
22 you seem to be opposed on every single point, and
23 I thought, my understanding is that the Planning
24 Board should be neutral, like a judge, and hear

1 April 22, 2021

2 both sides of it. That's my question.

3 MR. KESSLER: Okay. How many, how many
4 -- sir, sir, how many meetings have you been to?

5 MR. COOPER: In this particular case,
6 this is my first one and that's --

7 MR. KESSLER: Why don't you go back,
8 sir, and read the records and look at the
9 questions I've asked of the applicant. Okay.
10 Why don't you do that, why don't you do your
11 homework before you make accu- accusation?

12 MR. COOPER: Well, maybe, maybe you
13 shouldn't accuse me of not doing homework. I've
14 had a week and I've reviewed all the documents
15 and my pers-, --

16 MR. KESSLER: Have you read, have you
17 read the minutes?

18 MR. COOPER: Listen, let's not go -- I -
19 - excuse me, I just stated my observation as to
20 why you're so opposed to --

21 MS. TAYLOR: Steve --

22 MR. KESSLER: Sir, wait, no, hold on --

23 MS. TAYLOR: Please.

24 MR. KESSLER: This is personal.

1 April 22, 2021

2 MR. COOPER: -- a neighborhood as
3 residential and turn it into something else.

4 MR. KESSLER: This is personal.

5 MS. TAYLOR: Mr. Cooper. Steve.

6 MR. KESSLER: Mr. Cooper, Mr. Cooper, go
7 read the minutes, and then when you have facts
8 you can speak. Opinions are great, and you know
9 what the expression is about opinions, and you
10 certainly are.

11 MR. COOPER: Yeah. Okay. Thank you for
12 that. I expressed my observation in that, sir.

13 MR. KESSLER: Fine. Okay. And it's on
14 the record.

15 MR. COOPER: That's it.

16 MR. KESSLER: Thank you for your
17 observations.

18 MR. COOPER: Thank you for your comment
19 back. I appreciate it.

20 MR. KESSLER: Okay. Next.

21 MS. TAYLOR: Okay. Alright, Mr. Cooper,
22 are you done at this point, did you make your
23 point?

24 MR. COOPER: I did make my point. Thank

1 April 22, 2021

2 you.

3 MS. TAYLOR: Okay. Thank you very much.
4 Alright. Are there any other people, Mike who
5 have to speak?

6 MR. PREZIOSI: Yes, we, we have just a
7 handful of speakers left. I'm going to promote -
8 -

9 MS. TAYLOR: How many?

10 MR. PREZIOSI: Just a handful of
11 speakers left, about three. I have Ally being
12 promoted to speaker. Just state your name and,
13 full name and address for the record.

14 MS. ALICE LEE: Hi.

15 MS. TAYLOR: Please, you will -- the,
16 the hearing will be finished at 10:00. It is
17 10:00 -- about 10 minutes, 12 minutes to 10:00.
18 We need to move --

19 MR. PREZIOSI: We just, we just lost
20 Ally, so I'm going to --

21 MS. TAYLOR: Mm-hmm. Fine.

22 MR. PREZIOSI: -- promote or try to get
23 her back on, just give me one second. Ally,
24 please state your name, full name and address for

1 April 22, 2021

2 the record.

3 MS. LEE: Hi, hello.

4 MR. PREZIOSI: Yes, we can hear you.

5 MS. LEE: Hi, my name is Alice Lee. I
6 live on 2102 Quaker Ridge Road. And I'm also a
7 new resident, and I really wanted to first thank
8 the Planning Board and the neighbors for sharing
9 such important points. Heather was actually one
10 of our agents, and I wasn't expecting her to be
11 on this today, so it was really nice to hear from
12 her. And when we purchased our home about two
13 years ago I thought our agents were so kind and
14 sharing all of the details and nuances of the
15 area of Croton. And one of the points -- I don't
16 want to really talk about what was already said,
17 but I just want to point out this one aspect,
18 which was, they made it clear to us that we
19 should put our names down for a parking spot at
20 the Croton-Harmon train station immediately, even
21 before we purchased our home because there was a
22 two-year waitlist. And it really did take at
23 least a year, and several of our neighbors who
24 were also new to the neighborhood, we, we all

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2 were kind of sharing our scars of having to wait
3 for a parking spot. I know Mr. Davis has
4 mentioned that there were some neighbors that
5 were driving back and forth on this strip, and I
6 just thought it was a little amusing because, you
7 know, there are a lot of people who are working
8 from home right now, who are not driving their
9 regular commutes at all. Normally we would be
10 driving every morning and night back and forth to
11 the train stations, but right now I'm aware of
12 most of my neighbors still working from home. So
13 I just want the Planning Board to kind of
14 consider that. Right now we're still going
15 through COVID and a lot of our neighbors are
16 still working from home, and what we're seeing
17 with the traffic today right now is probably not
18 representative of what it used to be before
19 COVID, and, you know, even for us right now,
20 we're not driving the way that we used to, we're
21 not seeing family and friends the way that we
22 used to, but we are eager to have that time come
23 back so, you know, when that time does come back
24 where everyone is able to socialize again

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2 comfortably, I think they'll see that these roads
3 are actually a lot busier than they are today.
4 Thank you.

5 MS. TAYLOR: Thank you very much.

6 MR. PREZIOSI: Alright. I'm going to
7 promote Michael Shannon to speaker. Just state
8 your full name and address for the record.

9 MR. MICHAEL SHANNON: Mike Shannon here.
10 Can you hear me?

11 MR. PREZIOSI: Yes, we can hear you. Go
12 ahead.

13 MR. SHANNON: Thank you. I just wanted
14 to take just a second to thank the board members
15 who came to the site visit. I had invited all of
16 you in a prior session, and as I said, I think it
17 is important, and I truly appreciate all of you
18 that did come and look at the, the applicant's
19 property and my property. I know there was an
20 issue addressed about whether I cleared land or
21 not. I hope that that has been put to rest.
22 The, the view and the impact is, is unaltered. I
23 also noted with great appreciation Chairperson
24 Taylor's comment earlier this evening that we

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2 will look at what we are presented with, that
3 came up in the discussion about, you know, 30, 40
4 beds versus 92 beds, etcetera. I appreciate how
5 much the Planning Board and the town have
6 invested in looking at this project of for years,
7 and I just ask that you continue in those very
8 diligent efforts. There was a sense in some of
9 the commentary tonight that, well, we'll let
10 OASAS deal with that or that might be a
11 regulatory issue. Some of the questions indeed
12 are not before you, they, they would be before
13 OASAS, but some of them also cross over a bit.
14 If it's truly not feasible, as the architect was
15 suggesting, then what's going on? If some of the
16 things that are going on do raise questions about
17 feasibility, about the reliance on, on some of
18 the promises that we're getting, I ask that you
19 continue to dig into it and dig deep, and, and
20 with all due respect, not punt. I think this
21 application should be denied, not granted on the
22 possibility that things won't be as bad as this
23 application really presents right now, and, and
24 figure that other agencies or regulators or

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2 whatever may, may pull it back a bit. I do thank
3 you for your time and particularly your visit to
4 my property. Thank you.

5 MS. TAYLOR: Thank you very much.

6 MR. PREZIOSI: Okay.

7 MS. TAYLOR: Alright.

8 MR. PREZIOSI: Chairwoman Taylor, we
9 have two speakers left, Josh Marks and Alex Suss.
10 I think that'll take us to 10:00, if you're okay
11 with that?

12 MS. TAYLOR: Yeah, I will. Don't add
13 any more though at this point 'cause then it's
14 going to definitely take us over.

15 MR. PREZIOSI: Absolutely. Yep. Okay,
16 again, Josh, just state your name and address for
17 the record.

18 MR. JOSH MARKS: Hi, I'm at -- Josh
19 Marks, I live at 7 Quaker Hill Court East. The
20 easement through 81 goes right along my property
21 and I'm just curious, they said that plans were
22 submitted years ago, landscaping plans, plans for
23 intern-, inside the buildings, facilities, and
24 what else, and I'm just curious, is the easement

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2 in those plans, and is that something new that
3 wasn't submitted, 'cause everyone's claiming that
4 everything is up front, and is this another
5 question that has arised and another moving
6 target? And that's really all I had to ask.
7 Thank you.

8 MS. TAYLOR: Alright, thank you very
9 much.

10 MR. PREZIOSI: Okay. I'm going to
11 promote Alex Suss to speaker. Just state your
12 name and address for the record.

13 MR. ALEX SUSS: Hello. Do you hear me?

14 MS. TAYLOR: Yes.

15 MR. SUSS: Yes? Great. Good evening.
16 I'll be really brief. As a resident of this
17 area, I have about six points, six points that
18 are cardinal to this issue, and again, forgive my
19 philosophical approach, but I'd like to speak
20 about fundamental, general issues. First, this
21 is a residential iss-, area. This is a
22 fundamental issue. Most of us, we live in this
23 beautiful, unique place by choice, by rational
24 choice. I and my family we didn't want to live

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2 in Scarsdale on quarter of an acre or in Duxbury,
3 we decided on Croton, we decided on what we call
4 the greater Teatown area. And now the whole
5 concept is under big and unpleasant cloud. I
6 think this cloud is serious and you're making a
7 very serious decision, so please, I would never
8 endorse a commercial project in this area even if
9 this was done by Mother Teresa or Chief Rabbi of
10 Jerusalem, this is not a commercial area. Second
11 point, traffic. The current studies of traffic
12 are flawed for two reasons, COVID and this is
13 spring. Come here, I invite you to my house, I
14 live 500 yards from Croton, Croton Dam. Hundreds
15 of people are coming here, bicyclists, runners,
16 walkers, they go to the Croton Lake Road. This
17 is so important. This is -- we don't live in a
18 bubble on 20 acres of Hudson Institute. This is
19 my neighborhood, put yourself in my shoes. So
20 traffic is, is, is, is clearly an issue that
21 will, that will not get any better with this.
22 Another thing, I hear, and I don't understand it,
23 you're considering 92-bed hospital. This
24 enterprise purchased 50 acres. You know it, I

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2 know it. The 28 acres are in -- not in your
3 jurisdiction, they are in Newcastle, correct me
4 if I'm wrong. What happens, what guarantees do
5 we have that three years, four, four years from
6 now, they will say we want to double the space,
7 we want to quad- quadruple the space? Sunshine
8 Home is a glaring example of what happened. What
9 will you tell the neighbors if their wells dry?
10 What will you tell us if traffic is unbearable?
11 Please keep this in mind, this is a very serious
12 issue. Now, as to intentions of the applicant,
13 Mr. Davis, please for crying out loud, you claim
14 time and again, we want to be good neighbors, we
15 will give discount to local community, we will go
16 to schools, prevention program, educational
17 programs, but in the same token, there is
18 combined properties for sale, \$27 million,
19 charitable, nice place. Anybody wants the
20 Brooklyn Bridge? I got it. Third issue, very
21 important issue, home values. Don't hurt us, the
22 home values go down between five to 20 percent,
23 this is documented, this is studied, ask any real
24 estate agent, it all depends on the distance.

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2 Please don't do that. Don't hurt people. I, I
3 think this is, this is really a huge, huge issue.
4 Last issue, don't set the precedent. This is
5 going to be a precedent. We have large parcels
6 in this town. Look at next door, Rolling Stone
7 Farm, I believe 60, 80 acres. They could raise
8 their hand and say we want another institution,
9 commercial enterprise. Sunshine Home, how are
10 you doing to deal with that? Are you going to
11 deny them? They will point to Hudson Wellness
12 Center. This will potentially change this
13 neighborhood forever, and it's in your hands.
14 You are Cortlandt Board, you are our government.
15 Please do what is good and what is right for this
16 unique area. For us, its residents and for the
17 generations. I do hope that you will act in the
18 spirit of government by the people and for the
19 people. Thank you for your time, thank you for
20 your service. Good night.

21 MS. TAYLOR: Good night. Thank you very
22 much.

23 MR. SUSS: Thank you.

24 MS. TAYLOR: Alrighty.

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2 MR. SCHWARTZ: On the clock, on the dot.

3 MS. TAYLOR: Well, that's wonderful.

4 Alrighty. Well, I guess we, we are pretty much
5 done at this point. Is George here?

6 MR. KIMMERLING: Yeah, I didn't know, do
7 we need a motion to adjourn this to May 4th?

8 MS. TAYLOR: Well, you can --

9 MR. KIMMERLING: I so move.

10 MR. ROTHFEDER: You can do it, George.

11 MR. KIMMERLING: I so move.

12 MS. TAYLOR: You can do it, George, you
13 can do it. Thank you.

14 MR. KIMMERLING: I so move that we
15 adjourn this public hearing to the --

16 MR. ROTHFEDER: Second.

17 MR. KIMMERLING: -- May 4th meeting.

18 MR. PREZIOSI: Before there's a vote, I
19 just wanted to say there was a chat question.

20 Yes, anybody can submit comments to the Town of

21 Cortlandt in writing or via e-mail or hard

22 letter. Send all comments to attention

23 christopherkehoe@townofcortlandt.com in the

24 Planning Office. Our address is on our website.

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2 Also, you can e-mail chrisk, C-H-R-I-S-K, as in
3 Kevin, @townofcortlandt.com, and your comments
4 and letters will be added to the record and will
5 be addressed by the applicant.

6 MR. KIMMERLING: And this public hearing
7 will continue on May 4th.

8 MS. TAYLOR: Yes.

9 MR. KIMMERLING: So moved.

10 MS. TAYLOR: Thank you for that.

11 MR. KIMMERLING: I think we need a
12 second.

13 MR. ROTHFEDER: I second.

14 MS. TAYLOR: So did you second it, Jeff?

15 MR. ROTHFEDER: I did, yeah.

16 MS. TAYLOR: Okay, thank you so much.
17 Alrighty. Then, this meeting is adjourned.

18 MR. KESSLER: We need to vote.

19 MR. KEHOE: You need to vote.

20 MS. TAYLOR: Oh, come on. We want to
21 leave. Give me a break. Alright, let's do this.
22 Please.

23 MR. PREZIOSI: All in favor?

24 MS. TAYLOR: All in favor?

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MR. BIANCHI: Aye.

MR. ROTHFEDER: Aye.

MR. KESSLER: Aye.

MR. KIMMERLING: Aye.

MS. TAYLOR: Opposed? I dare you.

MR. KIMMERLING: Alright. 10:02, we're
adjourned.

MR. KESSLER: Good night.

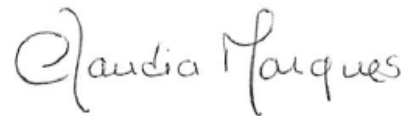
MS. TAYLOR: Good night, everyone.

(The public board meeting concluded at
10:02.)

CERTIFICATE OF ACCURACY

I, Claudia Marques, certify that the foregoing transcript of the Board Meeting of the Town of Cortlandt on April 22, 2021 was prepared using the required transcription equipment and is a true and accurate record of the proceedings.

Certified By



Claudia Marques

Date: June 17, 2021

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