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April 30, 2013

Via Fax & US Mail: (212)909-6836

James E. Johnson, Esq.
Debevoise & Plimpton, LLP
919 Third Avenue
New York, New York 10022

**Re: United States *ex rel* Anti-Discrimination Center of
Metro New York, Inc. v. Westchester County, New York**

Dear Mr. Johnson:

Your letter of March 21, 2013 has been received by the Town and reviewed.

Following the signing of the Stipulation and Order of Settlement and Dismissal of this matter, the Town of Cortlandt was advised that it's "benchmark" of units under said Agreement was 41.

As you know, the Town not only built those 41 units but actually exceeded that number with an overall project of 92 units. I believe it is immaterial whether or not these units were completed by one project or not, the Town has consistently fulfilled its obligation to build affordable units throughout the last two decades.

The Cortlandt fact sheet enclosed with your letter lists a new allocation of benchmark units indicating that the Town needs 403 units by 2015. Neither I nor any member of the Town Board are aware of any process wherein any study of housing needs in the region were reviewed or offered for public comment nor are we aware of the adoption of same by the County of Westchester.

With respect to the other statistical information enclosed, I think that there are many issues and discrepancies.

In 1988, the Town of Cortlandt was one of the first communities in New York State to adopt its own wetlands law to regulate wetlands of less than 12.4 acres. I am sure that your consultants only analyzed the Towns' remaining open space utilizing the New York State DEC wetlands maps, etc. Thus, if they were able to apply the Towns wetlands ordinance, the amount of vacant undeveloped land within the Town would be substantially reduced.

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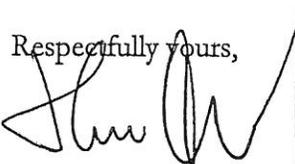
Furthermore, the Town of Cortlandt is mostly residential and it has only a few vacant parcels that could be developed for commercial use. In order to stabilize the tax base and keep the taxes amongst the most affordable in Westchester County, the Town Board needs to encourage the development of the commercial property for commercial uses.

Your Cortlandt Fact Sheet does not do an analysis of the tax rates in the Town of Cortlandt. The town wide tax rate is amongst one of the lowest in the County and with the Hendrick Hudson School District encompassing a good part of the Town, the taxes in Cortlandt are amongst the lowest in Westchester County which makes it more affordable than most other communities. Additionally, the average selling price for multiple family condo units per our recent analysis would show a lesser amount, approximately \$338,000.00.

In summary, it would appear that the Town of Cortlandt is currently one of the most affordable communities in Westchester County when you combine not only the cost of housing but also the low real property taxes. The Town of Cortlandt has consistently for the last 20 years either meet or exceeded any goals set by Westchester County following a regional survey of housing needs and establishment of benchmarks.

We would respectfully submit to you that as the Monitor appointed under the Stipulation of Settlement, the Town of Cortlandt has fulfilled the benchmark allocation under the Stipulation of Settlement and until such time as the other communities of Westchester fulfill their obligations, the Town of Cortlandt should be deemed to be in significant compliance with the terms the conditions and the spirit of the Settlement Agreement.

We thank you for the opportunity to comment on this information and should you require anything additional, please contact me.

Respectfully yours,

THOMAS F. WOOD
Town Attorney

TFW/lb

cc: Supervisor Linda D. Puglisi &
Members of the Town Board
Chris Kehoe, AICP
Deputy Director of Planning