
Expanded Environmental Assessment

**PROPOSED SPECIALITY HOSPITAL
2016 QUAKER RIDGE ROAD
TOWN OF CORTLANDT, NY**

Prepared for:

**Hudson Education and Wellness Center
72 North State Road, Suite #502
Briarcliff Manor, NY 10510**

Prepared by:



Project 14088

Date: July 20, 2015

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
I.	INTRODUCTION	1
II.	DESCRIPTION OF THE PROPOSED ACTION.....	1
A.	PROPOSED USE.....	1
B.	EXISTING CONDITIONS AND HISTORY OF THE SITE	7
C.	PROJECT PURPOSE AND NEED.....	9
D.	PERMITS AND APPROVALS REQUIRED.....	10
III.	IMPACT ANALYSES	10
A.	LAND USE AND ZONING	10
1.	SPECIAL PERMIT REQUIRED.....	10
2.	WAIVER OR VARIANCE REQUIRED FOR STATE ROAD FRONTAGE	21
B.	NEIGHBORHOOD CHARACTER AND VISUAL IMPACTS.....	26
1.	EXISTING NEIGHBORHOOD AND SITE CONDITIONS	26
2.	ON-SITE VEGETATION AND PROPOSED LANDSCAPE SCREENING	27
3.	LIVING REQUIREMENTS AND REGULATIONS FOR SITE TENANTS	28
C.	TRAFFIC, TRANSPORTATION AND PARKING	29
D.	SANITARY SEWER AND WATER	35
E.	COMMUNITY SERVICES.....	37
1.	POLICE.....	37
2.	EMERGENCY SERVICES/FIRE	38
3.	SOLID WASTE	39
4.	UTILITIES.....	40
F.	TAX AND REAL ESTATE ANALYSIS.....	40

LIST OF FIGURES

<u>NO.</u>	<u>TITLE</u>	<u>FOLLOWING PAGE</u>
I.1	Site Location Map	1
I.2	Aerial Photograph	1
II.A-1	Site Plan from Ralph M.	1
II.A-3	Landscape Buffer Plan	28
II.A.4	Landscape Buffer Perspective.....	28

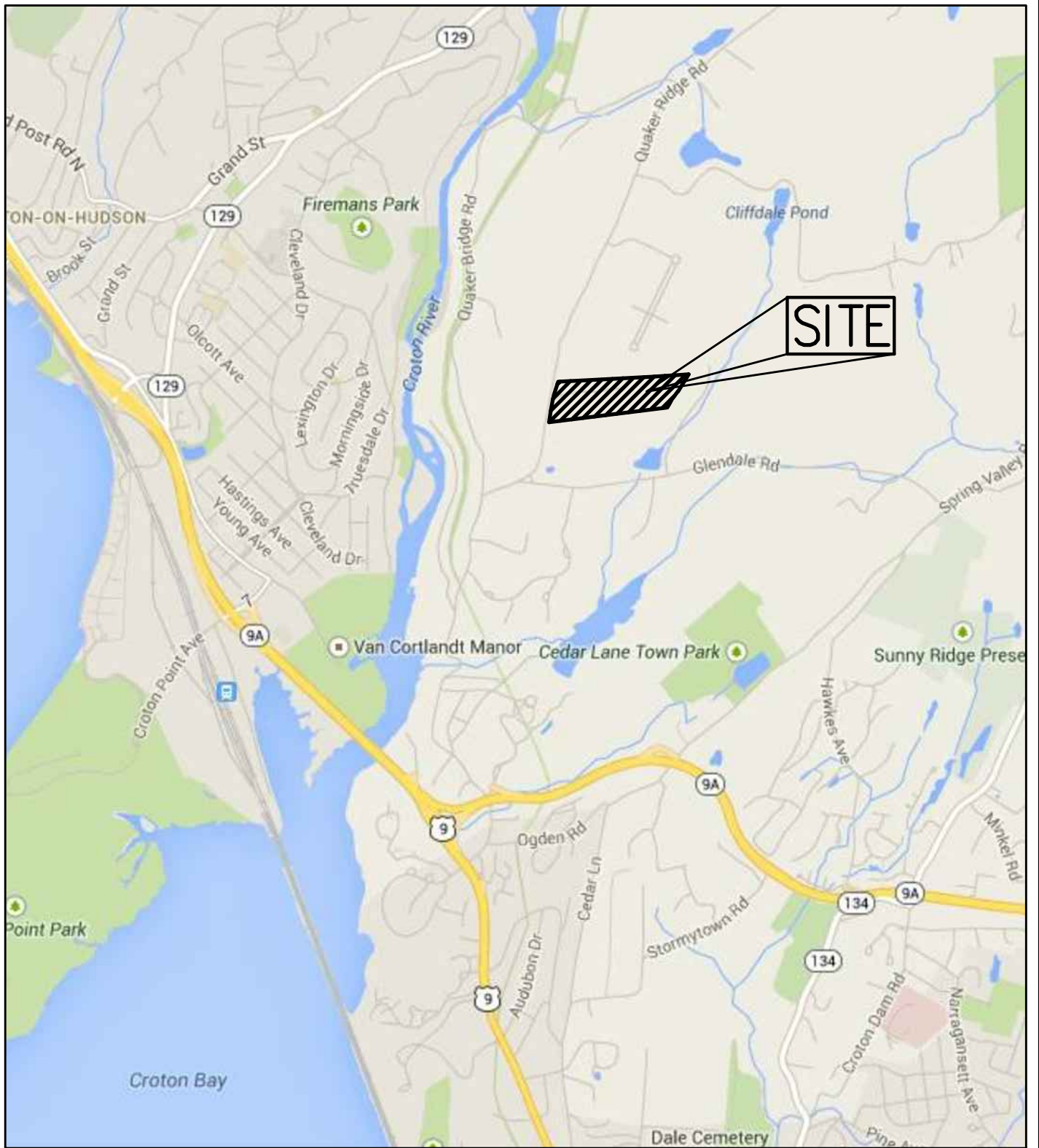
LIST OF TABLES

<u>NO.</u>	<u>TITLE</u>	<u>PAGE</u>
III.C-1	Comparable Facility & Projected Site General Volumes	30
III.C-2	Intersection Operations – Peak Weekday AM hour.....	32
III.C-3	Intersection Operations – Peak Weekday PM hour	32
III.F-1	Current Value of Property	40
III.F-2	2015 Property Taxes Paid by Taxing Jurisdiction on Existing Property	41
III.F-3	Property Taxes Paid by Taxing Jurisdiction on Redeveloped Property.....	42

APPENDICES

APPENDIX DESCRIPTION

- A. "Full Environmental Assessment Form" dated 07/02/2015
- B. "Hudson Education and Wellness Center Project Narrative Description," dated March 24, 2015
- C. Site Photographs – Landscaping and Before/After
- D. United States Department of Labor, OSHA website, Industry Group 806: Hospitals, 8069 Specialty Hospitals, Except Psychiatric
- E. "Memorandum of Law," dated June 1, 2015, by Singleton, Davis & Singleton, PLLC
- F. Town of Cortlandt Zoning Board of Appeals Decision & Order Case No. 23-07, adopted March 17, 2010 ("Yeshiva Case")
- G. Traffic Technical Data
- H. Hudson Education and Wellness Center Water Usage/Sewage Generation, dated June 29, 2015, by Ralph G. Mastromonaco, PE, PC
- I. Town of Cortlandt Property Record Cards
- J. "Narrative Appraisal Report," dated March 24, 2015, by Ronald McInerney, Jr.
- K. Building Code Review Letter, dated June 24, 2015, by Architectural Visions PLLC
- L. OLA Code Analysis, dated July 2, 2015
- M. Historical Documents
 - M.1. Hudson Institute: History and Site Description
 - M.2. Historical Timeline of 2016 Quaker Ridge Rd, Croton-on-Hudson, NY
 - M.3. Notice of Appeal to the Zoning Board of Appeals
 - M.3. Zoning Board of Appeals Bi-Monthly Report
 - M.4. Certificate of Occupancy No. 4755
 - M.5. Parcel History
 - M.6. Zoning Board of Appeals Decision & Order Case No. 170-86, adopted November 9, 1988
- N. Well Report by Ralph G. Mastromonaco, PE, PC, dated June 30, 2015
- O. Repairs and Renovations Made by Applicant

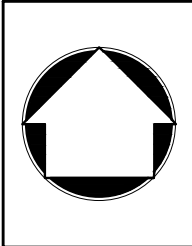


PROPOSED SPECIALITY HOSPITAL
 120 QUAKER RIDGE ROAD TOWN OF CORTLANDT, NEW YORK

SITE LOCATION MAP

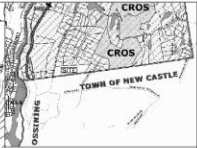
DATE: 01/30/2015 JMC PROJECT: 14088

FIGURE: I.1 SCALE: 1" = 2,000'



JMC
 SITE DEVELOPMENT CONSULTANTS
 120 BEDFORD ROAD • ARMONK, NY 10504
 voice 914.273.5225 • fax 914.273.2102
 www.jmcp LLC

COPYRIGHT © 2015 by JMC All Rights Reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC | JMC SITE DEVELOPMENT CONSULTANTS, LLC | JOHN MEYER CONSULTING, INC. (JMC). Any modifications or alterations to this document without the written permission of JMC shall render them invalid and unusable.



LEGEND

EXISTING PROPOSED	CATCH BASIN DRAIN INLET HEADWALL MONUMENT S.D.S.S. CONTOUR LINE SPOT ELEVATION DRILLED WELL
-------------------	--

THE 6.76% BLOCK 1 LOT 16
 PROPERTY LIES IN THE HUDSON RIVER WATERSHED
 "WETLANDS" IS A FEDERAL DESIGNATION
 DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS
 ESTABLISHED PROJECT START DATE: OCTOBER 2018
 ESTABLISHED PROJECT COMPLETION DATE: NOVEMBER 2018

ZONING INFORMATION

ZONING DISTRICT	MINIMUM LOT AREA	PERMITTED USES									
		RESIDENTIAL	COMMERCIAL	INDUSTRIAL	OFFICE	RETAIL	RESTAURANT	AMUSEMENT	RECREATION	AGRICULTURE	OTHER
RESIDENTIAL	1,000	Y	N	N	N	N	N	N	N	N	N
COMMERCIAL	2,000	N	Y	N	N	N	N	N	N	N	N
INDUSTRIAL	5,000	N	N	Y	N	N	N	N	N	N	N
OFFICE	3,000	N	Y	N	Y	N	N	N	N	N	N
RETAIL	2,000	N	N	N	Y	N	N	N	N	N	N
RESTAURANT	3,000	N	N	N	N	Y	N	N	N	N	N
AMUSEMENT	5,000	N	N	N	N	N	Y	N	N	N	N
RECREATION	3,000	N	N	N	N	N	N	Y	N	N	N
AGRICULTURE	10,000	N	N	N	N	N	N	N	Y	N	N
OTHER	5,000	N	N	N	N	N	N	N	N	Y	N

REVISIONS	DATE	REVISIONS																		
		1	2	3	4	5	6	7	8	9	10									
ISSUED FOR PERMIT	07/16/2015																			

The Department (these signatures) indicates that this drawing or set of drawings is consistent with the Town of Cortlandt Zoning Ordinance and that the applicant is responsible for the project design including all public health and safety considerations and hereby certifies that the design professional who has signed and sealed the drawings.

Reviewed by the Department of Environmental Services

Director _____ Date _____

Reviewed by the Department of Technical Services

Director _____ Date _____

approved by Resolution No. 14-11 of the Planning Board of the Town of Cortlandt, New York on the 8 day of June, 2015, subject to all requirements and conditions of said Resolution. Any change, deletion, modification or addition to this set of site development plans after the above date, shall void this approval.

Signed this _____ day of _____, 2015, by _____
 Chairman of the Planning Board

RALPH G. MASTROMONACO, P.E., P.C.
 Consulting Engineers
 13 Dave Court, Cortlandt-Hudson, New York 10500
 (914) 271-4742 / (914) 271-2820 Fax

Ralph Mastro

SITE PLAN
HUDSON RIDGE
WELLNESS CENTER
 LOCATED AT
 2016 CLAUDE RIDGE RD
 TOWN OF CORTLANDT
 WESTCHESTER CO., NY
 JULY 16, 2015
 SHEET 1 OF 3

UNAUTHORIZED ALTERATION OF THIS DOCUMENT OR ANY PART THEREOF CONSTITUTES A VIOLATION OF THE STATE OF NEW YORK EDUCATION LAW SECTION 7208 (10)



JMC
 JACOBS MARSHALL JACOBS
 CONSULTANTS
 20 BEDFORD ROAD • ARMONK, NY 10604
 914 949-7328
 www.jmc.com



2016 QUAKER RIDGE ROAD
PROPOSED SPECIALTY HOSPITAL
 TOWN OF CORTLANDT, NEW YORK

AERIAL PHOTOGRAPH

DATE: 01/02/2015
 JMC PROJECT: 14038
 SCALE: 1" = 200'

FIGURE 12
 COPYRIGHT © 2014 by JMC. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior written permission of JMC PLANNING, ENGINEERING, LANDSCAPE ARCHITECTURE, LAND SURVEYING, ELLC (JMC SERVICES CONSULTANTS, LLC). JOHN M. JACOBS CONSULTANTS, INC. (JMC) is not responsible or liable for the content of this document or the use of the information contained herein.

14038B-TRAFFIC-756.dwg ACB/CL/1/2/14

I. INTRODUCTION

This Expanded Environmental Assessment (EEA) Report has been prepared to evaluate potential environmental impacts associated with the proposed change of use of an approximately 20.83 acre property located at 2016 Quaker Ridge Road in the Town of Cortlandt, NY, Tax Map ID 79.11-1-18 (Figures I.1 and I.2), which would restore its prior decades long use as a specialty hospital serving private patients/clients ("clients") with alcohol and substance use disorders. This EEA Report discusses measures that are incorporated into the project design in order to mitigate any environmental impacts to the maximum extent practicable. This Report also addresses the property's satisfaction of the applicable Town Code standards, including those relating to the necessary waiver of or area variance from the subject Special Permit requirement for State road frontage, and to Special Permit and Site Plan Approval.

This Report includes a New York State Environmental Quality Review Act (SEQRA) Full Environmental Assessment Form Part 1 (Appendix A), plus supporting plans, documents, and studies.

II. DESCRIPTION OF THE PROPOSED ACTION

A. PROPOSED USE

The Applicant, Hudson Education Wellness Center (HEWC) proposes to reuse the seven existing buildings on the property to provide a high-end/luxury 92-bed private residential treatment program for individuals who are recovering from chemical dependency. This use would be consistent with historical use of the site for this purpose, as discussed below. The Applicant has already renovated several of the smaller buildings and is continuing to renovate the other buildings to prevent their further deterioration and improve the overall appearance of the property. The proposed use will preserve the look and feel of this unique property as it has existed over its history of primarily institutional uses, including the original construction and use as a specialty rehabilitation hospital (see Section II.B). By limiting site disturbances to some additional parking, upgrading of utilities and installation of two new septic fields, site disturbance will be kept to a minimum (Figure II.A-1).

Recent substantial plantings, including evergreen trees, serve to buffer the use from adjoining properties (Appendix C, Figure P-13).

As described in "Hudson Education and Wellness Center Project Narrative Description" in Appendix B, the HEWC addiction program philosophy and program model will utilize the Twelve (12) Step - Disease Concept model of addictions, which is based on the principles of Alcoholics Anonymous and abstinence. The residential addictions treatment model includes, but is not limited to, diagnostic assessment, person-centered treatment planning, individual, group and family counseling, Twelve Step interventions, with flexible treatment goals, including daily AA meetings, a strong emphasis on the new client screening and intake/admission process, the effective balance of medical care, psychosocial and psychological care, and family involvement with monthly weekend family programs.

To ensure a safe and effective recovery treatment environment for clients and staff, Hudson Education and Wellness Center places a high priority on new client screening and intake/admission process. Clearly established new client admission criteria utilized by highly trained professional staff screeners and intake/admission specialists will ensure appropriate treatment program admission which will exclude individuals with a history of serious psychiatric, violent or criminal backgrounds. The target population identified for residential treatment admission are affluent adults who have a substance use disorder. Clients will predominantly be professional people, including, but not limited to physicians, lawyers, professional athletes, business executives, politicians, etc. with the financial means to afford this "premier" addictions treatment facility. Many will be attending as part of a treatment program sponsored by their corporate employer.

The HEWC new client screening and intake/admission process includes professionally performed background checks on all potential new admissions by nationally recognized background screening organizations. The clients will not have a criminal background, except in some instances for alcohol and drug abuse related legal issues, to ensure a safer,

secure recovery treatment environment for clients and staff. Notwithstanding, security of the facilities/grounds is a priority to create and maintain a strong recovery environment, and security personnel will be present on the property 24/7.

All prospective HEWC clients will be well screened and supervised by professional staff in a luxurious treatment setting. All new HEWC new client admissions are generally stable, non-violent, well respected family members, friends or neighbors who do not constitute any risk to others, or to themselves, except to themselves, through their own alcohol and/or drug abuse and addiction problems. HEWC clients have either already completed detoxification elsewhere or do not require it. The clients are commencing their initial formal addictions treatment, having been “transferred” after completion of medical detoxification from alcohol and/or drugs, or else do not require medical detoxification, or have had a period of absence from a prior formal treatment episode(s). Post-detoxification clients admitted to HEWC are continuing their ongoing medical treatment process that began with their medical detoxification from alcohol and/or drugs and the others are undergoing appropriate medical treatment as well. Many of the clients will be attending as part of a treatment program sponsored by their corporation. Thus the HEWC facility is a specialty hospital, not sober/recovery housing. HEWC does not accept client referrals from the penal system or government assistance programs such as Medicaid/Medicare.

The program philosophy focuses on the following elements which will occur within the existing buildings on the property:

- Disease model and abstinence focus;
- Flexible goals and lengths and levels of care;
- Twelve Step Program connections and approaches, daily meetings;
- Emphasis on the proper balance of medical care, psychosocial and psychological care;
- Family Involvement – Organized Monthly Weekend Family Programs;
- Group, individual, didactic, family, and Twelve Step interventions;
- Minimized, but appropriate use of psycho-active medications;

- Skills Building Training;
- Healthy Peer Dynamics and Confrontation;
- Organized Program Design;
- Client involvement in all treatment plan development
- Client involvement in length of stay decisions
- Addition of strong relaxations components (i.e. acupuncture, massage, yoga, meditations, exercise, etc.)

Clinical and Medical program services will include, but not be limited to Diagnostic Assessment (approximately three to five days); Health and Physical Examination, Residential Treatment (approximately 28 to 45 days total), including Individual, Group and Family Counseling, Case Management, Urine Drug Screening, Psychiatric Assessment, if available and indicated, and Psychiatric Medication Management, as indicated, Specialty Care services, Extended Care, Continuing Care and Transition / Discharge Planning.

Organized client activities are scheduled 5 to 7 days per week, roughly 10 hours per day. Daily residential client and family weekend schedules would approximate those below, subject to final determination by HEWC addictions clinical leadership personnel.

Family weekends will be scheduled for one day every weekend for family member visitation, family education and group counseling. These family weekends will be staggered, so as the facility approaches and reaches full capacity, only one quarter of the client population will have their family weekend each weekend of the month. Family contact and visits are generally minimized to enable the client to transition from their previous typical routines as well as to separate and distance themselves from those contacts while in the facility for an effective and long lasting treatment.

A typical scheduled day for a client is as follows:

7:00 am Wake Up

7:30 am Breakfast

8:15 am Community Meeting

Clients meet as a community to discuss environmental needs, community issues, individual goals and other general recovery areas.

9:00 am Acupuncture, relaxations and anxiety relief.

10:15 am Lecture or AA Meeting

Clients attend on-site lectures about a variety of topics related to drug and alcohol addiction. These are interactive lectures with room for personal reflection and discussion.

11:15 am Addiction Group

Addiction group gives clients a chance to take an in depth look at how dependency on drugs and/ or alcohol has impacted their lives. Clients share homework assignments with one another to get supportive feedback from peers and counselors. This is also a time for sharing the difficulties and successes of daily life with the recovery community.

12:00 am Lunch

1:00 pm Group Therapy

Group Therapy is a time when clients share treatment plan work major life impacting issues they are currently facing or will in the future. This is the opportunity for the power of the group to provide feedback, support and advice.

3:00 pm Break

3:30 pm 12-Step Orientation

During this time, volunteers from local twelve step meetings or staff give an overview of what clients can expect from meetings. Connecting with other recovering people is a unique opportunity that gives clients a chance to see how recovery works.

5:30 pm Dinner

7:30 pm On-site AA Meeting (Closed to the public)

9:00 pm Meditation Group

To close the day, clients meet in community for a nightly meditation. This group instills a process of self-reflection on the day and the goals set earlier. It allows for individual spiritual

growth as well as support from peers. It is a relaxing group, prepares clients for a restful night.

10:30 pm Lights Out

Family Weekend Schedule

9:00 am Family Education / Lecture Series.

10:30 am Al Anon Family Meeting

Family members and clients attend lectures about a variety of topics related to drug and alcohol addiction. These are interactive lectures with room for personal reflection and discussion.

11:30 am Free Time / Visitation

12:00 am Lunch

1:00 pm Family Group Therapy

Family Group Therapy is a time when family members and clients share and discuss major life issues they are currently facing or will in the future. This is the opportunity for the power of the family group to provide feedback, support and advice.

2:30 pm Free Time / Visitation

4:00 pm 12-Step Orientation

Volunteers from local twelve step meetings or staff give an overview of what families and clients can expect from Al Anon meetings. Connecting with other recovering family members is a unique opportunity that gives family members and clients a chance to see how recovery works.

5:00 pm Dinner

6:30 pm Free Time / Visitation

7:30 pm Al Anon Meeting

With a projected initial average census of 42 residential clients (year one), 78 Full Time Equivalent (FTE's) clinical and support staff complement are anticipated for the 24 hour/day, 7 day/week staffing pattern for clinically effective and safe staff coverage. The projected total of 78 FTE's would be spread over all 3 shifts during the first year, with a

projected average census of 42 during year 1. However, there will be a lesser number of FTE's on any particular shift, ranging from 36 for the peak morning shift down to 9 on the overnight shift.

The HEWC FTE build-up will gradually increase as the census increases up to an average of 92 clients at full capacity. The staff to client ratio will likely be approximately one (1) staff per one (1) client at start-up to full capacity of 92 clients, and hence, at full capacity, the staff to client ratio would be approximately 92 staff to 92 clients. The estimated 92 staff would be divided between all 3 shifts during the average day, with the highest concentration of staff on site during the 1st shift. Employee work schedules will be established to minimize the impact of increased traffic congestion by scheduling the staff arrival / departure times "outside of the "normal" shift change/rush hour times (i.e. shift start times to begin at 6:00am, 2:00pm and 10:00pm during the 24 hour day, seven day per week period). Additional details regarding staffing levels is provided in Appendix B.

B. EXISTING CONDITIONS AND HISTORY OF THE SITE

The site contains approximately 20.83 acres and is located in the R-80 Single Family Residential district. The site is adjacent to the Town of New Castle municipal boundary to the south (Figures I.1 and I.2) and is bounded by Quaker Ridge Road on the west. The site contains two local wetlands along the southerly portion, and a pond to the east, none of which, nor the buffers associated therewith, are proposed to be disturbed by the Proposed Action. The site contains seven existing buildings which are proposed to remain and be utilized by the proposed rehabilitative hospital use (site photographs, Appendix C). The site utilities include existing well and septic systems. The site improvements proposed are some additional parking, the installation of two new septic fields, improvements to the water systems and related fire protection, as well as electrical upgrades. The existing buildings will be brought up to the current Building Code, including installation of fire suppression sprinklers and heat/smoke/carbon monoxide detectors, and energy efficiency will be emphasized in the restoration and operation of the buildings. Substantial plantings have

been installed to-date (Appendix C, Figure P-13). Extensive interior and exterior renovations have been completed and are on-going.

The property was previously used as a hospital, having been purchased in 1920 by a New York physician, Dr. Robert Lamb, who designed the site to serve as a specialized medical care center ("sanitarium") as noted in the original property building card, see Appendix I) with the purpose of providing highly individualized care for his patients (especially those requiring mental rehabilitation) (Appendix M). Dr. Lamb's design of the site and the main building reflected his belief that a typical hospital-like atmosphere should be avoided. The hospital was closed in 1948 and leased to several tenants and the rental income used to finance grants to the Albany Medical School and the University of Vermont Medical College, as specified by Dr. Lamb. The outbuildings were constructed in the 1950's with the exception of the maintenance garage, which was constructed in the 1970's (Appendix I)

Subsequent tenants included the Maryknoll Sisters, who needed interim accommodations while their new convent was being built in Ossining. The Sisters left in 1957 and the estate was sold to IBM, whose Research Division used the site until 1961 when the Thomas J. Watson Research Center was completed in Yorktown. In 1957, the Lamb Foundation made an application for a special permit to permit IBM to use the property for laboratory and office use. This entailed the construction of a parking area for 55 cars with the provision for another 35 cars in the future. The permit was subsequently granted as Zoning Board of Appeals (ZBA) case No. 3A-57, 4-57. The Zoning Board's 1968 resolution in case No. 2-68 granted an amendment to the special permit previously issued to the Hudson Institute, thereby documenting that permit. In 1981, a Certificate of Occupancy was filed for the one family residence on the site. (Appendix M.1-M.7)

The site was occupied beginning in 1962 and into the 1970's and early 1980's by the Hudson Institute, a private, non-profit research institute studying public policy issues. The Institute moved its headquarters to Indianapolis in 1984.

In ZBA Case No. 170-86, a special permit was issued in 1989 for a hospital and/or nursing home to operate as a Residential Community Re-entry Facility for persons who suffered brain injuries was issued. This had been denied twice by the Board and was finally directed by the Supreme Court of Westchester County, via Judge Rosato in Article 78 proceeding, Index No. 12830/88. There was a Planning Board Resolution as well in PB 46-86. The ZBA's notable conditions of approval included the limitation to 75 patients, but with a total 225 combined patients and employees permissible. Apparently this hospital did not commence operations.

C. PROJECT PURPOSE AND NEED

In August 2012, Hudson Education and Wellness Center engaged the services of Brown Consulting, Ltd., Toledo, Ohio to conduct a comprehensive study to determine the feasibility for the development of successful "high end" residential addictions treatment programs within the greater New York City and Westchester County market areas. The Feasibility Analysis concluded that a 92-bed capacity residential addictions program providing treatment services to affluent individuals and families experiencing chemical dependency can be successfully developed by Hudson Education and Wellness Center at the site.

D. PERMITS AND APPROVALS REQUIRED

The Proposed Action requires permits and approvals from the following agencies.

<u>Agency</u>	<u>Approval/Permit</u>
1. Town of Cortlandt Planning Board	<ul style="list-style-type: none">• SEQR Determination• Hospital Special Permit• Parking Waiver or Special Permit for waived and/or landbanked parking• Waiver of State Road Frontage Requirement for Existing Hospital Facility• Site Development Plan Approval
2. Town of Cortlandt Zoning Board of Appeals	<ul style="list-style-type: none">• Variance from Special Permit requirement of state road frontage per 2004 Code amendment (If no Planning Board waiver)
3. Town of Cortlandt Department of Technical Services Engineering Division	<ul style="list-style-type: none">• Stormwater Management Plan Approval
4. Town of Cortlandt Department of Technical Services Code Enforcement Division	<ul style="list-style-type: none">• Building Permit
5. Westchester County Department of Health	<ul style="list-style-type: none">• Subsurface Sewage Treatment System Approval• Public Water Supply (PWS) Approval
6. New York State Department of Environmental Conservation	<ul style="list-style-type: none">• Potential coverage (depending on extent of disturbance) under SPDES General Permit GP-0-15-002 for Stormwater Discharges from Construction Activity for disturbances over one acre

III. IMPACT ANALYSES

A. LAND USE AND ZONING

1. Special Permit Required

The site comprises approximately 20.83 acres and is located in the R-80 Single Family Residential district. Permitted uses within the R-80 district include:

- Single-family dwellings.
- Renting of rooms in a single-family dwelling to no more than 2 renters to a family, except on a premises containing an accessory apartment.*
- Garage sale limited to no more than two per calendar year.*
- Home occupation conducted within the principal building with no nonresident employees on site, and of the following type: fine arts studio, dressmaking and millinery, mail-order business, musical instruction limited to 4 pupils simultaneously, preparation of food for sale off-site, office for resident professional such as physician, dentist, architect, broker or attorney, telephone answering service, persons working at home with telecommunications connection to office or other persons.*
- Playground equipment.*
- Private garage, shed or gazebo.*
- Studio. *
- Barn or stable. *
- Swimming pool. *
- Pool cabana. *
- Tennis court. *
- Unenclosed parking of passenger automobiles and not more than one commercial vehicle. *
- Unenclosed storage of boats, recreational vehicles, mobile homes and equipment in rear yard. *
- Unenclosed storage of used or scrap material, not to occupy more than 100 square feet of ground area, or not more than one unregistered automobile, in the side or rear yard. *
- Greenhouse, nursery or sale of agricultural and garden crops produced on site. *
- Passive open space: natural open space areas, wildlife sanctuaries and parks; open spaces preserving important vistas, view corridors or scenic resources; paths, riding trails, boardwalks or bridges for the above; caretaker's dwelling.

- Active open space: Picnic grounds; beaches; gardens; playing fields; tennis courts; swimming pools; other athletic facilities and related buildings, locker facilities, grandstands, bandstands and shelters; parking facilities; maintenance and administration buildings.
- Private wildlife.
- Private nature preserve and private nature preserve users, including private trails for passive recreational use, caretaker's dwelling.
- Raising of field and garden crops; vineyard or orchard farming.
- Church or other place of worship and religious instruction, parish house, rectory or convent.
- Public or private school offering courses in general instruction.
- Government building, including public library.
- Property owner's association building.
- Hiking trails for passive recreational use.
- Facilities and equipment containing a volume of less than 300 cubic feet, for local distribution of utility services, whether or not on the same lot as another use.
- Buildings approved in connection with, and on the same site as, a Planning Board-approved subdivision.

* = Accessory Uses

Uses permitted by Special Permit within the R-80 district include the following:

- Two-family dwelling in transitional location.
- Accessory apartment.*
- Bed-and-breakfast establishments.*
- Home occupations other than those listed above under permitted uses.*
- Private nature preserve accessory uses including a farm for educational purposes with the keeping of livestock, public and private school curriculum programs, non-school curriculum programs, summer programs, construction or enlargement

of any building, the use of any land for organized outdoor group activity, special events.*

- Kennel.
- Livestock farm.
- Riding academy.
- University, college or seminary.
- Public golf course.
- Country club.
- Tennis club, yacht club or similar sports and recreation club.
- Conversion of living units in camp to year-round occupancy.
- Marina.
- Museum or art gallery.
- Conversion of dwelling unit to funeral service or construction of a funeral service facility.
- **Hospital** or nursing home.
- Offices of doctors, dentists or other health care practitioners.
- Transmission towers and mass transportation facilities, and other public utility facilities.

A number of the permitted and special permit uses would generate significantly greater impacts than the proposed specialty hospital. For example, a residential subdivision permitted as-of-right would produce more impervious surfaces and stormwater runoff. A permitted as-of-right public or private school, government building or place of worship would generate greater levels of traffic. Similarly, special permit uses such as a university or buildings containing offices of doctors, dentists or other health care practitioners would generate greater volumes of traffic, while a funeral home would tend to have large surges of traffic.

The proposed hospital use is permitted in the R-80 Single Family Residential district subject to the issuance of a Special Permit by the Planning Board. A "hospital" is not

specifically defined in the Zoning Code, but §307-4 of the Code states that "words not defined... shall be further defined by the Standard Industrial Classification Manual, United States Office of Management and Budget". The Federal Manual specifies Standard Industry Group 806: Hospitals, which contains the sub-group 8069 "Specialty Hospitals, Except Psychiatric" (Appendix D). Sub-group 8069 includes the following uses:

- Alcohol rehabilitation hospitals;
- Drug addiction rehabilitation hospitals;
- Rehabilitation hospitals: drug addiction and alcoholism.

It is therefore clear that the proposed residential treatment program for individuals who are recovering from chemical dependency is defined as a hospital use which is permitted in the R-80 Single Family Residential district subject to a Special Permit.

§307-59 of the Zoning Code contains specific requirements for a hospital or nursing home Special Permit use. These include the following:

1. Minimum lot area: 10 acres; minimum lot area per bed: 2,000 square feet.
2. Minimum frontage: 100 feet
3. Maximum building coverage: 20%
4. Maximum height: main building: 75 feet; dwellings for staff: 35 feet; other accessory buildings: 25 feet.
5. Minimum building setbacks:

Type	Number of Feet		
	Front	Side	Rear
Main Building	200	125	125
Dwelling for staff	100	100	100
Other accessory building*	75	75	75

*May be located in side or rear yard only.

6. Minimum distance between buildings: two times the height of the taller building.
7. Buffers, fencing and landscaping are to be provided in such a manner as to protect adjoining properties from noise, glare, visual impacts and other adverse impacts.
8. Only to be permitted on a lot in residential zones which front on a state road.

These requirements specify 2,000 square feet of lot area for each bed. The proposed 92-bed facility would therefore require a minimum site area of 184,000 square feet, or 4.22 acres. The approximately 20.83 acre property is therefore of more than sufficient size to fulfill this requirement. Also, no new buildings are proposed because the existing buildings will be re-purposed. In some instances, existing buildings which will not be expanded are pre-existing legally non-conforming as to certain dimensional requirements. A waiver or variance is required only from the State road frontage requirement.

As described in Section III.B.3, below, supplemental landscape buffers and fencing have been installed on the property to buffer the adjoining neighbors from any noise, glare, visual impacts or other potential adverse impacts, which are expected to be largely irrelevant to the proposed re-use of the property.

§307-42 of the Zoning Code contains general conditions and standards for all special permit uses. These are as follows:

- a. **The use shall be of such location, size, intensity of operation and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is situated and will not be detrimental to adjacent land and buildings nor impair the value thereof nor hinder the orderly development of adjacent districts.**

The surrounding district properties are already developed, except the approximately 27.8 acre property adjacent to the south, which is owned by an affiliate of the Applicant. No other zoning districts are adjacent to the property.

The proposed specialty hospital use is in character with the historical hospital and institutional uses of the site, and will utilize the existing buildings on the property and hence will remain in harmony with the district in which it is situated. No additional buildings are proposed. Adjacent land and buildings will be screened by substantial additional landscaping and/or the fencing recently installed on the property, and the 27.8 acre adjoining forested property to the south, owned by an affiliate company, will remain in an undeveloped condition to provide a substantial additional buffer. Other institutional uses in the vicinity include the Danish Home at 1065 Quaker Bridge Road East, which is an independent retirement residence licensed by the New York State Department of Health as an adult home. There is also a horse farm known as Rolling Stone Farm LLC with an address of 99 Quaker Bridge Road which is situated directly across the street from the proposed specialty hospital property. The GE Learning Center is situated nearby at 1 Shady Lane Farm Road.

- b. **The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the predominant residential or other prevailing character of the neighborhood.**

As discussed in Section III.C, below, traffic is anticipated to have no significant impact on area roadways, primarily because the clients are not permitted to have or use vehicles, visitors are to visit a maximum of only one (1) weekend per month per an assigned schedule, and employee shifts are out of phase with the peak highway hours, as discussed in Section III.C.

In addition, the existing site layout will predominantly remain unchanged; the use is similar to the historical use of the site; the recently installed fencing will remain

and additional landscape screening has been put in place; the type of patient is controlled through a careful screening process; and no pedestrians are anticipated to come to the site.

- c. **The number, location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.**

The adjacent land is already developed except for the approximately 27.8 acre property adjacent to the south, which is owned by the Applicant's affiliate. A stable/horse riding paddock is situated across the street, known as Rolling Stone Farm LLC.

The existing buildings on the property are to remain, and no new buildings are proposed. The Applicant recently installed a solid six foot high PVC privacy fence along the entire northern boundary of the developed portion of the site. Adjacent land and buildings have been further screened by recently planted evergreen landscaping on the western and northern borders of the property, as well as recent additional fencing.

- d. **The location and size of the use and the nature and intensity of the operations involved in or conducted in connection with it shall be such that the use will not adversely affect nearby existing uses, nor will it be detrimental to the existing or potential use and value of land and buildings in the vicinity by reason of noise, vibration, excessive light, smoke, gas, fumes, odor or other atmospheric pollutant or danger of fire or explosion.**

The proposed specialty hospital use will not generate noise, vibration, light, smoke, gas, fumes, odor or other atmospheric pollutant or danger of fire or explosion. Site lighting, where required, will be shielded to prevent lighting impact beyond the

property. The existing buildings currently do not have to contain fire suppression systems under the Existing Building Code. The recently installed fencing will remain and additional landscape screening and fencing will be put in place.

- e. **Parking areas shall be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.**

The existing site access to Quaker Ridge Road will continue to be used as the sole access. Adjacent land and buildings have been screened by additional landscaping and/or fencing on the property. A special permit for a parking waiver and/or landbanked parking will be requested so as to provide only the quantity of parking actually anticipated to be needed, as discussed in Section III.C, therefore minimizing the need for additional impervious surface and larger parking lots. The areas of landbanked parking are illustrated on Figure II.A-1.

- f. **The use as proposed will not require such additional public facilities or services, such as sewerage systems, storm drainage systems, public water supplies, recreational systems and street systems, to be provided at public expense or create unacceptable environmental or fiscal burdens upon the Town.**

No additional use will be made of any such municipal facilities, except existing streets. No new streets are proposed.

No municipal sanitary sewer and water is available. These utilities will be privately provided on-site. Likewise, stormwater management will be provided on-site, with minimal additional impervious surface proposed for some additional parking. No municipal recreational services will be utilized. As discussed in Section III.C, below, traffic will not significantly impact the Town's existing street systems.

- g. **The proposed use is developed such that the existing land form is preserved in its natural state, insofar as practicable, by minimizing grading and the erosion or stripping of steep slopes and by maintaining man-made features that enhance the land form, such as stone walls, with minimal alteration or disruption. In addition, all open spaces should be designed and planted to enhance the attractiveness of the neighborhood.**

The existing buildings on the property are to remain, and no new buildings are proposed. Grading and land disturbance will be limited to some additional parking, upgrading of utilities and the installation of the proposed septic fields. Adjacent land and buildings have been screened by additional landscaping. A solid six foot high PVC fence was recently installed along the developed portion of the northern portion of the property. The adjacent approximately 27.8 acre undeveloped land to the south that is owned by the Applicant's affiliate will remain as a significant wooded natural buffer.

- h. **The proposed buildings are located harmoniously with the land form, vegetation and other natural features of the site; compatible in scale, design and use with those buildings and designs which are visually related to the development site; effectively located for solar and wind orientation for energy conservation; and advantageously located for views from the building while minimizing the intrusion on views from other buildings.**

The existing buildings on the property are to remain, and no new buildings are proposed.

- i. **The proposed use is consistent with the Town Master Plan, meets applicable requirements of the New York State Uniform Fire Prevention and Building Code and receives all required county, state and federal approvals.**

The existing buildings have been or will be brought up to the current New York State Uniform Fire Prevention and Building Code. The proposed use will receive all of the required County and State approvals as indicated in Section II.D.

The Town's 2004 Master Plan makes note of this property in Policy 34, with the property being within the Special Reuse and Conservation Development (SRC) district at that time. Policy 34 recommended that the Town Board eliminate the SRC district from the Zoning Ordinance. The Hudson Institute property was mentioned in Policy 34 as one of the institutional properties expressly intended to benefit by redevelopment under the SRC zoning because the permitted lot area in that District was 5,000 square feet for single-family, two-family and multifamily dwellings, potentially making the property attractive for more dense residential redevelopment than under the R-80 District. However, the Master Plan proposed to eliminate the SRC because of the lack of infrastructure in the area to support the increased housing density permitted thereunder. The Town Board adopted the Master Plan recommendation in amending the Zoning Ordinance to eliminate the SRC, whereby the property reverted to R-80 zoning. Thus, the proposed re-use of the property as a specialty hospital permits the property to be used again and to remain on the tax rolls, while providing for the specialty hospital's sanitary and water infrastructure needs on-site (see Section III.D). The proposed use is therefore consistent with the Town's Master Plan and Policy 34 in particular.

The Town's 2004 Open Space Plan also includes the property in its current state under Index E-2 as an "Under-Utilized Parcel, Five Acres or More, Particularly Worthy of Preservation". The proposed re-use of the property as a specialty hospital, with no new buildings proposed and with minimal land disturbance for some additional parking, upgrading of utilities and new septic fields, maintains this property's open space identity in the substantially same condition as it was in 2004, and thereby conforms to the Town's Open Space Plan.

A total of 77 parking spaces and an additional 58 landbanked spaces are proposed based on the needs of the specialty hospital as discussed in Section III.C. §307-29.C of the Zoning Code requires a hospital use to have one parking space per bed, plus one per employee on the largest shift. With the proposed 92 bed facility and a maximum of 43 employees on the largest shift (Appendix B), the Zoning Code requires 135 parking spaces. Therefore, a parking waiver and/or landbanked parking in accordance with 307-59(B)(6) or §307-34.1 of the Zoning Code will be requested to provide the quantity of parking anticipated to be actually needed, therefore minimizing the need for additional impervious surface and larger parking lots. The residents are not permitted to have vehicles, and visitors are scheduled to visit at a maximum of 1 assigned weekend per month for 25% of the 92 residential clients.

In this sense, the use in terms of parking demand is more similar to a nursing home which is a use permitted by the same Special Permit section as a hospital. As in this case, a nursing home has no emergency room and patients typically do not have cars. A nursing home requires 1 space per 2.5 beds, plus 1 per employee on the maximum shift. Using this parking ratio, the specialty hospital would require only 80 parking spaces. However, because the proposed specialty hospital limits visitors to 25% of the clients for any particular weekend, parking demand would be even less than for a nursing home, which has less restrictive visiting policies. The areas of landbanked parking are illustrated on Figure II.A-1.

2. **Waiver or Variance Required for State Road Frontage**

Section 307-59.B(9) of the Zoning Code states that a hospital or nursing home is only to be permitted on a lot in residential zones which fronts on a State road. This was a 2004 amendment to the Zoning Ordinance. The subject property fronts on Quaker Ridge Road, which is a Town road, not a State road.

As set forth in Section II(B) above, this property, previously used for decades as a hospital facility by Dr. Lamb, was granted a special permit in 1989 for a new hospital/nursing home use of the existing facilities. Accordingly, as an existing hospital facility which was previously issued a special permit, the Applicant is entitled to request a waiver from the state road frontage requirement of the 2004 amendment enacting Section 307-59(B)(9), pursuant to the 2005 amendment enacting Section 307-59(B)(6), which states in pertinent part as follows:

Waiver of requirements

[Amended 5-17-2005]

(a) **Where a hospital or nursing home facility which has previously received a special permit** proposes to utilize, alter or modify any building or structure which is in existence on the date of the application for a new or amended special permit approval pursuant to this section, or where an existing hospital proposes to construct a new building or structure or addition thereto, **the Planning Board, subject to appropriate conditions, may waive the requirements for minimum building setback, maximum height, total floor area, minimum lot frontage, maximum building coverage, required parking and any such other dimensional regulation, standard or condition including landscaping and buffering requirements, or other requirements as set forth in this chapter.**

(b) The Town Board does hereby determine that it is appropriate to amend the Zoning Ordinance of the Town to allow the Planning Board some flexibility with respect to considering applications for existing hospital facilities within the Town. The adoption of these amendments is not in any way to be considered an endorsement by the Town Board of any specific plan proposed by an applicant either presently pending or in the future filed with the Planning Board for consideration. The Planning Board should exercise its own sound judgment and discretion as authorized by law in

making a determination on any applications with respect to hospitals within the Town of Cortlandt.” (Emphasis added.)

Otherwise, in the absence of such waiver, an area variance will be required from the Zoning Board of Appeals (see Appendix E-"Memorandum of Law").

Significantly, this 2004 amendment to the Zoning Ordinance was enacted some 80 years after the original hospital was built and first used as such, some 25-50 years after the various other existing buildings were constructed and utilized for other office, institutional, and non-residential uses pursuant to special permits, and 15 years after the issuance of the above-referenced special permit for hospital use.

Such a variance has been previously granted for a "University, College or Seminary" Special Permit use, which requires access via state or county highways only, by a Zoning Board of Appeals Decision & Order, adopted March 17, 2010 (Appendix F), which sets a recent precedent of the Zoning Board's granting of such a variance. The comparable use was the Yeshiva situated on Furnace Woods Road, a Town road. The history of institutional uses on the subject property (see Section II.B) likewise confirms that access from a State or county highway is not necessary or pertinent for this particular property.

In making its determination regarding an area variance, the Zoning Board of Appeals is to take into consideration the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination pursuant to this "balancing test" the Board is to also consider:

- a. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

There will be no such undesirable change or detriment. The proposed specialty hospital use is consistent with the historical hospital and other institutional uses of the site and will utilize the existing buildings on the property, thereby remaining in harmony with the neighborhood and avoiding any detriment to nearby properties. No additional buildings are proposed. The buildings and use have been screened by substantial additional landscaping and the fencing recently installed or to be installed on the property, and the adjoining forested property to the south, owned by a related entity, will remain undeveloped to provide a substantial additional buffer. HEWC has already invested substantial sums to repair and renovate the existing buildings and to screen and upgrade the property (Appendix O). Significantly, in regard to the character of the neighborhood, HEWC has secured the property to prevent all of the trespassing and resulting nuisances, which had been occurring for years at the site. As this report demonstrates, there will be no significant traffic or any other negative impact on the neighborhood or the community. Other institutional uses in the vicinity include the Danish Home at 1065 Quaker Ridge Road East, which is an independent retirement residence, licensed by the New York State Department of Health as an adult home. There is also a horse farm known as Rolling Stone Farm LLC with an address of 99 Quaker Bridge Road which is situated driveway across the street from the proposed specialty hospital property. The GE Learning Center is situated nearby at 1 Shady Lane Farm Road.

- b. Whether the benefit sought by the Applicant can be achieved by some method, feasible for the Applicant to pursue, other than an area variance;

As the property is not located on a State road, the proposed use may not take place without the issuance of a variance from the State road frontage requirement.

- c. Whether the requested area variance is substantial;

The applicable case law requires that this is not merely a mathematical computation - which would not lend itself well to the State road frontage requirement in any event - but is a criteria to be reviewed in the context of the particular case, i.e., the evaluation of substantiality is dependent upon the particular facts. In this case, the variance should not be considered as substantial because the property was used historically for a specialty hospital and other institutional purposes long before the enactment of the State road frontage requirement in 2004, with the access drive from the Town road in the same location where it exists today. The same buildings will be used for substantially the same purposes. Most importantly, the State road frontage requirement is obviously intended to prevent the impacts of a high traffic use - such as a general hospital - on local roads. This consideration is not relevant in this case, where the clients will be staying for extended periods, without the use of vehicles, and with visitation limited to one weekend day per month. Thus, this specialty hospital will have substantially less traffic than a general hospital.

d. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district:

This report demonstrates that there will be no significant adverse environmental impacts. The proposed specialty hospital use is in character with the historic hospital and institutional uses at the site, and will utilize the existing buildings on the property and therefore, will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. As demonstrated by the expert traffic analysis in this report, traffic impacts will be minimal. The proposed use will not generate any significant traffic volume since the clients will not drive and there will generally be no visitors, except on weekends when only 25% of the clients may be visited. Clients will typically be picked up and dropped off at a discharge location and a shuttle vehicle operated by the facility will transport them between the property and the train station or other locations as required. The majority of site-generated traffic

volumes will be comprised of staff, a portion will be expected to utilize the shuttle bus for transport to and from the train station. No additional buildings are proposed. Adjacent lands and buildings have been screened by additional landscaping and the fencing recently installed or to be installed on the property, and the adjoining approximately 27.8 acre forested property owned by an affiliate of HEWC will remain in a condition to provide a substantial additional buffer.

- e. Whether the alleged difficulty was self-created, which consideration is to be relevant to the decision of the Board of Appeals, but is not to necessarily preclude the granting of the area variance.

HEWC respectfully submits that, under the circumstances of this case, there is no self-created difficulty with respect to the State road frontage issue. The historical use of the property, long before the 2004 amendment adding the State road requirement to the special permit requirements for hospitals, was much like the proposed use and, in fact, for decades, included the same type of specialty hospital for addiction treatment. The location of the access drive has not changed. As indicated above, the proposed specialty hospital will generate insignificant traffic, thereby rendering the State road requirement essentially irrelevant to this particular use. The existence of the prior Yeshiva precedent, and the status of the patients/clients as a Federally protected class - also obviate any issue of self-created difficulty.

B. NEIGHBORHOOD CHARACTER AND VISUAL IMPACTS

1. Existing Neighborhood and Site Conditions

The properties in the vicinity of the site are primarily residential uses with relatively large parcels. Mature trees exist on most of the neighboring properties along with a variety of other vegetation. At least one of the nearby properties, directly across the

street, has horse stables and corrals along its Quaker Ridge Road frontage. It is known as Rolling Stone Farm LLC with an address of 99 Quaker Bridge Road. The Danish Home is in the vicinity, and the GE Learning Center is situated at 1 Shady Lane Farm Road. The approximately 27.8 acre property immediately adjacent to the south that is owned by the Applicant's affiliate is unimproved, vacant land, and will remain as a wooded buffer.

Existing site conditions consist of the main Building 1 and six smaller structures (Buildings 2-7). The Applicant is in the process of renovating the existing buildings which had become dilapidated. The improvements include new roofs and gutters, replacing sheet rock, molding, flooring, light fixtures, electrical conduits and wiring, etc. Further, additional screening has been provided by the Applicant (Appendix C, Figure P-13). Photographs of the existing site conditions are included in Appendix C.

2. On-Site Vegetation and Landscape Screening

The site vegetation is comprised primarily of mature hardwood trees on the eastern and south-central portion of the site. The areas west of Building 1 and between Buildings 2-6 are primarily extensive rolling lawns with isolated mature trees. A mixture of shrubs and trees exists along the site's frontage with Quaker Ridge Road and has been supplemented with additional evergreen screening (Appendix C, Figure P-13). A six foot high solid PVC fence was installed by the Applicant along the northern property line for the entire developed portion of the site to screen the site from the only adjoining residences. The Applicant's affiliate's approximately 27.8 acre property adjacent to the south will remain as a substantial undeveloped wooded buffer.

Because of the small extent of proposed disturbance (some additional parking, upgrading of utilities and installation of two new septic fields), the limited extent of additional impervious surface, no disturbance to wetlands or wetland buffers, and the adjoining 27.8 acre undeveloped property to the south owned by the Applicant's affiliate which is to remain undeveloped, no significant impacts are anticipated to the property's habitats and biodiversity.

An extensive planting of evergreen trees has been installed along the site's frontage with Quaker Ridge Road (Appendix C, Figure P-13), as well as along much of the northern boundary of the site. A total of 80 trees are proposed, including spruce, holly, fir and other species. Currently, a portion of the proposed trees have been planted. The existing lawn areas will be preserved and maintained. The Landscape Buffer Plan (Figure II.A-3) shows the proposed additional landscaping materials which are in the process of being installed have been superimposed on existing site conditions. Figure II.A-4 is a photograph taken from Building 1 looking west and a perspective of the proposed landscaping buffer from the same view.

3. Client Requirements and Regulations

HEWC clients will not be permitted to have personal vehicles on the property while in treatment. Organized client activities are scheduled 5 to 7 days per week, roughly 10 hours per day. As described in "Hudson Education and Wellness Center Project Narrative Description" in Appendix B, the HEWC addiction program philosophy and program model will utilize the Twelve (12) Step - Disease Concept model of addictions, which is based on the principles of Alcoholics Anonymous and is abstinence based. The residential addictions treatment model includes, but is not limited to, diagnostic assessment, person-centered treatment planning, individual, group and family counseling, Twelve Step interventions, with flexible treatment goals, including daily AA meetings, a strong emphasis on the new client screening and intake/admission process, the effective balance of medical care, psychosocial and psychological care, and family involvement with monthly weekend family programs. Family weekends will be scheduled for one day every weekend for family member visitation, family education and group counseling. These family weekends will be staggered, so only one quarter of the client population will have their family weekend each weekend of the month.

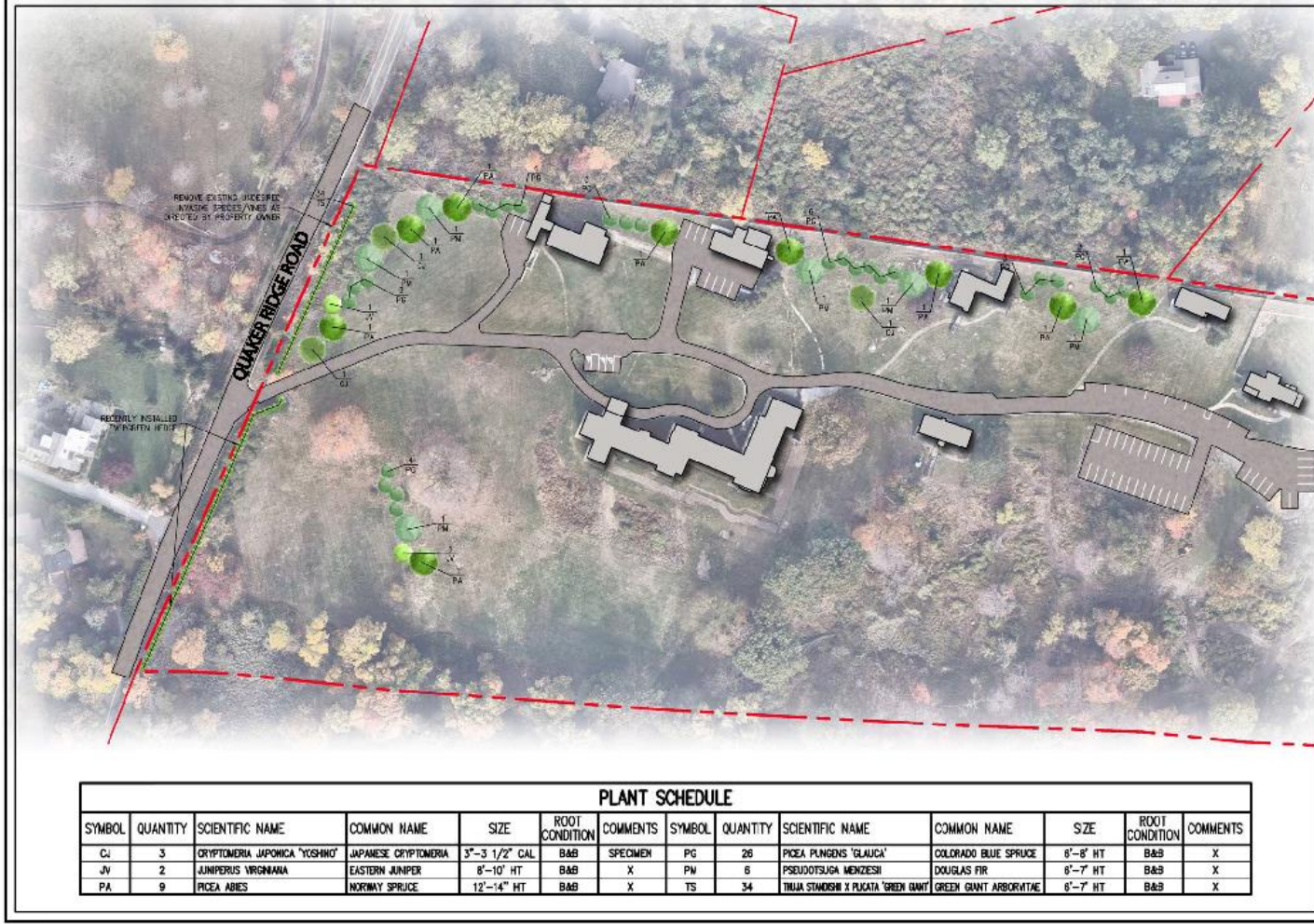


JMC
 SITE DEVELOPMENT CONSULTANTS
 120 DECTOISE ROAD • IRMONK, NY 10534
 914.834.2762 • 914.834.2762 • www.jmcy.com



20' E DUMPER RIDGE ROAD
PROPOSED SPECIALITY HOSPITAL
 TOWN OF CORTLANDT, NEW YORK
LANDSCAPE BUFFER PERSPECTIVE
 JMC PROJECT: 4468
 DATE: 11/03/2015
 NTS

Copyright © 2015 by JMC. All rights reserved. No part of this work may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMC. JMC, JMC ENGINEERING, CALDWELL, CALDWELL & CO., LLC, JMC SITE DEVELOPMENT CONSULTANTS, LLC, and JMC ENGINEERING are registered trademarks of JMC. All other trademarks are the property of their respective owners.



PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT CONDITION	COMMENTS	SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT CONDITION	COMMENTS
C1	3	CRYPTOMERIA JAPONICA 'YOSHINO'	JAPANESE CRYPTOMERIA	3"-3 1/2" CAL	B&B	SPECIMEN	PG	26	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6'-8' HT	B&B	X
JV	2	JUNIPERUS VIRGINIANA	EASTERN JUNIPER	8'-10' HT	B&B	X	PM	6	PSEUDOTSUGA MENZESII	DOUGLAS FIR	6'-7' HT	B&B	X
PA	9	PICEA ABIES	NORWAY SPRUCE	12'-14" HT	B&B	X	TS	34	THUJA STANDISHII X PLUKATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'-7' HT	B&B	X

2018 QUAKER ROSE ROAD
PROPOSED SPECIALITY HOSPITAL
 TOWN OF CORTI, ADOT, NEW YORK

LANDSCAPE BUFFER PLAN

REVISED 07/28/15
 07/10/15/02/15
 JMC PROJECT 14988
 SCALE: 1"=400'

FIGURE A.3

CLIENT: HUNT HILL HEALTH CARE, LLC, 3118th Avenue, Hunt Hill, NY 13206. PREPARED BY: JMC. DATE: 07/28/15. PROJECT: PROPOSED SPECIALITY HOSPITAL. SCALE: 1"=400'.
 PREPARED BY: JMC. DATE: 07/28/15. PROJECT: PROPOSED SPECIALITY HOSPITAL. SCALE: 1"=400'.
 150 HUNTERDON ROAD, NEW YORK, NY 10876. ANY MODIFICATIONS TO THIS DOCUMENT SHALL BE INDICATED BY A DATE AND INITIALS.

14988-A3-02-02-02.dwg



JMC
 JMC DEVELOPMENT CONSULTANTS
 1700 RIFORD ROAD • ARMONK, NY 10504
 voice: 914.273.3225 • fax: 914.273.2100
 www.jmc.com

All clients are required to attend their treatment program. Absolutely no alcohol or recreational drugs are allowed anywhere on the property. Qualified staff 24/7 will supervise the client.

To ensure a safe and effective recovery treatment environment for clients and staff, Hudson Education and Wellness Center places a high priority on the new client screening and intake/admission process. Clearly established new client admission criteria utilized by highly trained professional staff screeners and intake/admission specialists will ensure appropriate treatment program admission that does not include individuals with a history of serious psychiatric, violent or criminal backgrounds. Many of the clients will be attending as part of a treatment program sponsored by their corporate employer. The HEWC new client screening and intake/admission process includes professional background checks on all potential new admissions by nationally recognized background screening organizations. Security of the facilities/grounds is a priority to create and maintain a strong recovery environment, and security personnel are present on the property 24/7.

C. TRAFFIC, TRANSPORTATION AND PARKING

The proposed use will not generate any significant traffic volumes and will not have a significant impact on area traffic operations or safety. There will be no changes to the peak hour intersection levels of service at the analyzed intersections in the vicinity of the site and the intersections will continue to operate with minimal delays during all hours of the day.

The clients will not drive and there will generally be no visitors, except on weekends when only 25% of the clients' potential visitors will be permitted. Clients will typically be picked up at their home and dropped off at discharge in a shuttle vehicle operated by the facility which will transport them between the site and the train station or other locations as required. The majority of site generated traffic volumes will be comprised of staff, a portion of which may also utilize the shuttle bus for transport to and from the train station.

Existing traffic volumes in the vicinity of the site were counted on Wednesday, 6/18/2014 from 6:30 - 9:00 AM and from 2:30 - 6:00 PM. The counts were conducted at the intersections of Glendale Road and Quaker Ridge Road. A review of the counted volumes determined that the peak hours of the nearby roadways occurred from 7:00 – 8:00 AM and 3:45 – 4:45 PM. The counted volumes also provide the existing volumes at the site driveway intersection with Quaker Ridge Road since there is no significant traffic generator located between the site and the intersection.

The existing volumes will be increased by an annual general growth rate of two percent per year to the 2016 design year for reoccupying the site. The resulting volumes are considered no-build volumes.

In order to project traffic volumes for the anticipated use of the property, information was derived from our counts at a comparable existing facility known as High Watch Recovery Center in Kent, CT. High Watch accommodates 55 clients in a setting similar to the subject facility. Manual traffic counts were conducted at High watch on Thursday 10/30/2014 from 6:30 – 9:00 AM and 2:00 – 6:00 PM. Table III.C-1 provides the results of the counts at High Watch as well as a proportional projection of site generated volumes for the proposed site based on 92 dwelling rooms. The highest peak hour volumes from High Watch were utilized, even though they were not the same times as the peak hours of the existing traffic at the analyzed intersections in order to provide a conservative analysis.

TABLE III.C-1

COMPARABLE FACILITY & PROJECTED SITE GENERATED VOLUMES

TIME	EXISTING DRIVEWAY VOLUMES HIGH WATCH RECOVERY CENTER, KENT, CT (55 DWELLING ROOMS)			PROJECTED SITE GENERATED DRIVEWAY VOLUMES (92 DWELLING ROOMS)		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
6:30 - 7:30 AM	2	1	3	3	2	5
6:45 - 7:45 AM	4	1	5	7	2	9
7:00 - 8:00 AM	6	4	10	10	7	17
7:15 - 8:15 AM	6	4	10	10	7	17
7:30 - 8:30 AM	10	4	14	17	7	24
7:45 - 8:45 AM	11	4	15	18	7	25
8:00 - 9:00 AM	12	1	13	20	2	22
2:00 - 3:00 PM	5	2	7	8	3	11
2:15 - 3:15 PM	4	3	7	7	5	12
2:30 - 3:30 PM	8	2	10	13	3	16
2:45 - 3:45 PM	5	4	9	8	7	15
3:00 - 4:00 PM	4	7	11	7	12	19
3:15 - 4:15 PM	4	6	10	7	10	17
3:30 - 4:30 PM	1	5	6	2	8	10
3:45 - 4:45 PM	2	9	11	3	15	18
4:00 - 5:00 PM	3	6	9	5	10	15
4:15 - 5:15 PM	3	9	12	5	15	20
4:30 - 5:30 PM	2	10	12	3	17	20
4:45 - 5:45 PM	2	7	9	3	12	15
5:00 - 6:00 PM	1	9	10	2	15	17

The projected site generated vehicles have been distributed at the considered intersections based on anticipated origin and destination distributions. Intersection capacity analyses have been computed for the existing, no-build and build conditions during the two peak hours utilizing Synchro software based on the methodologies of the 2010 Highway Capacity Manual. The intersection capacity analyses confirm that the intersections currently operate without significant delays and the projected volumes with and without the proposed use will also be processed without significant delays. The capacity analyses are summarized on Tables III.C-2 and III.C-3 and the printouts are included along with illustrative traffic figures in Appendix G.

TABLE III.C-2**INTERSECTION OPERATIONS-PEAK WEEKDAY AM HOUR**

INTERSECTION	APPROACH	LANE GROUP	2014EXISTING			2016 NO BUILD			2016 BUILD		
			V/C ₍₁₎	DELAY ₍₂₎	LOS ₍₃₎	V/C ₍₁₎	DELAY ₍₂₎	LOS ₍₃₎	V/C ₍₁₎	DELAY ₍₂₎	LOS ₍₃₎
1. Quaker Ridge Road & Glendale Road (Unsignalized)	EASTBOUND	THRU/RIGHT	-	-	-	-	-	-	-	-	-
	WESTBOUND	LEFT/THRU	-	-	-	-	-	-	-	-	-
	NORTHBOUND	LEFT/RIGHT	0.01	8.9	A	0.01	9.0	A	0.01	9.0	A
2. Glendale Road & Glendale Road Ext. (Unsignalized)	EASTBOUND	LEFT/THRU	0.00	8.1	A	0.00	8.1	A	0.00	8.2	A
	WESTBOUND	THRU/RIGHT	-	-	-	-	-	-	-	-	-
	SOUTHBOUND	LEFT/RIGHT	0.01	8.8	A	0.01	8.8	A	0.01	8.8	A
3. Quaker Ridge Road & Glendale Road Ext. (Unsignalized)	EASTBOUND	THRU/RIGHT	-	-	-	-	-	-	-	-	-
	WESTBOUND	LEFT/THRU	0.00	7.2	A	0.00	7.2	A	0.01	7.3	A
	NORTHBOUND	LEFT/RIGHT	0.00	9.1	A	0.00	9.1	A	0.02	8.6	A
4. Quaker Ridge Road & Site Driveway (Unsignalized)	WESTBOUND	LEFT/RIGHT							0.01	8.8	A
	NORTHBOUND	THRU/RIGHT		N/A			N/A		-	-	-
	SOUTHBOUND	LEFT/THRU							0.01	7.3	A

TABLE III.C-3

INTERSECTION OPERATIONS-PEAK WEEKDAY PM HOUR

INTERSECTION	APPROACH	LANE GROUP	2014EXISTING			2016 NO BUILD			2016 BUILD		
			V/C ₍₁₎	DELAY ₍₂₎	LOS ₍₃₎	V/C ₍₁₎	DELAY ₍₂₎	LOS ₍₃₎	V/C ₍₁₎	DELAY ₍₂₎	LOS ₍₃₎
1. Quaker Ridge Road & Glendale Road (Unsignalized)	EASTBOUND	THRU/RIGHT	-	-	-	-	-	-	-	-	-
	WESTBOUND	LEFT/THRU	-	-	-	-	-	-	-	-	-
	NORTHBOUND	LEFT/RIGHT	0.03	8.9	A	0.03	8.9	A	0.03	9.0	A
2. Glendale Road & Glendale Road Ext. (Unsignalized)	EASTBOUND	LEFT/THRU	-	-	-	-	-	-	-	-	-
	WESTBOUND	THRU/RIGHT	-	-	-	-	-	-	-	-	-
	SOUTHBOUND	LEFT/RIGHT	0.01	8.7	A	0.01	8.7	A	0.02	8.8	A
3. Quaker Ridge Road & Glendale Road Ext. (Unsignalized)	EASTBOUND	THRU/RIGHT	-	-	-	-	-	-	-	-	-
	WESTBOUND	LEFT/THRU	0.01	7.2	A	0.01	7.2	A	0.01	7.3	A
	NORTHBOUND	LEFT/RIGHT	0.01	8.4	A	0.01	8.4	A	0.01	8.4	A
4. Quaker Ridge Road & Site Driveway (Unsignalized)	WESTBOUND	LEFT/RIGHT							0.02	8.8	A
	NORTHBOUND	THRU/RIGHT		N/A			N/A		-	-	-
	SOUTHBOUND	LEFT/THRU							-	-	-

(1) V/C represents volume/capacity ratio

(2) Delay is average seconds delay per vehicle

(3) LOS represents level of service

The Town of Cortlandt parking requirements for hospitals is one parking space for each patient and one space for each employee on the maximum shift. Based on the Town requirement, a total of 135 spaces are required. The actual parking requirements for the proposed specialty hospital will be far less than parking associated with a typical general hospital and will be more like a nursing home. There will be no emergency rooms and no daily visitors. The clients will not have their own vehicles on site, and so the proposed use is more like a nursing home, which requires less parking than a hospital use, or even less because visitation to nursing homes is not restricted. For the specialty hospital use, visitation is limited to 25% of clients being permitted to have visitation on one Saturday per month. Accordingly, far fewer spaces than the required 135 will actually be utilized at the site. Drawing II.A-1 shows the proposed 77 parking spaces which can be provided by essentially resurfacing the existing parking areas and striping the parking spaces, with minimal improvements, as well as an additional 58 landbanked spaces which could be provided to meet the Town requirement should ever it become necessary in the future to do so. Since the 135 spaces will not be required for the specific use, a parking waiver or landbank/parking waiver special permit is being requested from the Town, pursuant to sections 307-34.1 or 307-59(B)(6), respectively.

D. SANITARY SEWER AND WATER

No municipal sanitary sewer or water service is available to the property. Discussions with the Health Department indicate that two new wells will need to be drilled to augment two existing wells and the proposed use is to be served by an on-site public water system (PWS). This is because according to the County Sanitary Code the term "public water supply or public water system" (PWS) means a water system which provides piped water to the public for human consumption, if such system has at least five service connections or regularly serves an average of at least twenty-five (25) individuals daily at least sixty (60) days out of the year, which term shall include:

1. Source, collection, treatment, storage and distribution facilities under control of the supplier of water to such system and used in connection with such system; and

2. Source, collection or pretreatment storage facilities not under control which are used in connection with such system.

A PWS will required chlorinated treatment to all the buildings on the site, and thus a piping/distribution system will be put into place. The PWS will require regular testing and reporting.

Therefore, as illustrated on Figure II.A-1, new wells will be advanced on the property, and two new septic fields will be installed to serve the proposed use.

As detailed in Appendix H, the anticipated water/sanitary flow for the proposed specialty hospital is 12,800 gallons per day (gpd). The new wells will need to accommodate this daily water demand, and two new septic fields are proposed to accommodate the proposed flows (Figure II.A-1).

Therefore, the proposed specialty hospital use will not impact Town water or sanitary sewer service or pose any environmental issues in this regard.

E. COMMUNITY SERVICES

1. Police

Both the New York State Police and Westchester County Police provide police protection to the Town of Cortlandt. Police enforcement for the Town falls primarily under the jurisdiction of the New York State Police Zone No. 3, Troop K. A State Police Headquarters is situated at 1 Memorial Drive, Croton-on-Hudson, and this station provides coverage for the Town.

The State Police provide 24 hour 911 emergency dispatching as well as facilitating all the daily dispatching for the Town.

To complement the New York State Police, the Town has contracted via an intermunicipal agreement with the Westchester County Department of Public Safety for supplemental police services and coverage with the County Police. This includes traffic enforcement, community police services, back-up to the State Police, and the DARE Program at two Lakeland Elementary Schools. The State Police are the primary police force for the entire 24-hour day (3 shifts), however. The Town of Cortlandt Department of Technical Services/Code Enforcement Division provides animal control services, parking enforcement duties and enforcing the Town's environmental laws.

Discussions with the New York State Police indicate that at least one car patrols each of four designated areas at all times within the Town of Cortlandt, serving to reduce response time. The maximum response time anywhere within the Town is 10 minutes.

The Applicant has secured the property from trespassers who formerly frequented the property, and which had taken up some police resources.

The proposed special hospital use is anticipated to utilize very minimal police resources. To ensure a safe and effective recovery treatment environment for clients and staff, Hudson Education and Wellness Center places a high priority on the new client screening and intake/admission process. Clearly established new client admission criteria utilized by highly trained professional staff screeners and intake/admission specialists will ensure appropriate treatment program admission that does not include individuals with a history of serious psychiatric, violent or criminal backgrounds. Many of the clients will be attending as part of a treatment program sponsored by their corporation. The HEWC new client screening and intake/admission process includes professional background checks on all potential new admissions by nationally recognized background screening organizations. Security of the facilities/grounds is a priority to create and maintain a strong recovery environment, and security personnel are present on the property 24/7.

2. Emergency Services/Fire

The property is within the Town of Cortlandt Mount Airy & Quaker Bridge Fire Protection District, which is serviced by the Village of Croton-on-Hudson Volunteer Fire Department. The Croton volunteer Fire Department is composed of five fire companies that provide fire suppression, rescue, fire prevention and safety education services to the Village of Croton-on-Hudson as well as the adjoining Mount Airy and Quaker Bridge Fire Protection Districts. The five companies consist of three Engine Companies, a Ladder Company, and a Rescue Company. Response areas are broken down into several zones or "boxes", where each box is a geographical area where the apparatus response plan is based on several factors including hydrant availability, the types of structures, access issues, etc. Because the proposed specialty hospital is not served by municipal water, the existing 15,000 gallon emergency fire water storage tank behind building #3 will continue to be used.

OLA Consulting Engineers provided a preliminary code analysis for the proposed project on July 2, 2015. Each building was examined and the sprinkler and fire alarm requirements were put in a chart. (Appendix L) At present, no fire suppression system is required in the existing buildings. Should a new Certificate of Occupancy be required for any building, depending on the circumstances, fire suppression systems may be required.

Croton-on-Hudson's Emergency Medical Service (EMS) provides ambulance service to the Village of Croton-on-Hudson and Mount Airy and Quaker Bridge Fire Protection Districts, in the Town of Cortlandt, and so would serve the subject site, although use of this service is expected to be very minimal because of the medical staff on-site 24-7. Croton EMS responds to over 700 calls per year. Any medical services provided are billed to the client using those services. The layout of the buildings on the property make for easy accessibility.

3. Solid Waste

The Applicant anticipates using a private carting service to perform trash and recycling haulage for the commercial uses. It is estimated that 1-2 tons of waste will be generated weekly. It is considered likely that the hauler will utilize the Wheelabrator Westchester, L.P. waste-to-energy facility.

Located in Peekskill, New York, the Wheelabrator Westchester waste-to-energy facility provides dependable, environmentally safe disposal of municipal solid waste for Westchester County, while generating clean, renewable electricity for sale to the local utility. Designed, constructed and operated by Wheelabrator, Wheelabrator Westchester supports 850,000 residents by processing up to 2,430 tons per day of municipal solid waste. Wheelabrator Westchester has an electrical generating capacity of 60,000 kilowatts, the equivalent of supplying the electrical needs of 88,000 New York homes. The electrical energy generated is sold to Con Edison.

All medical waste will be handled by a private medical waste disposal contractor, and be disposed of in accordance with all pertinent medical waste disposal regulations including a weekly pickup.

4. Utilities

Electrical services are provided by Con Ed. The electric loads for the proposed uses will be calculated and provided to Con Ed to determine the extent of site improvements required.

No municipal water or sanitary service is provided to the property.

F. TAX AND REAL ESTATE ANALYSIS

Because the proposed specialty hospital is to be operated on a for-profit basis, it will not be exempt from local and school property taxes, and thus, unlike some other permitted uses, will remain on the Cortlandt tax rolls. Significantly, however, the special hospital will not generate any school children and so all of the school taxes paid will be to the benefit of the Croton–Harmon School District. Also, private carters are to be used, so Town taxes will not be used for trash collection. In addition to generating no school children or requiring municipal trash collection, it also will not use public sewer or water and will otherwise have little impact on municipal services/infrastructure.

The proposed specialty hospital property is comprised of one tax lot (Map 79.11, Block 1, Lot 18, or 79.11-1-18). The property is currently taxed as Class 691-Professional Association.

The current market value and assessed value of the property is as shown on Table III.F-1.

Table III.F-1
Current Value of Property

Tax Entity	Current Market Value	Current Assessed Value
79.11-1-18	\$1,793,882	\$33,725

Source: Town of Cortlandt 2014 Final Roll

Table III.F-2 below depicts the taxing jurisdictions and taxes currently paid on the property. The total paid in Town, County, and special district taxes in 2015 is \$17,028, along with \$38,633 paid to the Croton-Harmon School District.

Table III.F-2
2015 Property Taxes Paid by Taxing Jurisdiction
on Existing Property

Levy Description	Tax Rate	Tax Amount
Westchester County Tax	\$189.11	\$6,378
General Town	\$31.81	\$1,073
Library	\$6.86	\$231
Highway	\$172.48	\$5,817
County Refuse #1	\$17.60	\$593
Mt. Airy & Quaker Bridge Fire	\$62.70	\$2,115
Croton Library	\$24.33	\$821
Grand Total Without School	- -	\$17,028
Croton-Harmon School District	\$1,145.54	\$38,633
GRAND TOTAL	- -	\$55,661

Source: Town of Cortlandt Tax Receiver Office

The subject property will be reassessed by the Town Assessor following the proposed redevelopment. The proposed project will significantly increase the market value and thus the assessed value of the property, and hence the property taxes to be paid post-development will significantly exceed those paid under current conditions.

Appendix J contains an appraisal analysis of the property following the redevelopment based on the sales comparison approach to determine market value. Based on this analysis, the market value is estimated to be \$20 million post redevelopment. Based on this market value and using the Town's 1.88 uniform percent of value yields an assessed post redevelopment value of \$376,000.

The Table III.F-3 depicts the property taxes to be paid utilizing the post redevelopment assessed value of \$376,000.

Table III.F-3
Property Taxes Paid by Taxing Jurisdiction
on Redeveloped Property

Levy Description	Tax Rate	Tax Amount
Westchester County Tax	\$189.11	\$71,105
General Town	\$31.81	\$11,961
Library	\$6.86	\$2,579
Highway	\$172.48	\$64,852
County Refuse #1	\$17.60	\$6,618
Mt. Airy & Quaker Bridge Fire	\$62.70	\$23,575
Croton Library	\$24.33	\$9,148
Grand Total Without School	- -	\$189,838
Croton-Harmon School District	\$1,145.54	\$430,723
GRAND TOTAL	- -	\$620,561

This is more than an eleven-fold increase in the property taxes to be paid to all taxing jurisdictions following the proposed redevelopment, a very significant increase over existing conditions.

f:\2014\14088\expanded eaf\expanded eaf report 06-17-2015.docx