Hartsdale Senior Living
Proposed Assisted Living & Memory Care Facility

202 W. Hartsdale Ave.
Town of Greenburgh, NY

Columbia Wegman Acquisition III, LLC
About Columbia Pacific Senior Housing
- Columbia Pacific is a full service, strategic investment company with unsurpassed experience and core competency throughout the senior living market:
  - Assisted Living (AL)
  - Memory Care (MC)
  - Combination AL/MC or AL/MC with a small skilled nursing wing
  - Independent Living (IL)

- Track record of performance
  - Over 30 years developing and owning senior housing facilities nationally and internationally

- Consistent, proven community design and operation that meets the needs of residents

- Well received by citizens and staff in all communities

- Best in industry operating partners

About Wegman Companies
- Wegman Companies, Inc. is a family-owned, full-service real estate development and Investment company headquartered in Rochester, New York.

- We offer experience and expertise in the development and construction of a wide range of real estate products, providing a full array of development services—from site analysis, market feasibility and site development.

- Every community we undertake is backed by the Wegman family values and our shared commitment to delivering outstanding customer service. We look forward to putting that tradition to work for you.
Facility – Overview

- Columbia Wegman Acquisitions is the development company of this proposed 115 Suite Assisted Living and Memory Care Residence
- This Building is a Three-story Assisted Living with 89 Suites and a One-story Memory Care with 26 Suites
- Added level of Care for residents of the Greenburgh area
  - Providing a much needed service that will allow local seniors to remain in the area
  - Based on the Market Studies conducted, this building will better serve the local population and we expect the majority of our future residents currently live within 5 - 10 miles of our proposed location
- 24 hour care under supervision of a licensed staff
- The facility will employ approximately 50 full and part time staff
  - 26-28 employees at max shift
Community Services Included

- Concierge services
- Strong relationships with local hospitals and nearby medical centers, and routine visits by local health care providers
- Scheduled transportation
- Daily housekeeping, with weekly linen and laundry services
- Routine maintenance, including public areas, building and grounds
- All utilities except telephone are included
- Pets are welcome too!
Health Care Services Available

- Trained, professional health services staff available 24 hours a day
- Licensed nurses on staff
- 24-hour emergency call system
- Safety and security systems
- Exclusive, state-of-the-art Resident Evaluation Program
- Physical, Occupational and Speech therapy on-site
- Health screening, vision, hearing and podiatry services
Dining Services Included

- Three delicious, homemade meals each day, with dedicated Dining Services Director
- Private dining and special menu selections for special occasions and celebrations
- Fresh baked goods, fruit and healthy snacks, with coffee and other refreshments available throughout the day
Community Amenities

- Beauty Salon and Barber Shop, with spa services, on-site
- Theater and Lounge Area
- Fitness and Wellness Center
- Several Activity Spaces including a Card Room and Pool Table
- Arts and Crafts Studio
- Beautiful lobby, living rooms and a café for relaxing or entertaining
- Stylish and comfortable outdoor patios
Resident Suites

Typical One Bedroom Suite

- Studios: 380 SF – 470 SF
- One Bed: 500 SF – 560 SF
- Two Bed: 640 SF – 900 SF
Memory Care Suite

Comfort and surroundings aren't compromised by a need for increased care.

Private Studios
- 335 SF – 415 SF

Semi-Private Studios
- 250 SF – 320 SF (per side)

Typical Semi-Private Suite
Minimal Potential Community Impacts

- Traffic (at full capacity)
  - ~370 Average Daily Trips per ITE (historically ~300)
  - ~20 AM Peak Hour and ~30 PM Peak Hour Trips
- Emergency Response
  - 24-hour nurse call system limits # of calls to EMS
  - Historically our communities require 3-5 emergency calls per week (at full capacity)
- Noise – deliveries and trash pickup times will avoid early morning and late evening
- Lighting
  - Building and parking lot lighting is downfacing to limit impact to neighboring properties
- No School Age Children
**Property Information**
- Currently 8.85 Acres
- Zoned R-20 (One-Family Residence District)

**Zoning Information**
- Assisted Living Facilities are subject to Special Permit Approval by the Town Board

**Parking**
- +/- 76 Spaces provided
- .5 spaces per unit required (58)
- On average, less than 10 residents will have their own cars. Most of the provided parking is for staff and visitors

**Site Plan**
- Preservation of existing trees
- Significant buffers to adjacent properties
- Proposed building coverage = 11.3%
  - 12% building coverage allowed
**Proposed Site Plan - Setbacks**

**Required Building Setbacks**
- Building setbacks may be reduced from 100' to 50' if landscaping/topography provides adequate screening per code section 285-10 (A)(4)(f)(4)
- Proposed setbacks are greater than 50'

**Required Parking & Drive Aisle Setbacks**
- Parking area setbacks may be reduced from 50' to 16' (the corresponding setback of the underlying zone) if landscaping/topography provides adequate screening per code section 285-10 (A)(4)(f)(5)
- Proposed setbacks are greater than 16'
Exterior Color Board

ROOF: Arch. Comp (Weathered Wood)
BRD/BATT: Sherwin Williams (White)
SIDING: James Hardie (Cobblestone)
SIDING: James Hardie (Timber Bark)
BRICK: Mutual Materials (Red Veritone-Mission)

Colors:
- RED VERITONE-MISSION
- TIMBER BARK
- COBBLE STONE
Perspective from Site Entry (NW corner)
Perspective (Main Entry and Living Room)
Perspective (Main Dining and Outdoor Areas)
Photograph of existing Facility in Farmington, CT
Community – Overview

- Low impact on Town Services
- Low Traffic generation
- Compatible use to the neighborhood
- Long Term Neighbor committed to the Seniors in Greenburgh
- Providing Infill Development
- Providing Construction Jobs to the Area
- Providing Full-time and Part-time employment to 50+ Staff
- Annual Taxes to be determined (pending final value)
Thank you for your time and consideration.
We look forward to being a part of your Community.

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