



## Featured Town of the Month: Cortlandt...Where life works

April 12, 2022 - Front Section



Cortlandt, NY There is a hidden gem nestled along the Hudson River, less than an hour train ride from Midtown. It is the town of Cortlandt, where life works at home, work and play and it is prime for investment. Commercial space is often available with twice the space at half the cost. A willing, educated and diverse workforce is nearby. Cortlandt possesses a lifestyle second to none. With an average household income of \$115,000 and an average age of 41.4 years, Cortlandt is a ripe market for all types of goods and services.

Cortlandt completed an award-winning Sustainable

Master Plan focused on economic development that emphasized future trends of employment, vital in today's changing work style. Strategic areas for economic growth were targeted: A transit-oriented district centered around one of Cortlandt's two Metro North stations; a medical-oriented district around New York Presbyterian-Hudson Valley Hospital; Cortlandt Blvd., a major corridor that carries 17,000 cars per day pass numerous retail, office and service businesses; and the waterfront sustainability district offering multiple opportunities to create a recreational/cultural presence. Each district has a strategic magnet, yet plenty of opportunity in surrounding undeveloped or under developed properties—some owned by the town, which is seeking public/private partnerships.

Newly inaugurated town supervisor Richard Becker is fully committed to making sure Cortlandt is where life works for your business. In his three short months in office, he has instituted further improvements to the permit and application process. The town recently restructured the Planning Board process so that applicants could use third party professionals to review project progress. By amending the Town Code, converting an existing building for a different use has been given a broader interpretation so all that is necessary is a building permit, not Planning Board approval.

Supervisor Becker's open-door policy welcomes entrepreneurs, small business and commercial developers to meet with him and appropriate staff to discuss proposed projects that are mutually beneficial.

New business and entrepreneurs are attracted to Cortlandt. It is now home to the second Dog Haus restaurant in New York. The Dog Haus serves all-beef hot dogs, handcrafted sausages and black angus beef burgers served on King Hawaiian rolls. The Dog Haus also features a full bar, highlighted by 24 craft beers on tap. Located in the thriving Cortlandt Town Center Mall, the location formerly was a Payless Shoe store. Under Cortlandt's revised zoning code, this transformation was not considered a "change in use" and therefore was achieved without any zoning change or Planning Board approval, it simply went through a building permit process.

As part of the town's vision to create a cultural, educational and recreational center along the Hudson, Cortlandt proudly welcomed the Kinositto Arts Center to the Verplanck section. Located in the newly renovated former St. Patrick's School, the center houses two art galleries, an 80-seat theater performance space, two rotating artists in residence, a classroom for art lessons, a café and a beautiful garden. The building itself is a work of art as during the renovation many of the original features of the 100-year-old school building were preserved, right down to a blackboard, tin ceiling and 1950's era desks.

A prime consideration for any investor is the town's fiscal integrity and commitment to economic growth. Over the past 30 years, Cortlandt has tripled its reserve fund and maintained low property taxes. Over \$160 million is committed to capital projects to enhance infrastructure.

Cortlandt encompasses 40 square miles, 15 miles of riverfront, over 40 recreational sites, a major shopping corridor, targeted enclaves of small businesses and friendly residential neighborhoods. It is a 35-minute drive to two commercial airports, has two Metro North stations, an Amtrak station and major highways connecting to the City and the Hudson Valley.

Cortlandt embraces its historical past, cultural events and recreational pursuits. Surrounding the city of Peekskill and New York City a short train ride away, Cortlandt provides that touch of urban life when desired, while giving your business, employees and customers the benefits of open space and outdoor entertainment and activities.

Cortlandt truly is where life works. What works for you? Let Cortlandt know and our team will turn your vision into reality. We want your business here.

For more information contact George Oros, Town of Cortlandt Economic Development Coordinator at (914) 522-6774 or email [goros@townofcortlandt.com](mailto:goros@townofcortlandt.com) or visit: <https://wherelifeworkscortlandt.com/>.