

CORTLANDT FAST FACTS

OVER 29 YEARS



1%  
on average  
town property  
taxes



balanced  
budget



tripled Town  
reserve/savings



annual \$  
surpluses/  
no deficits



preserved and  
added 3,000 acres  
of open space

\$160  
MILLION  
in town  
investments &  
capital projects

**\$113,830**  
AVERAGE HOUSEHOLD INCOME  
(10 mile radius)

|                             | HOUSEHOLDS |
|-----------------------------|------------|
| \$100,000 – \$124,999 ..... | 7,097      |
| \$125,000 – \$149,999.....  | 5,952      |
| \$150,000 – \$199,000.....  | 8,705      |
| \$200,000 + .....           | 11,716     |
| Total.....                  | 33,470     |



EDUCATION  
(10 mile radius)  
Total people: 121,184

|   |        |
|---|--------|
| Master’s, doctorate or professional school degree | 27,300 |
| Bachelor’s Degree                                 | 30,820 |
| Associates Degree                                 | 4,684  |
| Some College                                      | 21,327 |
| High school or GED                                | 30,621 |

**TOWN STATS**  
Population: 42,000

1 40 Square Miles

2 Over 40 recreational sites

3 15 miles of riverfront


2 Train Stations < 1 hour to NYC, Westchester County & Stewart Airports. Bee-Line bus service & 1 of only 2 Amtrak stations in Westchester County.

Total consumer spending  
(10 mile radius): **ALMOST \$1 BILLION**

Where life works.



**TOWN BOARD** (left to right): Francis X. Farrell, Debra A. Costello, Town Supervisor Linda Puglisi, Richard H. Becker and James F. Creighton

Two Villages, Buchanan and Croton-on-Hudson, along with the hamlets of Crugers, Mohegan Lake, Montrose, Cortlandt Manor and Verplanck, make up the town. The town encompasses 40 square miles of open space, waterfront access, a major shopping corridor, and smaller enclaves of small businesses and friendly residential neighborhoods.

Cortlandt prides itself on its commitment to maintaining open green space, improving passive and active recreational opportunities, and protecting the natural beauty and resources that the town is entrusted with. Over the past 29 years, the town has added and protected nearly 3,000 acres of open space while still addressing the town’s economic development needs. A prime consideration for business is the Town’s stable leadership and commitment to economic growth.

While the town has an admirable historical record, the most notable is Van Cortlandt Manor, an 18<sup>th</sup> century estate one lived in by the Van Cortlandt family just after the Revolutionary War. Today the property is open to the public for tours and educational programs and is most noted for its Great Jack O’Lantern “Blaze.” The Croton Dam and Gorge, the Aaron Copland House, Van Cortlandt Upper Manor House, Old St. Peter’s Church, Camp Smith and Lent’s Cove are all historically-significant sites within the Town.

Our award winning school districts serve students in the Hendrick Hudson, Lakeland, and Croton-on-Hudson school districts with a graduation rate of over 90%. Cortlandt is home to the Hendrick Hudson Free Library and the Croton Free Library.

The town’s major employers are New York Presbyterian Hudson Valley Hospital, Veterans Administration Hospital, Cortlandt Town Center, and Cortlandt Crossing. While operational, Entergy, also remains one of the region’s largest employers.

**WHAT WORKS FOR YOU?**

For more information on how the Town of Cortlandt can help bring your business and investment here contact: **George Oros, Town of Cortlandt Economic Development Coordinator** at [goros@townofcortlandt.com](mailto:goros@townofcortlandt.com) or call (914) 522.6774





THE TOWN OF CORTLANDT  
IS WHERE LIFE WORKS AT  
HOME, WORK AND PLAY...

AND IT IS PRIME FOR  
INVESTMENT!

Commercial space is often available with twice the space for half the cost with access to a highly educated and diverse workforce of all ages. Plus, the town is committed to aiding investors and entrepreneurs through streamlined approval processes.

Four Strategic Areas for Growth

In all, there are four strategic areas of potential economic growth, based on Cortlandt's award winning Sustainable Master Plan completed in 2016:

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

The Master plan focuses on trends for the future of employment, such as work from home options and co-work spaces in order to reduce commute times, reduce negative impacts on the environment and attract a new talented workforce.

Transit-Oriented District, (TOD)

The Cortlandt Train Station is the catalyst for growth in and around the station. Adjacent properties are perfect for mixed use development for residential, office space and retail and can serve an underserved business and residential section of the town as well as the 6,045 Metro North commuters who traverse the area every weekday.

Medical Oriented District, (MOD)

The "Medical Oriented District" or "MOD" is a planning strategy that originated as part of Envision Cortlandt, the Town's Sustainable Comprehensive Plan. The strategy is to leverage the vibrant health care industry and the benefits of the New York Presbyterian Hudson Valley Hospital as centerpieces for economic growth since health care is one of the leading economic drivers in Westchester County.

The aim is to provide a spectrum of health care services and medically-oriented uses in proximity to the hospital that will allow Cortlandt residents to age in place and have a continuum of care through all life stages.

Cortlandt Boulevard Area, (CBA)

Cortlandt Boulevard is where northern Westchester and Putnam County goes to shop and where investors look to attract some of the 16,000 cars per day that drive the thoroughfare. Cortlandt Town Center and Cortlandt Crossing are the centerpieces of shopping for regional residents. Smaller centers provide specialty retail, personal services, and a variety of dining options.

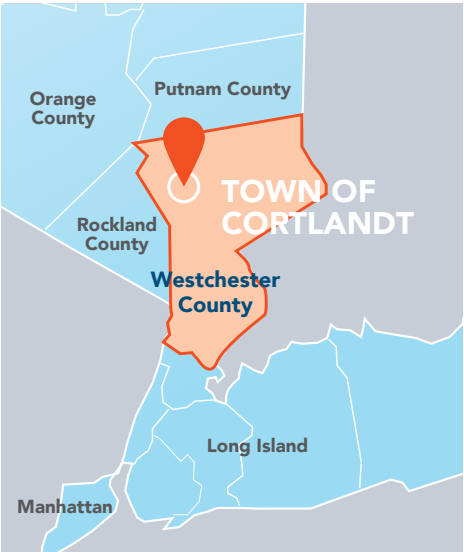
Of particular interest to the town is the redevelopment of the former ShopRite Supermarket—a 50,000 square foot building with ample parking on a prime stretch of Route 6. The possibilities are endless.

The Town is looking to attract a hotel/conference center, health food stores such as Trader Joe's and Whole Foods, an indoor ice skating rink, dine in restaurants/cafe's, experiential retail/entertainment as well as industry/corporate parks.

Waterfront Sustainability District, (WSD)

There are multiple opportunities to create an exciting and vibrant waterfront in Verplanck. The catalyst here is the phased in approach to the Quarry Park, by far the most unique location near the Hudson River in the entire Hudson Valley. This town owned property features a dramatic 800 foot deep water quarry surrounded by natural stone walls and acres of open space available for potential Public Private Partnership.

Phase 1: includes plans for an athletic village replete with indoor soccer, Phase 2: would include the introduction of aquatic recreation at the quarry, Phase 3: would feature a restaurant and Discovery Center, and Phase 4: would link the waterfront boardwalk to 6<sup>th</sup> Street and existing sidewalks and trails.



VERPLANCK

WATERFRONT SUSTAINABILITY DISTRICT

QUARRY PARK, THE MOST unique location along the Hudson River, will serve as a catalyst for development.



CORTLANDT BOULEVARD AREA

CORTLANDT BOULEVARD IS where northern Westchester and Putnam County goes to shop and where investors look to attract some of the 16,000 cars per day that drive the thoroughfare!

| Drivers per day (Approx) | Route traveled                                      |
|--------------------------|---|
| 19,000                   | Bear Mountain Pkwy. to Mohegan Ave.                 |
| 9,000                    | Crompond Rd. to Whittier Ave.                       |
| 9,000                    | Crompond Rd. bet. Old Crompond Rd. & Lexington Ave. |

CITY OF PEEKSKILL

MEDICAL ORIENTED DISTRICT

LEVERAGES THE PRESENCE of New York Presbyterian Hudson Valley Hospital and the growing health care sector as development opportunities.



Route 9

Approx. 13,000 drivers/day (between Montrose & Peekskill)

MONTROSE



TRANSIT-ORIENTED DISTRICT

PROPERTIES ADJACENT TO the station are perfect for mixed use residential and retail development because of the 6,045 commuters who leave from the station every day.



CORTLANDT MANOR

CRUGERS

VILLAGE OF CROTON-ON-HUDSON

CORTLANDT

Geographically, to the north of Cortlandt is Putnam County, to the South are the towns of New Castle and Ossining, to the west is the Hudson River, and to the east the Town of Yorktown. The town completely surrounds the City of Peekskill, which is a burgeoning artist, media and entertainment hub, and offers easy access to West Point Military Academy via the Bear Mountain Bridge. (See map on left.)