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Engineers Office

**Project:** Hudson National Golf Club  
Croton-on-Hudson, NY

**Scope:** Analysis for the Amended Site Plan / Special Permit at the Maintenance Area  
Original Approval 3/2/1999 at Prickley Pear Hill Road

**Date:** January 29, 2021

**Summary:**

The Village of Croton-on-Hudson requested that the modifications made to the Maintenance Area be submitted as a Site Plan and Special Permit amendment to formalize the expansion of the storage bins that have taken place in this area over the past 7 years. The Maintenance Area is for the storage of equipment, soil and other earthen products for use on the Course.

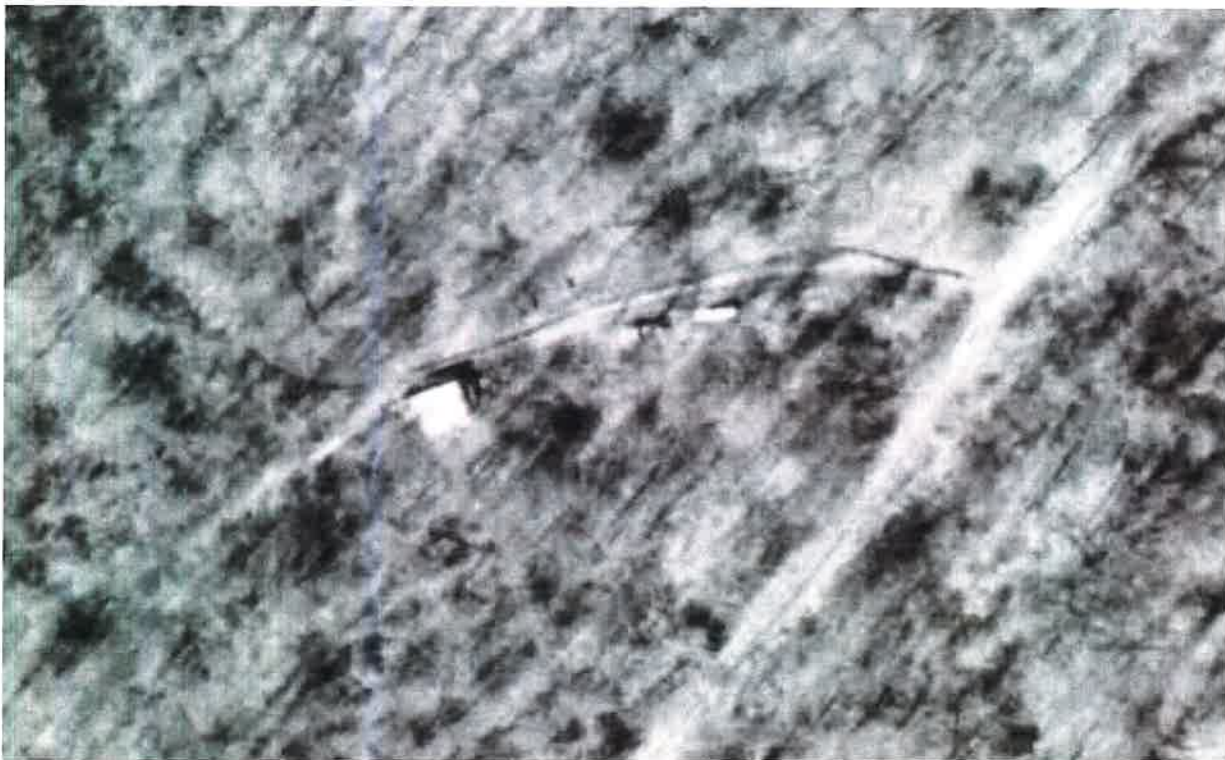
As can be seen in the following exhibits, the only increase in use has been the expansion of the front-open, roofed shed by extending it 70 feet, and the addition of concrete storage bins.

The modifications since the 1999 approval include; (1) the demolition and elimination of the Main Building that was approved as a caddy shack, and (2) the elimination of the septic system that was approved for the area.

**History:**

Activities at the Maintenance Area can be traced to a time before the Golf Club was built.

**Figure: 1976 Aerial Photograph showing the pre-existing Maintenance Building**



The Maintenance Area was in use through 1986, 1990 and early 1995, all prior to the Golf Club construction as can be seen below.

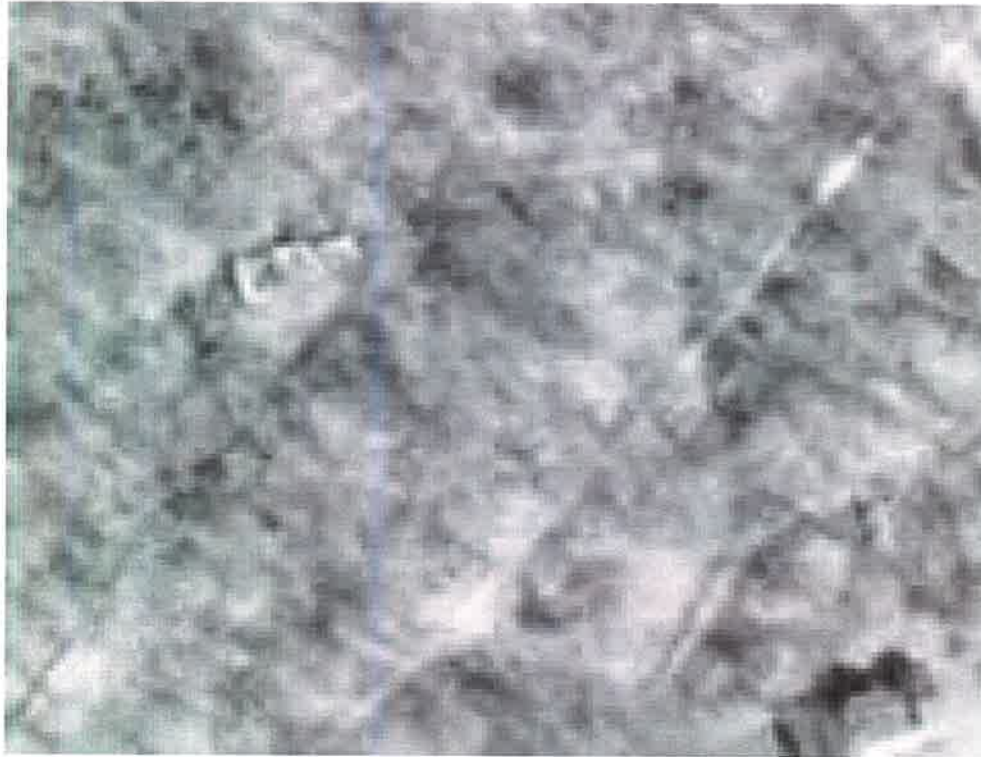
**Figure: 1986 Aerial Photograph showing the Main Building and Driveway**



**Figure: 1990 Aerial Photograph showing Main Building and driveway**



**Figure: 1995 Aerial Photograph showing Main Building and driveway.**

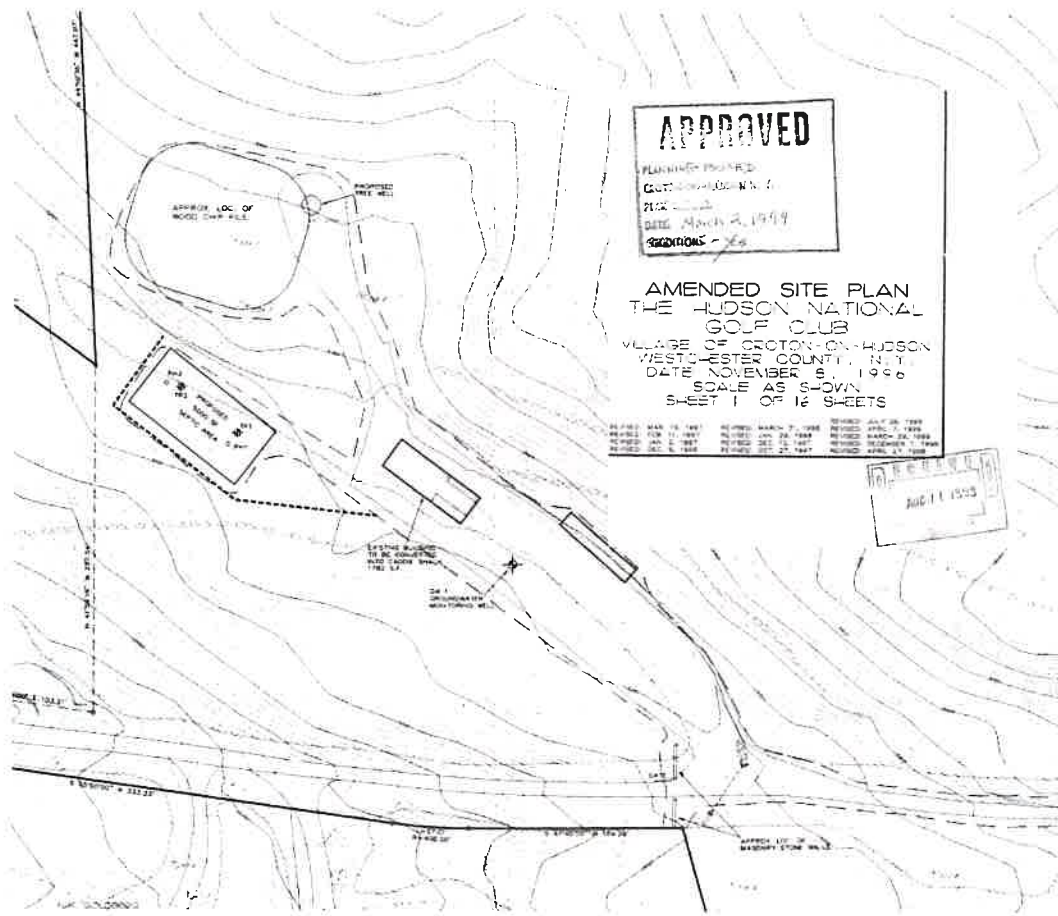


The building in the Maintenance Area is also noted on the December 1995 Aerial Topographical Mapping provided by the Golf Club.

**Figure: Topographical Map December 1995 showing the Main Building and Driveway**



In 1999 The Club obtained Amended Site Plan Approval to convert the Main Building into a 1,782 square foot caddy shack with a septic system, wood storage areas and storage building. The water service was to come from an easement at the west edge of the parcel (not shown).



**Figure: The original, covered bins and material storage - April 2004 Photograph**



By 2007 the Main Building had been demolished and the approved storage bins remained.

**Figure: 2007 Pictometry View showing the original covered bins**

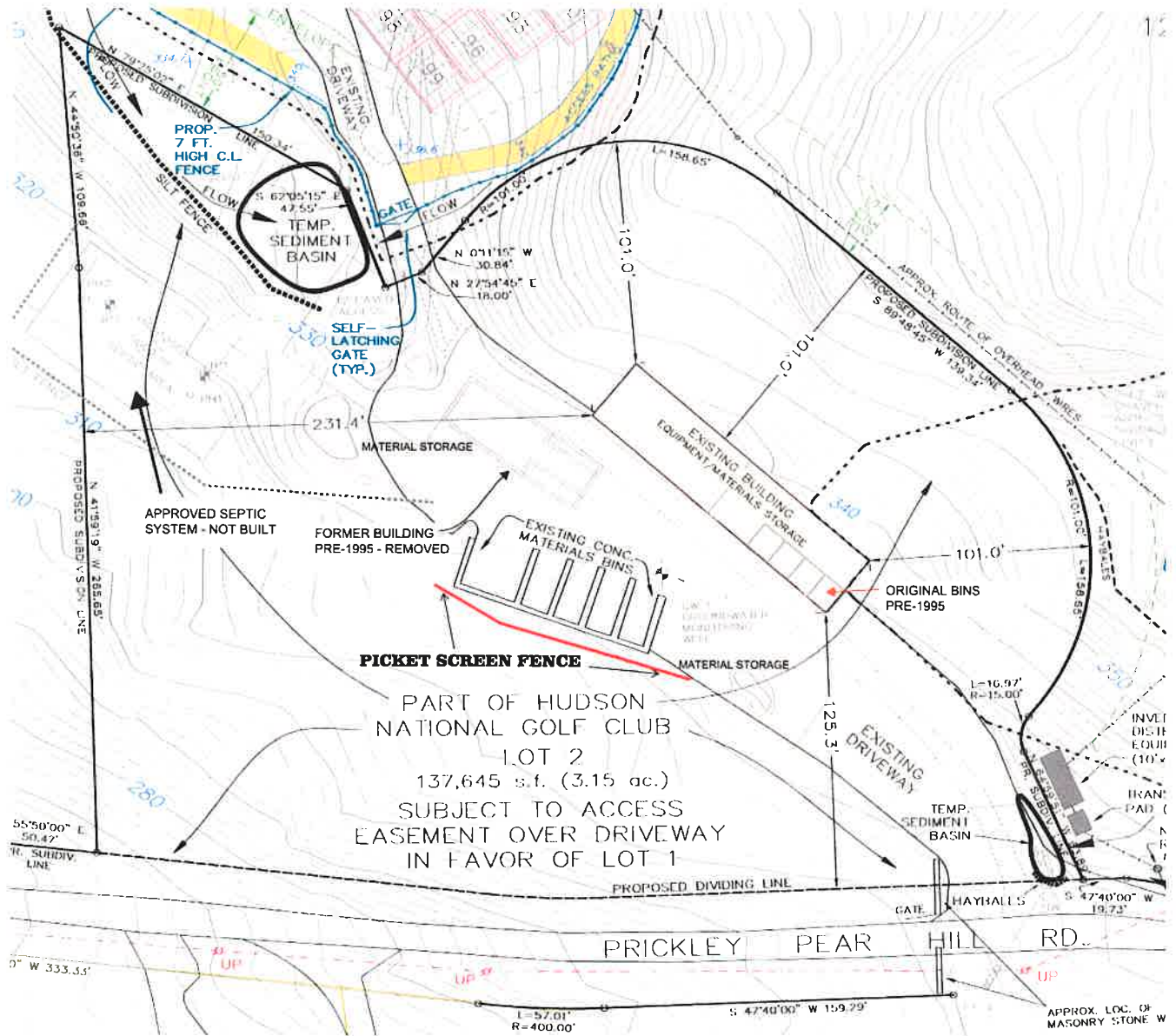


In 2014 the Maintenance Area bin storage was expanded as noted in the Figure below.

**Figure: April 2014 Aerial Photograph showing construction of the expanded bins.**



Figure: Proposed Site Plan with the Expanded Storage Building and New Material Bins:

**Conclusion:**

The proposed Site Plan, with the expanded storage shed, and concrete material storage bins, represent generally, a reduction in the intensity of use due to the elimination of the 1,782 square foot caddy shack building with its attendant septic system.

Submitted by:



Ralph G. Mastromonaco