



Planning Board

Stanley H. Kellerhouse Municipal Building
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TO: Mayor Pugh and the Village Board of Trustees

FROM: Chairman Luntz, Planning Board

RE: Hudson National Golf Club—Special Use Permit for Ancillary Storage Yard

DATE: June 14, 2021

At its regularly scheduled meetings on April 13, April 27, and June 8, 2021, the Village of Croton-on-Hudson Planning Board reviewed the Village Board referral of the application for an Amended Special Permit for the Maintenance Yard at Hudson National Golf Club at 40 Arrowcrest Drive.

The Planning Board has determined that the following objectives, as stipulated in §230-58, may be achieved by this applicant subject to the conditions and provisions hereinafter set forth.

A. The accessibility of all proposed structures to fire and police protection.

The ancillary storage area is located on Prickly Pear Hill Road and fire trucks have access to the gate for ingress and egress. There is a hydrant located nearby if needed. The storage shed in the maintenance area is not a habitable shed nor is it near any other structures.

B. The compatibility of the location, size and character of the proposed use with the orderly development of the zoning district in which it is located and with that of adjacent properties in conformity with the zoning district applicable to such properties.

The Planning Board noted that this storage area was pre-existing and had been previously maintained as a storage area. This area will be compatible with proposed extensive drainage improvements to keep the water on the north side of Prickly Pear Hill Road, and with proposed landscape buffers to screen views from adjacent lands with existing and future single-family homes.

C. The safety, convenience, and congruity with the normal traffic of the neighborhood and of the pedestrian and vehicular traffic generated by the proposed use, taking into particular account the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access street.

The Planning Board noted that the use of this ancillary storage area is used to store materials and equipment. The Superintendent of the Golf Course will provide a list of the specialty equipment that is stored in this area. It is recommended that as part of the amended special permit, that there be no storage of pesticides or hazardous chemicals in this ancillary storage area, and that the area not be used as a staging area for construction projects elsewhere at the Golf Club.

D. The compatibility of the location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site with adjacent land and buildings and their appropriate development.

The Planning Board stated that the proposed landscape buffers and proposed drainage improvements will meet this objective. Both the proposed landscaping and drainage improvements are intended to protect the neighboring properties from water runoff and provide screening. The recent removal of the stone retaining wall and regrading of the slope south of the storage bins has restored the stability of the slope and eliminated the need of a building permit for the former retaining wall. There is also proposed an eight foot high landscape barrier west of the concrete storage bins which would assist with runoff issues. The removal of the pipe that crosses Prickly Pear Road is intended to confine the drainage to the north side of the Prickly Pear Road and away from the driveways on the south side.

E. The preservation of ecological or environmental assets of the site or adjacent lands.

The Planning Board noted that the proposed stormwater management should not adversely affect adjacent lands.

The Planning Board recommends the special use permit of the ancillary storage area (“the maintenance yard”) with the following additional conditions: that the non-disturbance area be adjusted to the satisfaction of the Planning Board as discussed at the meeting on June 8, 2021, and that following the improvements made as laid out in the submitted plan, that an as-built plan shall be submitted to the Village Engineer to his satisfaction.