



TOWN OF NEW CASTLE

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VIA EMAIL

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March 18, 2022

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Dear Supervisor Becker and the Cortlandt Town Board, Chairperson Taylor and the Cortlandt Planning Board, Chairperson Douglas and the Cortlandt Zoning Board of Appeals:

As a neighbor to the Town of Cortlandt, the Town of New Castle appreciates this opportunity to provide comments on the applications submitted to the Town of Cortlandt by Hudson Ridge Wellness Center, Inc. (“Applicant”) for a proposed Specialty Hospital at the 20.83 acre property located at 2016 Quaker Ridge Road (former site of the Hudson Institute). New Castle Town Staff and members of the New Castle West End Advisory Committee have been following the progression of the Town’s review of the Hudson Ridge Wellness Center application. As you are most likely aware, this project includes an adjoining 27.83 acre property located at 35 Quaker Ridge Road in the Town of New Castle. It is our understanding that the property located within the Town of New Castle will be used as a “buffer” for the proposed use and will remain undisturbed and unimproved.

New Castle Town staff attended the most recent Cortlandt Planning Board meeting whereby we learned of certain changes to the project. At that time, the Cortlandt Planning Board authorized the preparation of a resolution for adoption of a Negative Declaration pursuant to the State Environmental Quality Review Act (“SEQRA”) finding the project will not result in any significant adverse environmental impacts, which document is slated to be discussed at the Planning Board’s April 5, 2022 meeting. It is also our understanding that this application will be referred to the Cortlandt Zoning Board of Appeals for consideration of a variance regarding the location of this facility on a Town roadway.

Since our first round of comments in 2017 were circulated, traffic impacts to the Town of New Castle from this project have been an ever-pressing concern. According to the most recent plans submitted by the Applicant, all non-professional staff (which is 60% of the total staff on-site) and clients will be required to take a shuttle service to the site. This is a great approach to reducing traffic in this area, however there is very little information in the application materials that we have reviewed which provide details on the shuttle service. Detailed information regarding the shuttle service is especially critical because Spring Valley Road, Allapartus Road and Glendale Road, which intersects with Quaker Ridge Road in the Town of Cortlandt, are all two-lane roadways with very little shoulder. These roadways are curvy and contain hills that do not make travel easy, especially for larger vehicles.

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To better understand the potential impacts of this project in the Town of New Castle, we are specifically looking for the following information:

- More explanation as to how the employee and client shuttle will operate, particularly what type of vehicle(s) will be used and how the program will be enforced. In addition, we would like more information as to the hours of operation, distance it will travel, number of trips per day/week and its routing plan. Will there be more than one shuttle running at the same time? Where will employees and clients park their vehicles to utilize the shuttle?
- Traffic analysis which includes the 52-unit condominium development (Hawkes Crossing) located on Hawkes Avenue in the Town of Ossining.
- Information pertaining to the weekly waste disposal schedule, size and frequency of trucks, time of pick-up and routing for the vehicles.

In addition, the application materials we have reviewed appear to lack even the most basic information about the applicant and its eligibility for OASAS certification. We believe the applicant should provide more information than currently appears in the public record. Finally, given the applicant's representations about setting aside its contiguous New Castle property as an undeveloped buffer, we believe it would be appropriate to memorialize that commitment in the form of a deed restriction and/or other restrictive covenant.

We appreciate the opportunity to work cooperatively with the Town of Cortlandt and its respective boards to address impacts that may be cast by this project located on our border. Thank you for your prompt attention to this matter.

Sincerely,



Lisa S. Katz

Town Supervisor

cc: Jill Simon Shapiro, Town Administrator
Christina Papes, Town Clerk
Edward Phillips, Esq., Town Counsel
Sabrina D. Charney Hull, AICP, Director of Planning