



ENVISION  
CORTLANDT

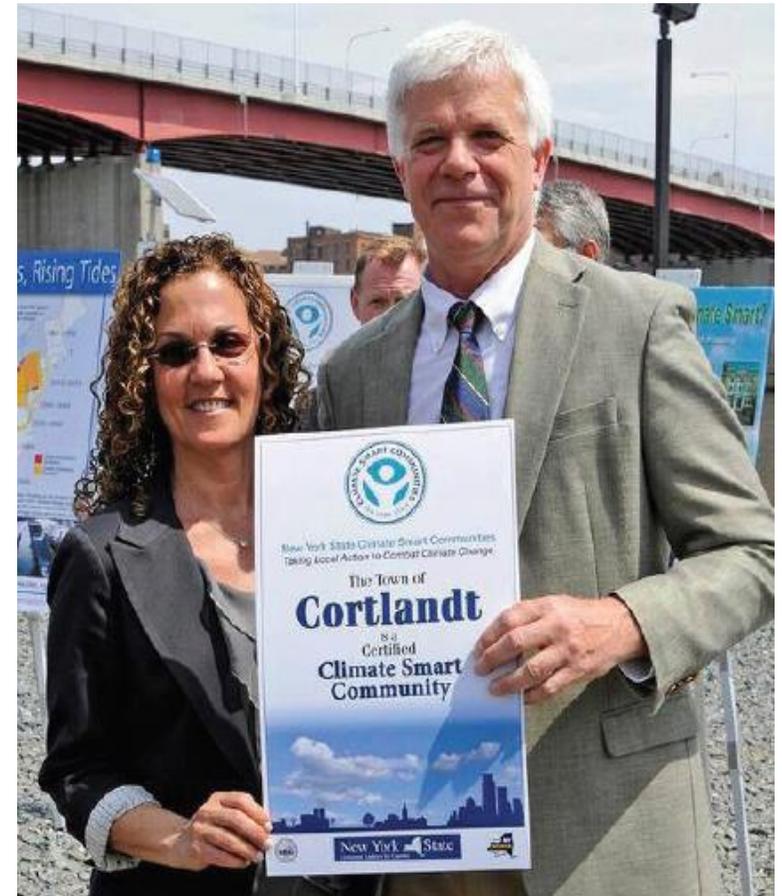
**2016 Sustainable Comprehensive Plan**  
**Pace University Sustainable Development Conference**

December 8, 2016

# Cortlandt's Sustainable Initiatives and Practices

The Town of Cortlandt has a long history of promoting sustainability and sustainable practices.

- Certified Climate Smart Community (CSC)- worked with Green Team Spirit
- Reduced energy consumption in Town government operations by 20% between 2008 and 2012.
- Joined Solarize Cortlandt-Croton and nearly doubled solar capacity.
- Prepared a Climate Action Plan with Sustainable Westchester in 2012 reduce GHG emissions 20% by 2020 and 80% by 2050.



# Cortlandt's Sustainable Initiatives and Practices

- Installed Electric Vehicle (EV) charging stations at Town Hall.
- Adopted a Green Purchasing policy.
- Reduced Paper consumption by 66% in all Town departments.
- Realized the completion of an Energize Cortlandt Home Energy Improvement audit (60 Cortlandt, 29 Croton) by 89 homeowners.
- Town awarded NYSERDA funding for an initial feasibility study to install a community microgrid.



# Sustainable Planning

In 2013, the Cortlandt Town Board decided to prepare a Sustainable Comprehensive Plan with the goals of:

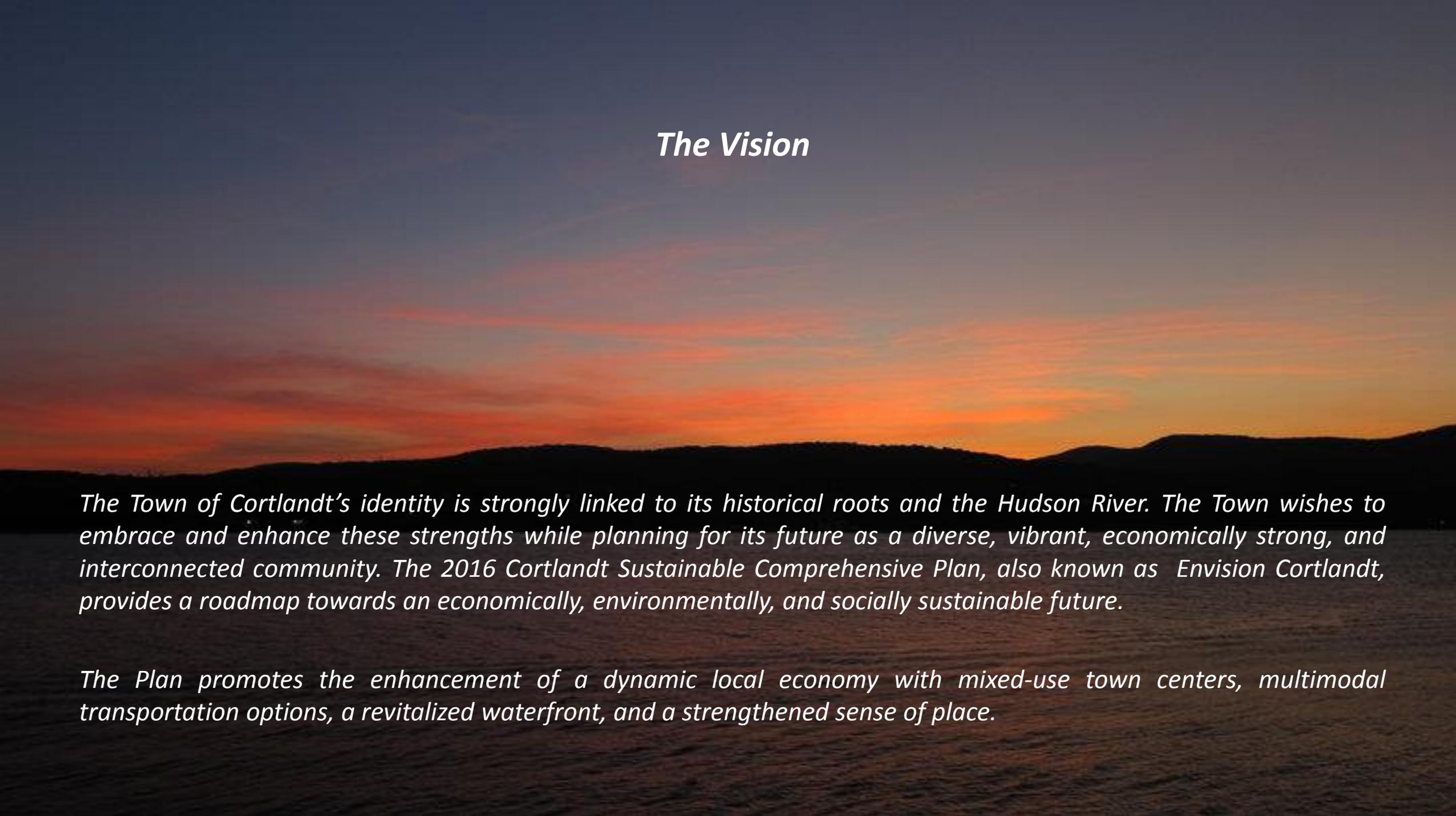
- Presenting a framework and strategy for the Town to achieve its vision.
- Advancing sustainability town-wide.
- Integrating the Town’s sustainability initiatives and practices into operations, services, and plans for future growth.
- Supporting the Mid-Hudson Region’s sustainability goals.



# Preparing the Comprehensive Plan

- Town appointed a Master Plan Committee (MPC)
- Town applied to NYSERDA for a grant to provide professional guidance and assistance to the MPC
- Town Board established a moratorium on certain uses pending the adoption of the new Comprehensive Plan and associated zoning changes



The background of the slide is a photograph of a sunset over a body of water. The sky is a gradient of colors from dark blue at the top to bright orange and yellow near the horizon. The water in the foreground is dark and reflects the colors of the sky. In the distance, there are dark silhouettes of hills or mountains.

## *The Vision*

*The Town of Cortlandt's identity is strongly linked to its historical roots and the Hudson River. The Town wishes to embrace and enhance these strengths while planning for its future as a diverse, vibrant, economically strong, and interconnected community. The 2016 Cortlandt Sustainable Comprehensive Plan, also known as Envision Cortlandt, provides a roadmap towards an economically, environmentally, and socially sustainable future.*

*The Plan promotes the enhancement of a dynamic local economy with mixed-use town centers, multimodal transportation options, a revitalized waterfront, and a strengthened sense of place.*

# Public Outreach

- Two Public Meetings: January and May 2015
- Public Access Video Presentation April 2015
- Online public survey: September 2014 to February 2015
  - 725 respondents
  - Frequent comments include:
    - Establish hamlet centers and encourage mix of uses
    - Create a sense of place
    - Provide a range of housing options that allow for aging in place
    - Provide for a continuum of care
    - Interest in more restaurants and specialty grocery stores
    - Growth should be focused around hospital center (MOD), Cortlandt Boulevard Area (CBA), and Train Station (TOD)
    - Streetscape improvements & pedestrian accessibility
  - Positive and constructive feedback received from respondents

## CORTLANDT HAS A SAY!<sup>1</sup> RESULTS FROM THE COMMUNITY-WIDE SURVEY:

- Single-family homes, senior housing, and upscale housing/townhomes/condos were identified as the housing types that should be encouraged in the Town.
- Respondents supported encouraging housing around the hospital that provides a continuum of care and other housing that allows for aging in place.
- Respondents identified encouraging mixed uses such as residential uses above retail/commercial storefronts as a way to provide more housing options and improve economic vitality.

<sup>1</sup> These responses are based on the 2016 Cortlandt Master Plan Survey accessible to Cortlandt residents on the Town website from September 2014 to February 2015. The survey contained 28 questions and attracted 725 respondents.

# Sustainability Principles (Icons)



COMMUNITY  
ENGAGEMENT



MOBILITY



ECOLOGICAL  
HARMONY



PUBLIC  
HEALTH



ECONOMIC  
VITALITY



RESILIENCY



ENERGY  
EFFICIENCY



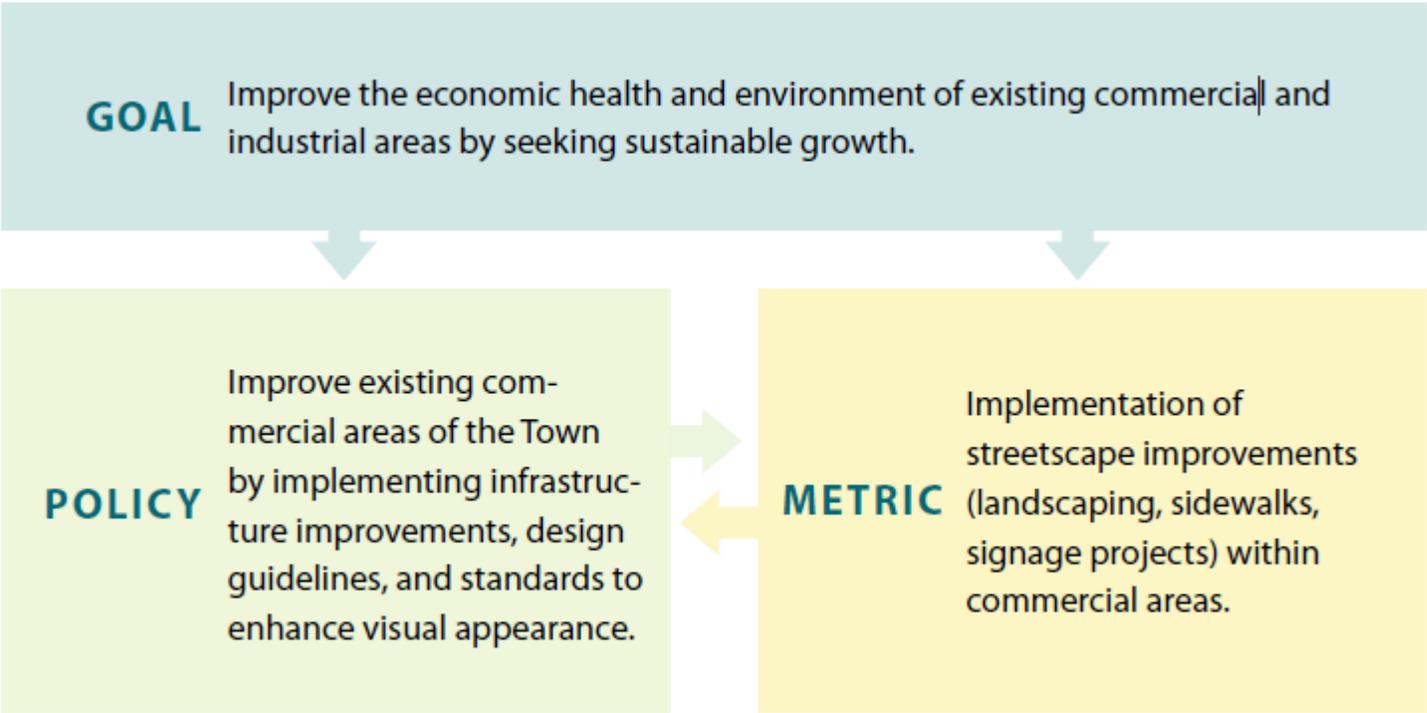
RESOURCE  
MANAGEMENT

# The Plan Structure

*Envision Cortlandt* contains nine chapters, 29 goals, 205 policies, and 61 metrics.



## ECONOMIC VITALITY



# Four Key Strategies

- Cortlandt Boulevard Area (CBA)
- Medical-Oriented District (MOD)
- Transit-Oriented District (TOD)
- Waterfront Sustainability District (WSD)



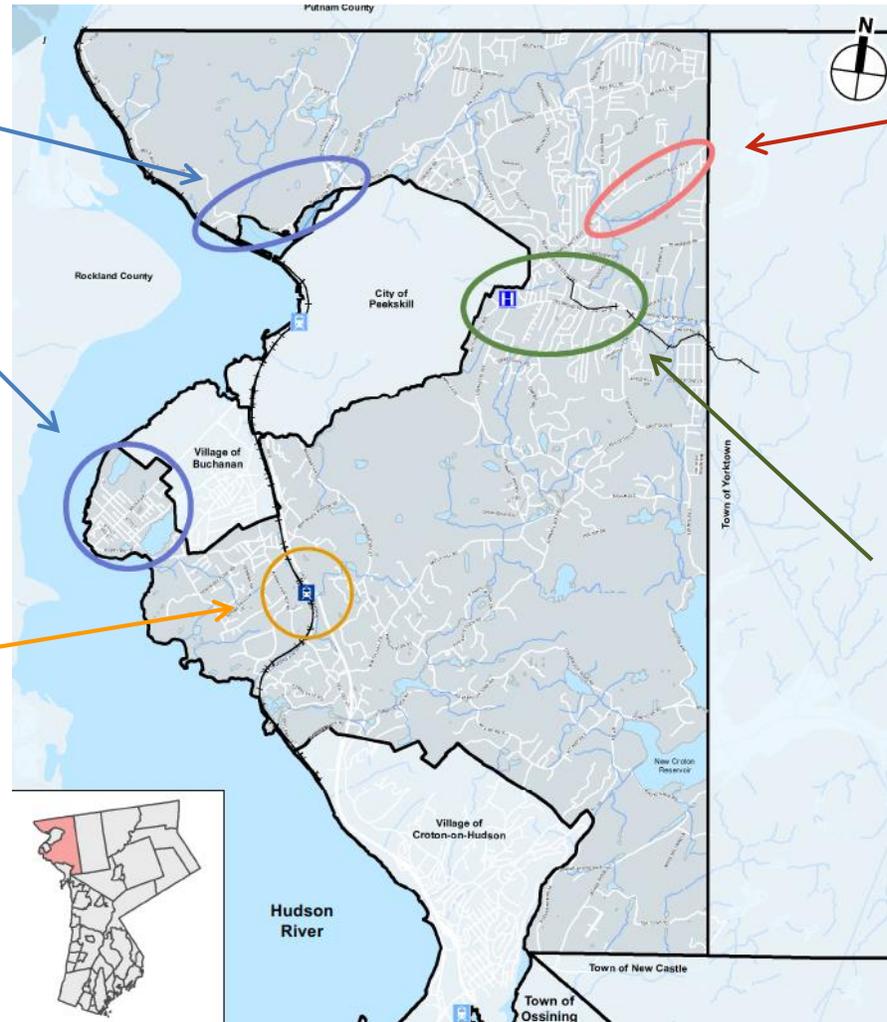
# 4 Key Planning Strategies

Waterfront Sustainability District (WSD)

Transit-Oriented District (TOD)

Cortlandt Boulevard Area (CBA)

Medical-Oriented District (MOD)



# Case Study: MOD



# What is a MOD?

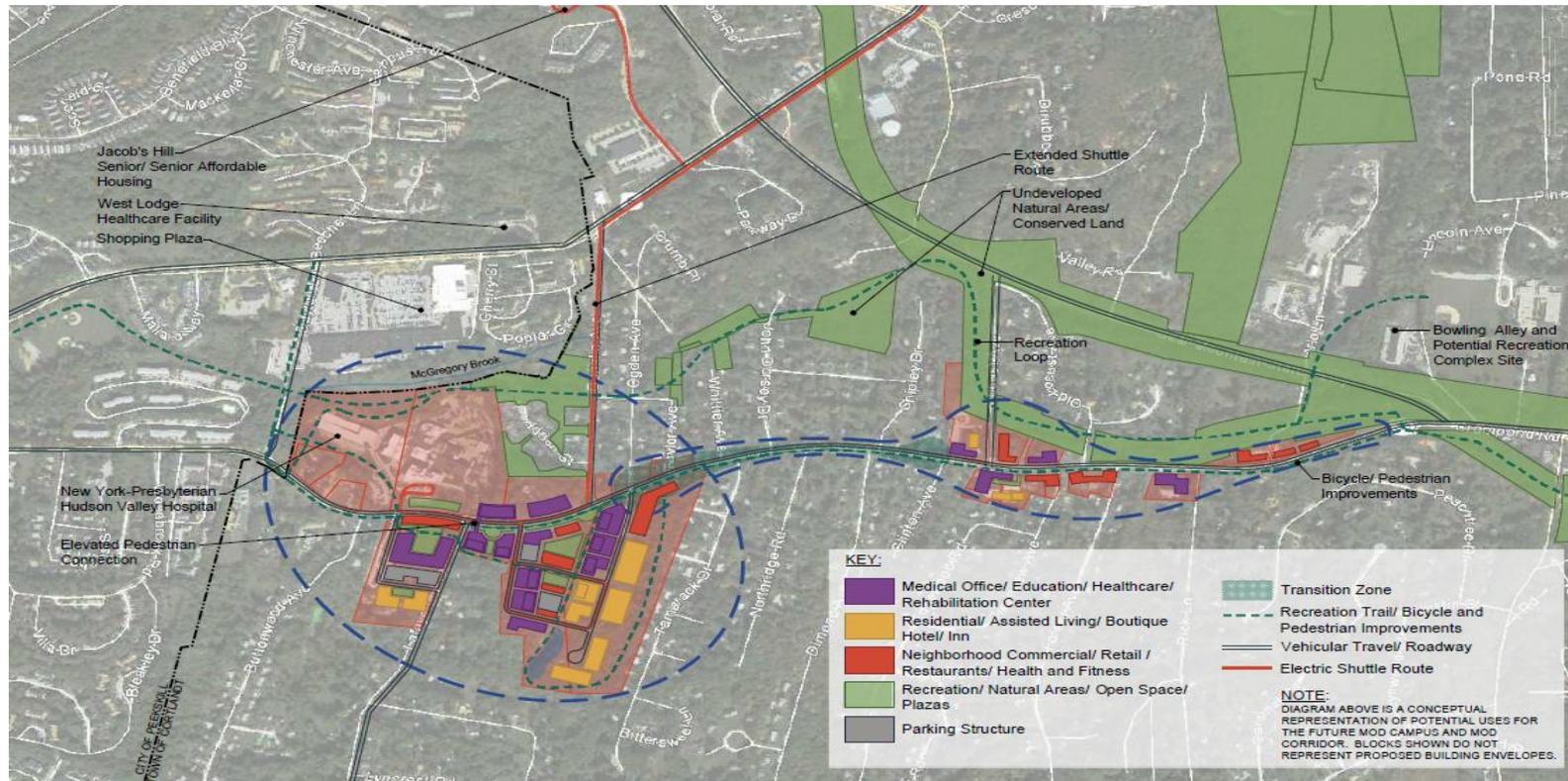
A MOD is a new trend in health care where patients can access a range of health services (in partnerships between hospitals and private practices) and other complementary uses in one central area.

# Proposed MOD Uses

- Hospitals, Specialty clinics and rehabilitation centers
- Primary care
- Walk-in/urgent care
- Medical office space
- Labs
- Pharmacy
- Ambulatory surgery
- Millennial housing
- Complementary and accessory retail, restaurants, cafes
- Hotels, inns, and bed and breakfasts
- Housing for medical staff affiliated with a hospital
- Independent senior residential uses
- Senior care/hospice
- Assisted living

# MOD Concept Plan

- Establish a hamlet center around the hospital campus
- Allow a mix of uses
- Share infrastructure (parking, open space, sewer/water)
- Support walkability
- Create a campus feel
  - Design guidelines
  - Compatible architecture and streetscape (lighting and signage)



MEDICAL ORIENTED DISTRICT (MOD): POTENTIAL USE DIAGRAM  
Town of Cortlandt, New York

# Implementing the MOD Vision

- Developed Concept Plan for MOD
- Identified potential MOD stakeholders
- Invited MOD stakeholders to informal meetings to discuss MOD vision and concept
- Encouraged stakeholders to work together to develop complementary and compatible uses and plans that include shared infrastructure (parking, amenities, streetscape, sidewalks)
- Met with neighboring municipalities, political representatives and the County
- Identified potential environmental issues (traffic, sewer, water, etc.)
- Prepared preliminary due diligence traffic study in partnership with stakeholders
- Met with NYSDOT to share findings and introduce the project
- Developing new zoning



[Added via 2018 by L.L. No. X-2018] [Draft dated November 11, 2018]

## § 307-97. Medical Oriented District (MOD)

A. **Legislative Intent.** It is the intent and purpose of this section to create an optional "Medical Oriented District (MOD)" along Route 202/28 in the area surrounding the existing hospital facility generally bounded by the municipal boundary with the City of Freehold to the west and Cortin Avenue to the east and as more particularly identified on the Town of Cortlandt Zoning Map. Property owners with eligible parcels in this district can apply to receive a MOD campus designation which can be affixed to qualifying land. Once a parcel receives MOD campus designation, the parcel is governed by the use, dimensional and other provisions of the MOD zoning regulations and MOD zoning replaces the existing zoning. The intent of the MOD is to encourage economic revitalization in the area surrounding the hospital center and to enable and implement the goals and recommendations outlined in Section C-100. It is further the intent of this district to provide a continuum of care and allow residents access to a wide range of health services and other complementary uses in one central area with the look, feel and function of a future "hospital center."

B. **Definitions.** Unless defined herein the general definitions in Chapter 307 shall apply.

**ASSISTED LIVING RESIDENCE** is a certified adult home or facility (per 65-1) approved by New York State Department of Health as an Assisted Living Residence (ALR), which provides housing and personal care services and/or home care services (either directly or indirectly) in a home-like setting to five or more adult residents registered to the assisted living provider. ALR must also provide daily food service, twenty-four hour on-site monitoring, case management services, and the development of an individualized care plan for each resident. ALR shall provide each resident their own room, a small apartment or a shared space with a suitable room. Residents will share common areas, such as the dining room or living room, with other people who may also require assistance with meals, personal care and/or home care services.

**STUDIO** is a studio is a single residential unit in which the bedroom, living room and kitchen are all located in the same room. For purposes of bedroom counts, a studio is a one-bedroom unit.

**MEDICALLY ORIENTED DISTRICT** is an optional mapped district surrounding the hospital center generally bounded by the municipal boundary with the City of Freehold to the west and Cortin Avenue to the east and as more particularly identified on the Town of Cortlandt Zoning Map. A MOD is a new form of health care where patients can access a range of health services (in partnership between hospitals, private practices, commercial entities, and municipalities) and other complementary uses in one central area. The intent of the MOD is to create a health-oriented, neighborhood-scale district that benefits residents and employees of the district as well as patients and families visiting the MOD.



# Opportunities and Challenges

**Town Facilitated Stakeholder Meetings** –Town acted as facilitator for over 26 meetings

**Coordination** – communication between parties, focus on shared benefits and cost savings, simultaneous process of applications

**Complementary Uses** – encourage stakeholders to coordinate uses

**Sharing Infrastructure** – parking, amenities, streetscape, sewer/water

**Potential for Environmental Impacts** – traffic, neighborhood character, infrastructure, etc.

**Developing Mitigation** – traffic due diligence and initial studies

**Project Schedules** – timing of projects



“Sustainability is the promise to our children and grandchildren that they will inherit a tomorrow that is at least as good as today and hopefully better. Achieving this promise will call for the participation of each and every one of us. Our Town has a long-standing record of environmental stewardship exemplified by our leadership in protecting open space, natural resources, and smart growth practices. The Town Board and I are fully committed to this important effort and we look forward to your participation in becoming a sustainability community.”

- Linda D. Puglisi

