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# Responses to “Site Plan Matters” of the Negative Declaration

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## **PROPOSED SPECIALTY HOSPITAL**

**2016 QUAKER RIDGE ROAD  
TOWN OF CORTLANDT  
WESTCHESTER COUNTY, NY**

*Prepared for:*

**Hudson Ridge Wellness Center, Inc. and  
Hudson Education and Wellness Center**  
72 North State Road, Suite #502  
Briarcliff Manor, NY 10510

*Prepared by:*



JMC Planning Engineering  
Landscape Architecture &  
Land Surveying, PLLC  
120 Bedford Road  
Armonk, NY 10504

JMC Project 14088

*Date:*

**November 21, 2022**

This document provides documents and plan materials as requested by the Town of Cortlandt’s “Negative Declaration” document, adopted by the Planning Board at their meeting on April 5, 2022, with regard to its “Negative Declaration Attachment, Site Plan Matters”.

The “Site Plan Matters” materials are listed below.

**“Site Plan Matters” Documents Requested**

- I. Drawings by Ralph G. Mastromonaco, PE PC Consulting Engineers.
  - 0 Title Sheet Rev. 10/24/2022
  - 1 Site Plan/Grading Plan/Tree Plan/  
13% Max. Grade Rev. 10/24/2022
  - 2 Site Plan/Utility Plan Rev. 10/24/2022
  - 3 Driveway Improvement Plan Rev. 10/24/2022
  - 4 Site Plan/Lighting Plan and Photometric Plan Rev. 10/24/2022
  - 5 Site Plan/Fire Access Plan Rev. 10/24/2022
  - 6 Site Plan/Proposed Disturbance Plan Rev. 10/24/2022
  - 7 Site Plan/Erosion Control Plan/Details/Notes Rev. 10/24/2022
  - 8 Quaker Ridge Road Improvement Plan Rev. 10/24/2022
  - 1 Onsite Wastewater Treatment System (OWTS) Rev. 03/21/2022
2. “Offsite [Well] Monitoring Plan, Hudson Ridge Wellness Center” by WSP USA, dated October 2022.
3. “Transportation Management Plan” which also describes the shuttle program, by JMC, dated November 1, 2022.
4. “Construction Schedule, Sequencing and Staging Plan”.
5. “Security Protocol” by Hudson Ridge Wellness Center, dated November 17, 2022.
6. “Site Landscape Plan”, including landscaping monitoring and maintenance plan, by JMC, dated November 21, 2022.
7. Proposed Site Fencing is depicted on Drawing Number 6, above, “Site Plan/Proposed Disturbance Plan” by Ralph G. Mastromonaco, PE PC Consulting Engineers, revision dated 10/24/2022.

8. Photometrics are depicted on Drawing Number 4, above, "Site Plan/Lighting Plan and Photometric Plan" by Ralph G. Mastromonaco, PE PC Consulting Engineers, revision dated 10/24/2022.

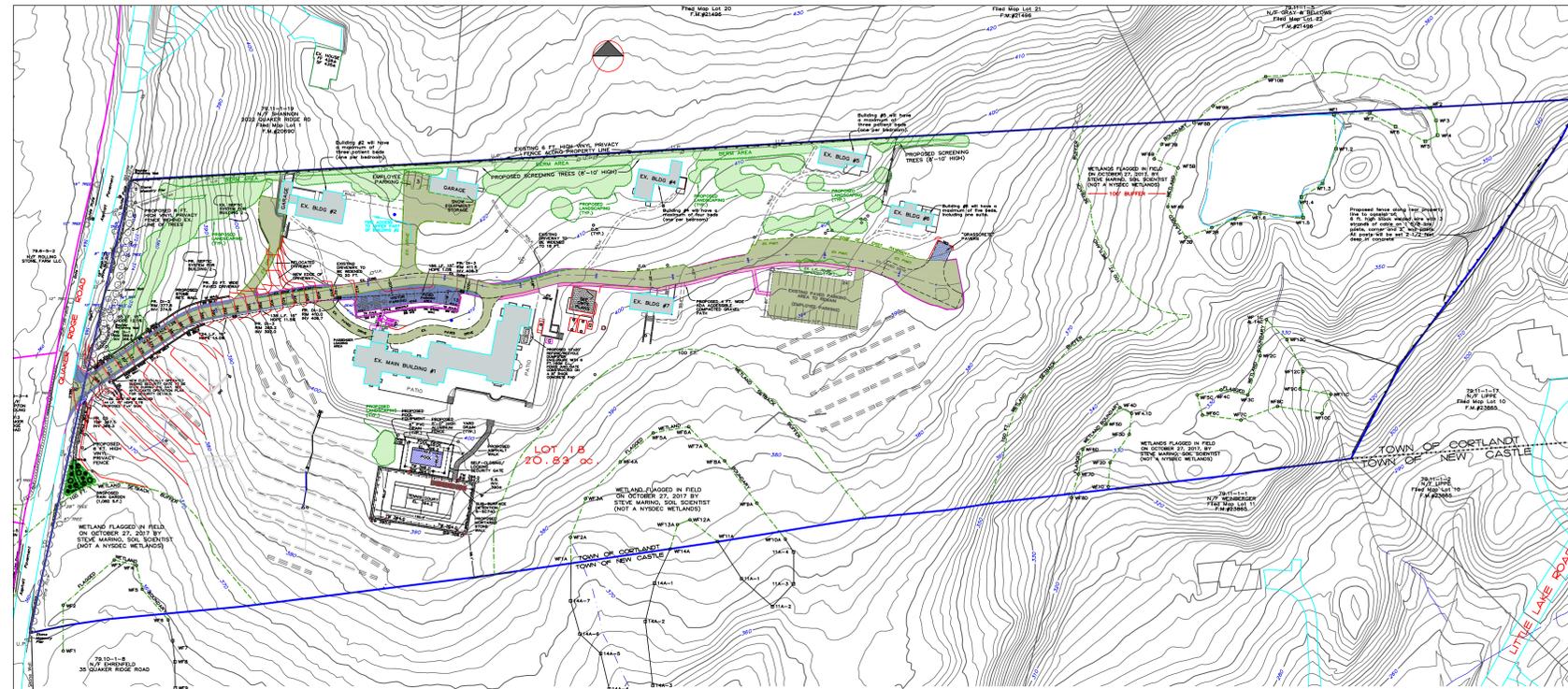
## APPENDIX I

Drawings by Ralph G. Mastromonaco, PE PC  
Consulting Engineers

# HUDSON RIDGE EDUCATION AND WELLNESS CENTER

## TOWN OF CORTLANDT WESTCHESTER CO., NY

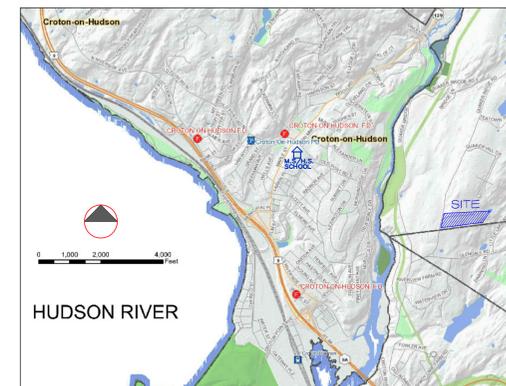
LAST REVISED: OCTOBER 24, 2022



OVERALL MAP  
SCALE: 1"=80'

SECTION 807-08 HOSPITAL OR NURSING HOME	REQUIRED	EXISTING LOT	BUILDING USES						
			MAIN BLDG.	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7
LOT AREA: 30.837 ACRES, 927,817 S.F.			8200 SF	2800 SF	1800 SF	1800 SF	1100 SF	1100 SF	1200 SF
MINIMUM SIZE OF LOT: 10 ACRES		30 ACRES							
MINIMUM LOT AREA PER BED: 2,000 SF		8,964 SF							
MINIMUM LOT FRONTAGE: 100'		800'							
MINIMUM BUILDING COVERAGE (INDIVIDUAL BUILDING FOOTPRINT SCALE: FOOTING)	20%	2% TOTAL							
MAXIMUM HEIGHT: MAIN BUILDINGS	79'	<79'							
OTHER ACCESSORY BUILDING	30'	<30'							
MINIMUM BUILDING SETBACK: MAIN BUILDING			360'	360'	360'	360'	360'	360'	360'
FRONT SIDE REAR			120'	120'	120'	120'	120'	120'	120'
MINIMUM SETBACK: OTHER ACCESSORY BUILDING (SIDE OR REAR PARCELS ONLY)			300'	400'	600'	800'	1000'	800'	600'
FRONT SIDE REAR			79'	79'	79'	79'	79'	79'	79'
MINIMUM DISTANCE BETWEEN BUILDINGS			COMPLEX	COMPLEX	COMPLEX	COMPLEX	COMPLEX	COMPLEX	COMPLEX
BUFFER PERMISSIBLE TO 307-218 & 307-219									
SECTION 8 IS NOT APPLICABLE (COMMERCIAL/INDUSTRIAL) NOT REQUIRED IN LANDSCAPING WITHIN PARKING AREAS OF 30 SPACES OR MORE			N/A	N/A	N/A	N/A	N/A	N/A	N/A
PARKING REQUIREMENT: HOSPITAL 1 BED PER 15 EMPLOYEES MAX EMP'Y	78								
PROPOSED PARKING: EXISTING + 24 TOTAL PARKING = 48		24							
FRONTAGE ON A STATE ROAD	REQUIRED								

ZONING SCHEDULE



LOCATION MAP  
APPROX. SCALE: 1"=2000'

### DRAWING SCHEDULE

SHEET	TITLE
1	SITE PLAN/GRADING PLAN/TREE PLAN-13% MAX. GRADE
2	SITE PLAN/UTILITY PLAN
3	DRIVEWAY IMPROVEMENT PLAN
4	SITE PLAN/LIGHTING PLAN AND PHOTOMETRIC PLAN
5	SITE PLAN/FIRE ACCESS PLAN
6	SITE PLAN/PROPOSED DISTURBANCE PLAN
7	SITE PLAN/EROSION CONTROL PLAN/DETAILS/NOTES
8	QUAKER RIDGE ROAD IMPROVEMENT PLAN
1	ONSITE WASTEWATER TREATMENT SYSTEM

WSP USA Leggette, Brashears & Graham, Inc.  
Groundwater Specialists  
Sheldon, CT

Singleton, Davis & Singleton  
Attorneys  
Mount Kisco, NY

Evans Associates  
Bio-Diversity Consultant  
Bethany, CT

Steve Marino / TM Associates  
Wetland Consultant  
Cold Spring, NY

OLA Consulting Engineers  
Mechanical and Electrical Engineers  
Hawthorne, NY

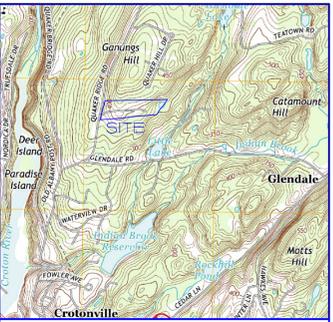
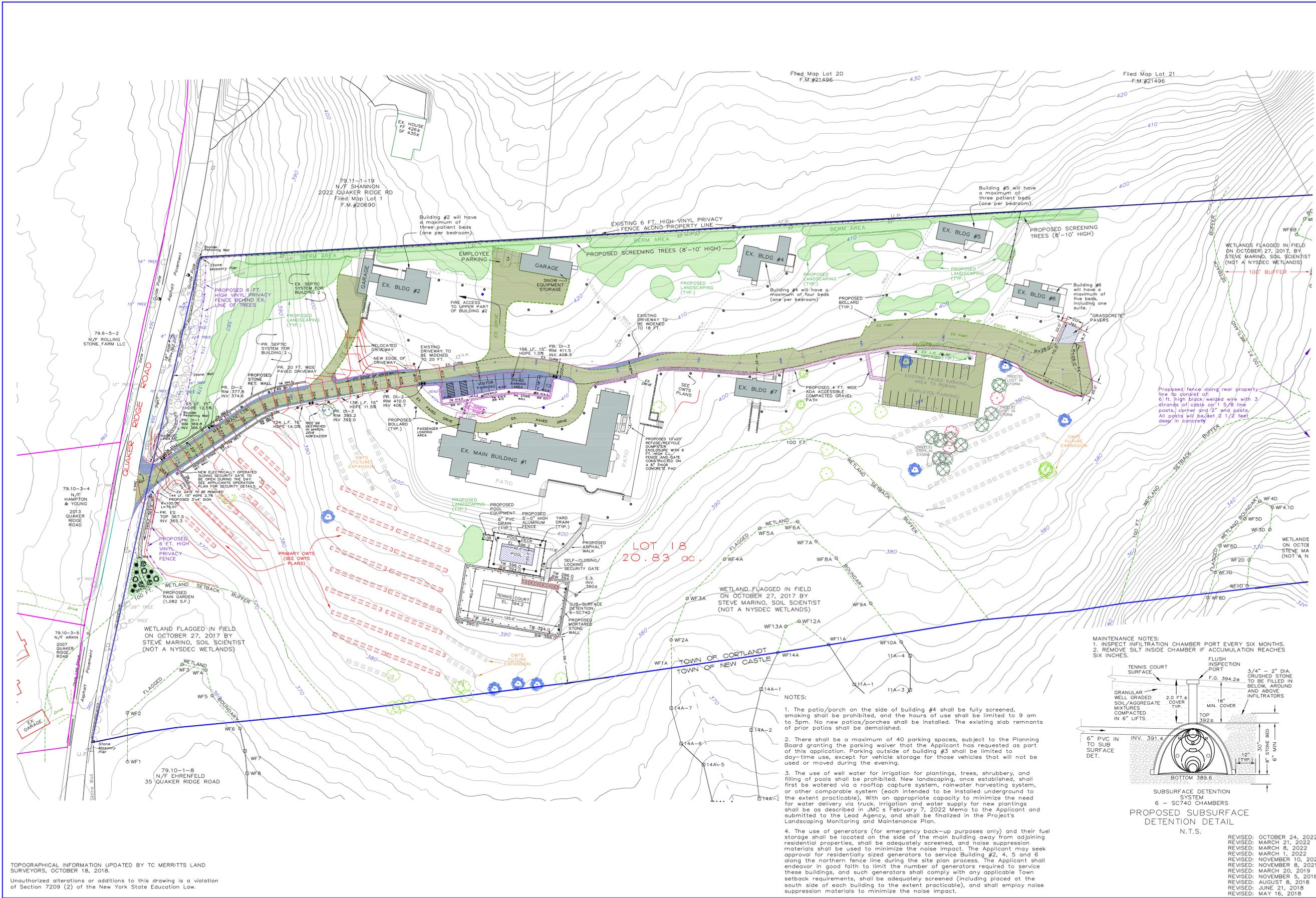
JMC Site Development Consultants, LLC  
Environmental Planner  
Armonk, NY

TC Merritts-Land Surveyors  
394 Bedford Road  
Pleasantville, NY

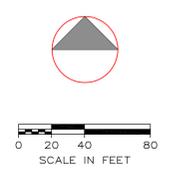
### SITE ENGINEER:

RALPH G. MASTROMONACO, P.E., P.C.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 271-4762





VICINITY MAP



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	DRAIN INLET
[Symbol]	[Symbol]	HEADWALL
[Symbol]	[Symbol]	SEWER MANHOLE
[Symbol]	[Symbol]	MONUMENT
[Symbol]	[Symbol]	O.W.T.A.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DRILLED WELL
[Symbol]	[Symbol]	BOLLARD LIGHT

**Parking Schedule**

	EX.	NEW
EMPLOYEE PARKING	24	3
VISITOR PARKING		13
<b>SUB-TOTAL</b>	<b>24</b>	<b>16</b>
<b>TOTAL PARKING</b>	<b>40</b>	

**TREE LEGEND**

[Symbol]	EX. TREE - TO BE REMOVED
[Symbol]	EX. TREE - TO BE SAVED
[Symbol]	EX. TREE - TO BE PROTECTED

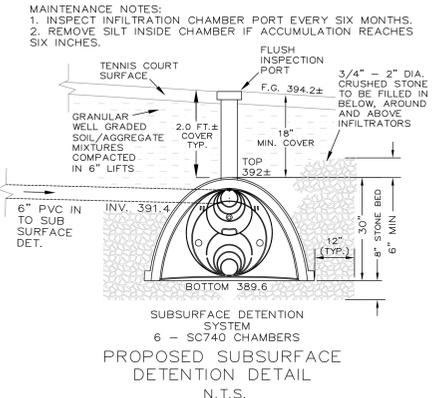
AS SPECIFIED IN CONSULTING ARBORIST'S REPORT DATED APRIL 30, 2018.

NOTE: ALL OTHER EXISTING TREES NOT INCLUDED IN THE ABOVE CLASSIFICATION SHALL BE LEFT IN THEIR PRESENT STATE.

RALPH G. MASTROMONACO, P.E., P.C.  
 Consulting Engineers  
 13 Dove Court, Croton-on-Hudson, New York 10520  
 (914) 271-4762 (914) 271-2820 Fax

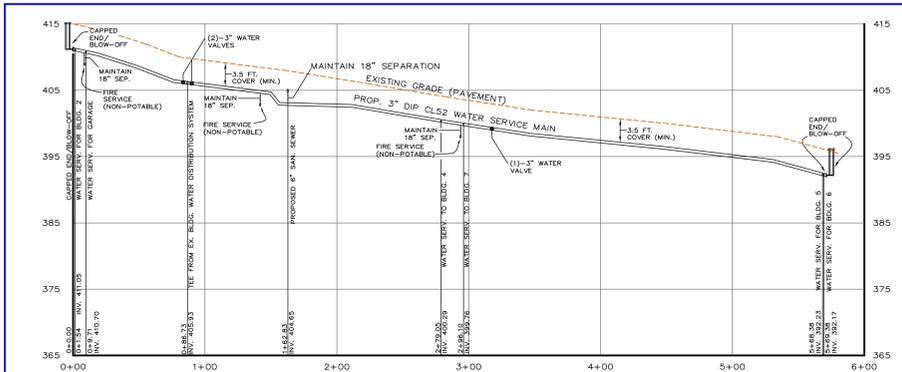


**SITE PLAN/  
 GRADING/PLAN/TREE PLAN  
 1 3/8" MAX. GRADE**  
 PREPARED FOR  
**HUDSON RIDGE EDUCATION  
 AND WELLNESS CENTER**  
 LOCATED AT  
**2016 QUAKER RIDGE RD  
 TOWN OF CORTLANDT  
 WESTCHESTER CO. NY  
 JANUARY 8, 2018**  
 SHEET 1 OF 8 SHEETS

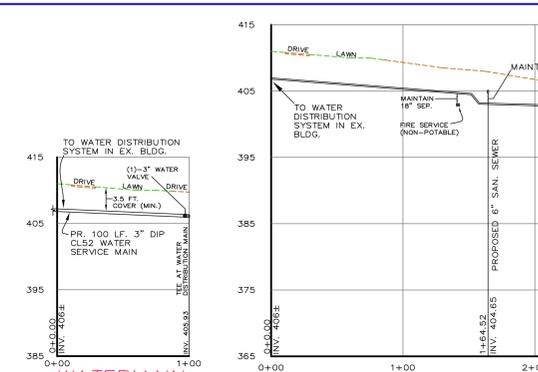


- NOTES:**
- The patio/porch on the side of building #4 shall be fully screened, smoking shall be prohibited, and the hours of use shall be limited to 9 am to 5pm. No new patios/porches shall be installed. The existing slab remnants of prior patios shall be demolished.
  - There shall be a maximum of 40 parking spaces, subject to the Planning Board granting the parking waiver that the Applicant has requested as part of this application. Parking outside of building #3 shall be limited to day-time use, except for vehicle storage for those vehicles that will not be used or moved during the evening.
  - The use of well water for irrigation for plantings, trees, shrubbery, and filling of pools shall be prohibited. New landscaping, once established, shall first be watered via a rooftop capture system, rainwater harvesting system, or other comparable system (each intended to be installed underground to the extent practicable). With an appropriate capacity to minimize the need for water delivery via truck, irrigation and water supply for new plantings shall be as described in JMC's February 7, 2022 Memo to the Applicant and submitted to the Lead Agency, and shall be finalized in the Project's Landscaping Monitoring and Maintenance Plan.
  - The use of generators (for emergency back-up purposes only) and their fuel storage shall be located on the side of the main building away from adjoining residential properties, shall be adequately screened, and noise suppression materials shall be used to minimize the noise impact. The Applicant may seek approval for residentially sized generators to service Building #2, 4, 5 and 6 along the northern fence line during the site plan process. The Applicant shall endeavor in good faith to limit the number of generators required to service these buildings, and such generators shall comply with any applicable Town setback requirements, shall be adequately screened (including placed at the south side of each building to the extent practicable), and shall employ noise suppression materials to minimize the noise impact.

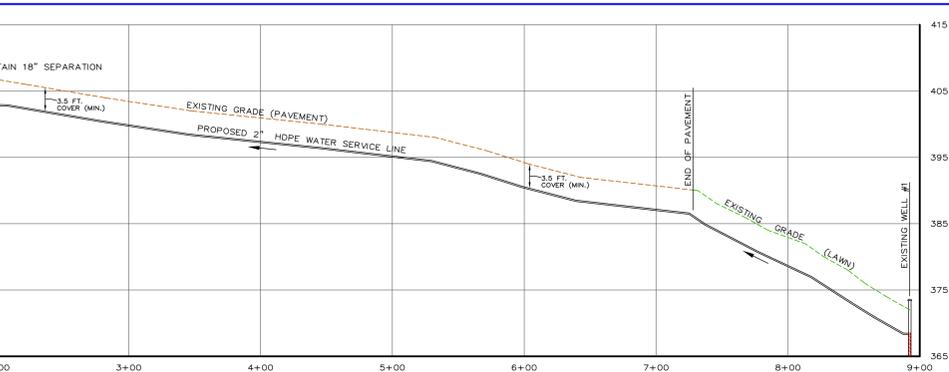
TOPOGRAPHICAL INFORMATION UPDATED BY TC MERRITTS LAND SURVEYORS, OCTOBER 18, 2018.  
 Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.



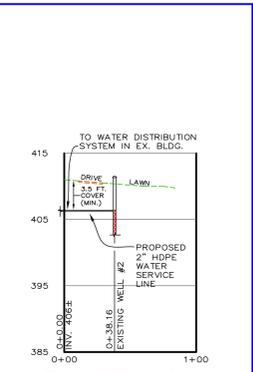
**WATERMAIN PROFILE**  
FROM END TO END IN EX. ROAD  
SCALE: HOR. 1" = 50'  
VER. 1" = 10'



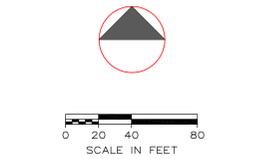
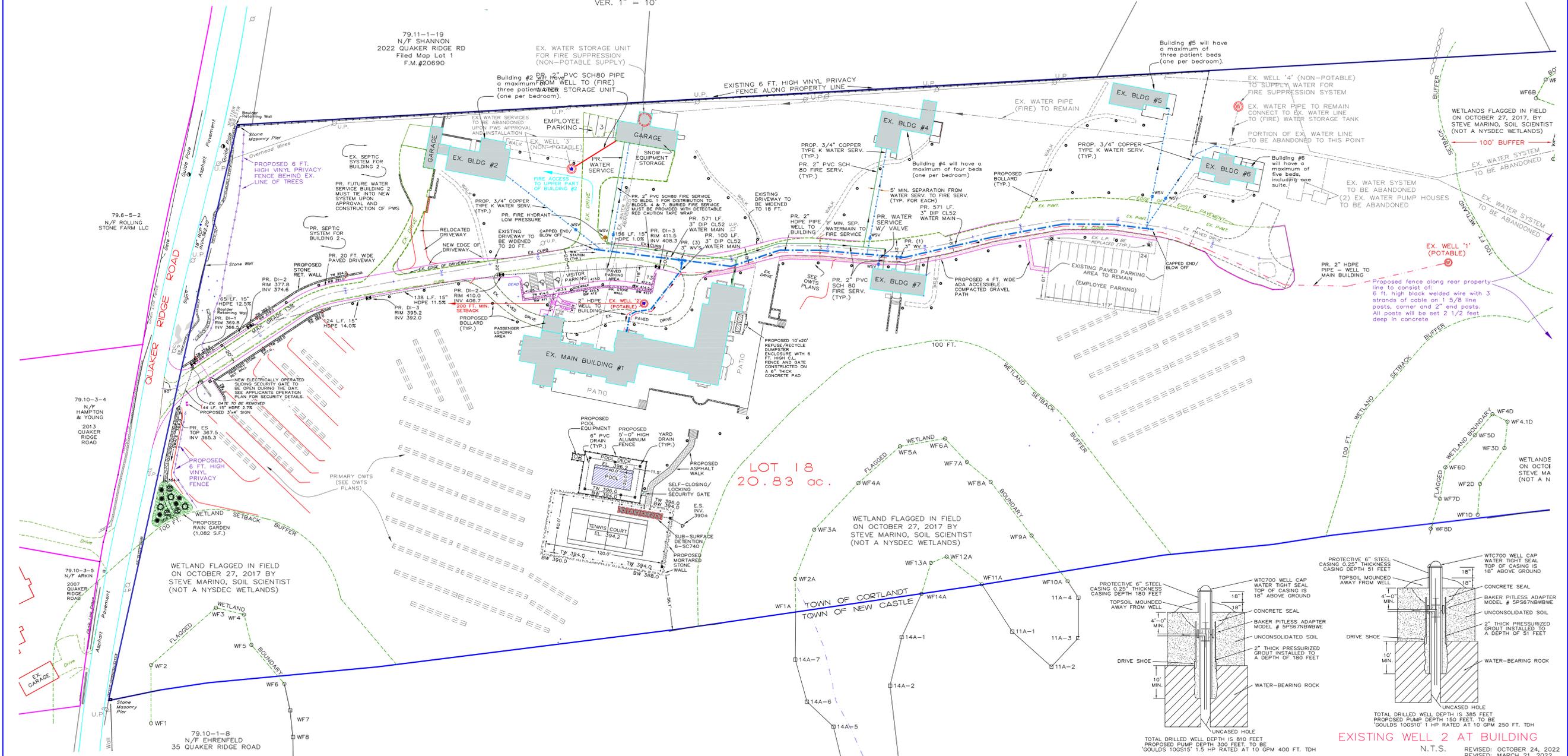
**WATERMAIN PROFILE**  
EX. BLDG TO WATER SERVICE MAIN  
SCALE: HOR. 1" = 50'  
VER. 1" = 10'



**WELL SERVICE LINE PROFILE**  
FROM EX. BLDG. TO WELL #1  
SCALE: HOR. 1" = 50'  
VER. 1" = 10'



**WELL SERVICE LINE PROFILE**  
FROM EX. BLDG. TO WELL #2  
SCALE: HOR. 1" = 50'  
VER. 1" = 10'



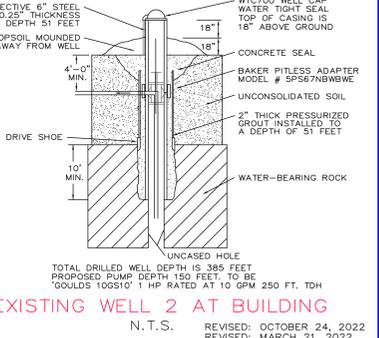
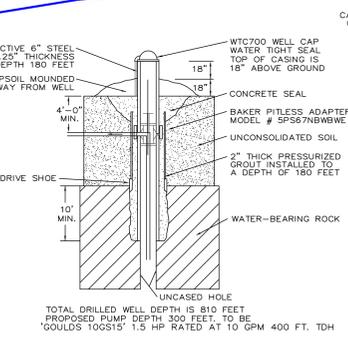
**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	HEADWALL
[Symbol]	[Symbol]	SEWER MANHOLE
[Symbol]	[Symbol]	MONUMENT
[Symbol]	[Symbol]	O.W.T.A.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DRILLED WELL
[Symbol]	[Symbol]	BOLLARD LIGHT

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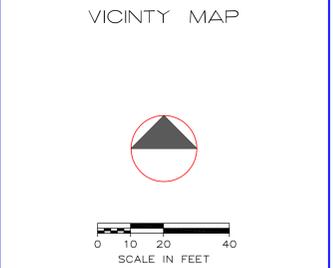
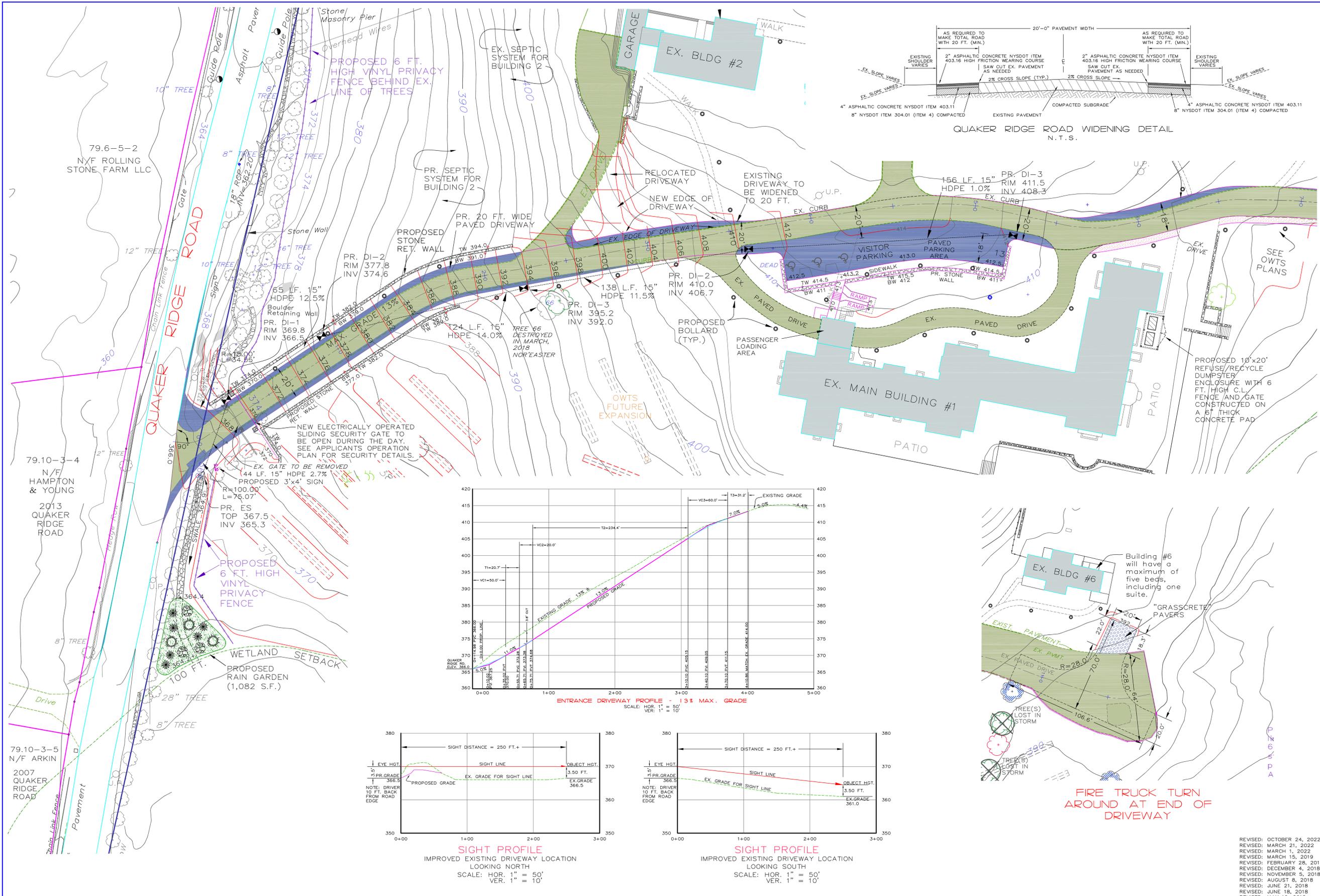


**SITE PLAN/  
UTILITY PLAN**  
PREPARED FOR  
**HUDSON RIDGE EDUCATION  
AND WELLNESS CENTER**  
LOCATED AT  
**2016 QUAKER RIDGE RD  
TOWN OF CORTLANDT  
WESTCHESTER CO. NY  
JANUARY 8, 2018**  
SHEET 2 OF 7 SHEETS



Unauthorized alterations or additions to this drawing is a violation of Section 7209 (2) of the New York State Education Law.

REVISIONS:  
OCTOBER 24, 2022  
MARCH 21, 2022  
FEBRUARY 4, 2019  
JANUARY 10, 2019  
NOVEMBER 30, 2018  
NOVEMBER 5, 2018  
JUNE 8, 2018  
MAY 16, 2018



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	DRAIN INLET
[Symbol]	[Symbol]	HEADWALL
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[Symbol]	[Symbol]	O.W.T.A.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DRILLED WELL

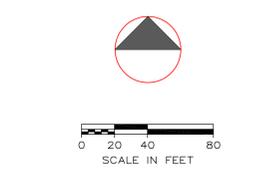
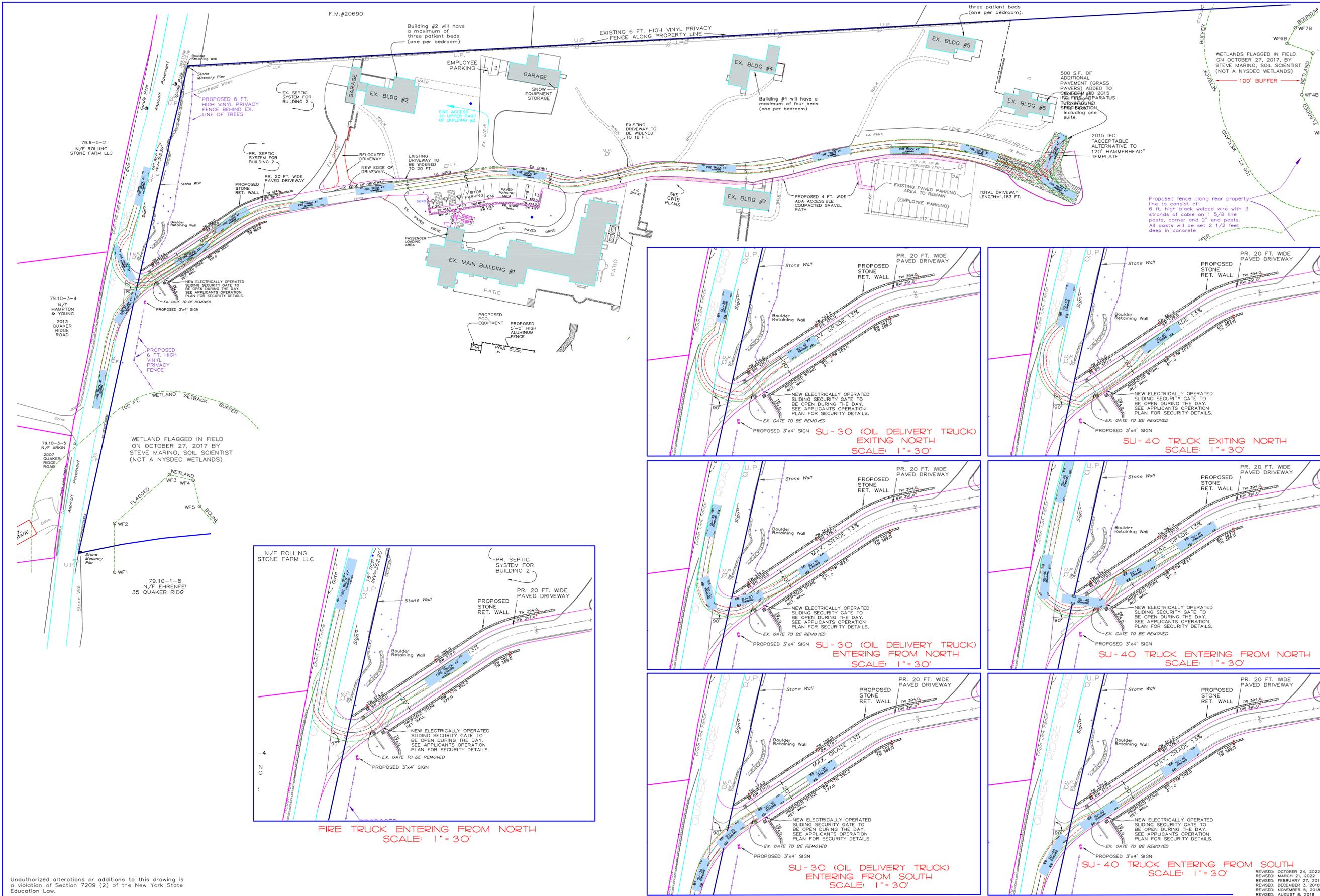
RALPH G. MASTROMONACO, P.E., P.C.  
Consulting Engineers  
13 Dove Court, Croton-on-Hudson, New York 10520  
(914) 271-4762 (914) 271-2820 Fax



**DRIVEWAY IMPROVEMENT PLAN**  
PREPARED FOR  
**HUDSON RIDGE EDUCATION AND WELLNESS CENTER**  
LOCATED AT  
**2016 QUAKER RIDGE RD**  
TOWN OF CORTLANDT  
WESTCHESTER CO. NY  
JANUARY 8, 2018  
SHEET 3 OF 7 SHEETS

REVISED: OCTOBER 24, 2022  
REVISED: MARCH 21, 2022  
REVISED: MARCH 1, 2022  
REVISED: MARCH 15, 2019  
REVISED: FEBRUARY 28, 2019  
REVISED: DECEMBER 4, 2018  
REVISED: NOVEMBER 5, 2018  
REVISED: AUGUST 8, 2018  
REVISED: JUNE 21, 2018  
REVISED: JUNE 18, 2018  
REVISED: MAY 16, 2018





**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		CATCH BASIN
		DRAIN MANHOLE
		DRAIN INLET
		HEADWALL
		SEWER MANHOLE
		MONUMENT
		O.W.T.A.
		CONTOUR LINE
		SPOT ELEVATION
		DRILLED WELL

NOTE: PROPOSED LIGHTS, AND OR VEGETATION SHOULD NOT BE LOCATED, OR SHOULD BE SUFFICIENTLY SET BACK FROM EDGE OF PAVEMENT, ESPECIALLY WHERE SHARP TURNS ARE MADE, TO ALLOW FOR UNIMPEDED FIRE TRUCK ACCESS.

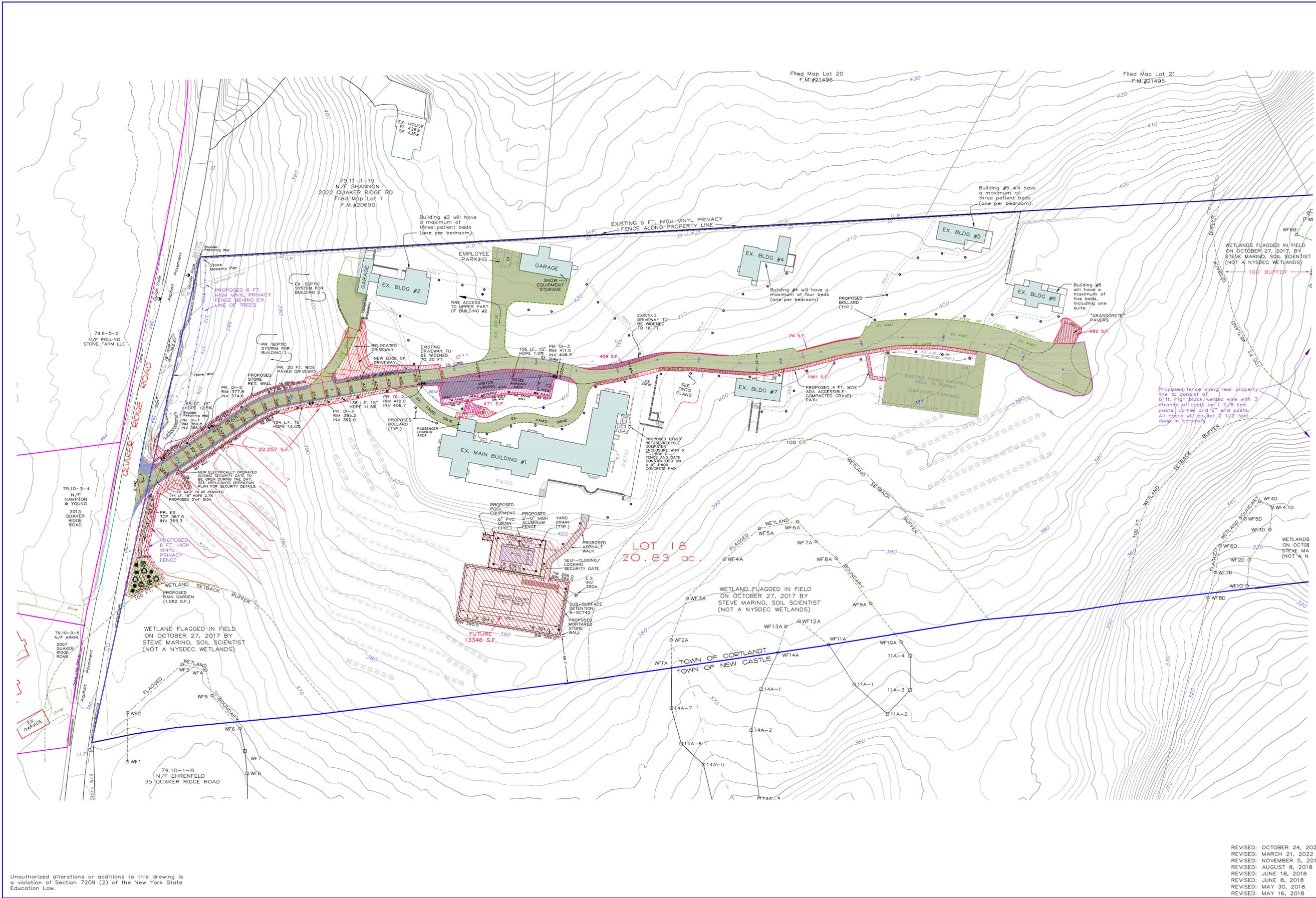
RALPH G. MASTROMONACO, P.E., P.C.  
 Consulting Engineers  
 13 Dove Court, Croton-on-Hudson, New York 10520  
 (914) 271-4762 (914) 271-2820 Fax



**SITE PLAN/  
 FIRE ACCESS PLAN**  
 PREPARED FOR  
**HUDSON RIDGE EDUCATION  
 AND WELLNESS CENTER**  
 LOCATED AT  
**2016 QUAKER RIDGE RD  
 TOWN OF CORTLANDT  
 WESTCHESTER CO. NY  
 JANUARY 8, 2018**  
 SHEET 5 OF 7 SHEETS

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REVISED: OCTOBER 24, 2022  
 REVISED: MARCH 21, 2022  
 REVISED: FEBRUARY 27, 2019  
 REVISED: DECEMBER 3, 2019  
 REVISED: NOVEMBER 5, 2018  
 REVISED: AUGUST 8, 2018  
 REVISED: MAY 16, 2018



Filed Map Lot 20  
F.M.#21496

Filed Map Lot 21  
F.M.#21496

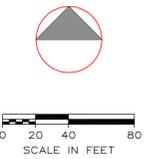
79.11-1-19  
N/F SHANNON  
2022 QUAKER RIDGE RD  
Filed Map Lot 1  
F.M.#20690

79.6-5-2  
N/F ROLLING  
STONE FARM LLC

79.10-3-4  
N/F HAMPSON  
& YOUNG  
2013  
QUAKER  
RIDGE  
ROAD

79.10-3-5  
N/F ARKIN  
2009  
QUAKER  
RIDGE  
ROAD

79.10-1-8  
N/F EHRENFELD  
35  
QUAKER RIDGE ROAD



**LEGEND**

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[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DRILLED WELL
[Symbol]	[Symbol]	BOLLARD LIGHT
[Symbol]	[Symbol]	DISTURBANCE AREAS

**Hudson Institute Disturbance Schedule**

DESCRIPTION	DISTURBANCE S.F.	ACRES
ROADS/PARKING/WALKS/SWALE	25,822	0.595
SEPTIC SYSTEM	7,722	0.177
TOTAL DISTURBANCE	33,544	0.772
FUTURE (POOL/TENNIS)	13,346	0.795

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**SITE PLAN/  
PROPOSED  
DISTURBANCE PLAN**  
PREPARED FOR  
**HUDSON RIDGE EDUCATION  
AND WELLNESS CENTER**  
LOCATED AT  
**2016 QUAKER RIDGE RD  
TOWN OF CORTLANDT  
WESTCHESTER CO. NY  
JANUARY 8, 2018**  
SHEET 6 OF 7 SHEETS

REVISED: OCTOBER 24, 2022  
REVISED: MARCH 21, 2022  
REVISED: NOVEMBER 5, 2018  
REVISED: AUGUST 8, 2018  
REVISED: JUNE 18, 2018  
REVISED: JUNE 8, 2018  
REVISED: MAY 30, 2018  
REVISED: MAY 16, 2018

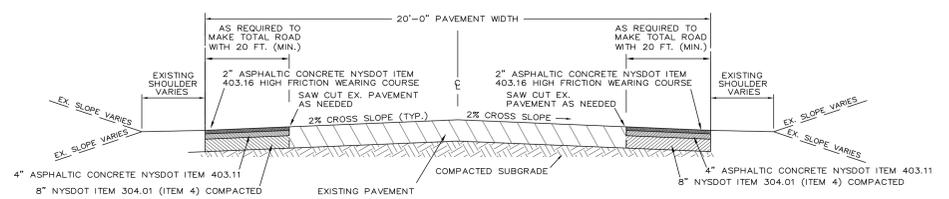
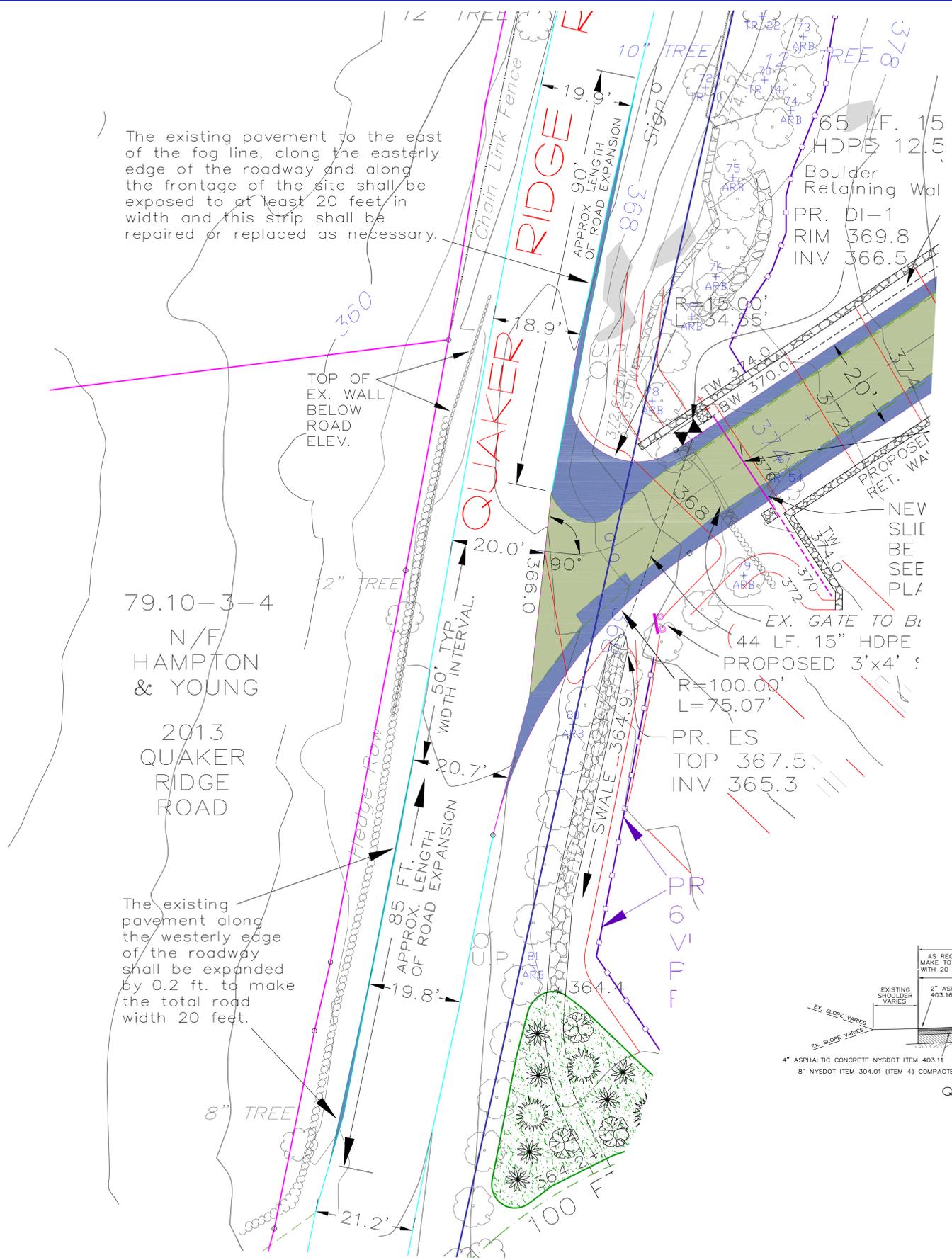
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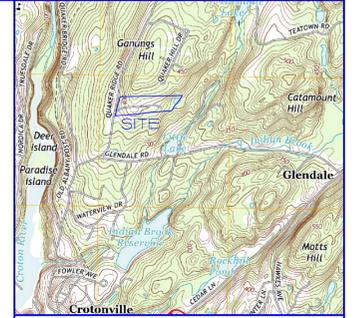
The existing pavement to the east of the fog line, along the easterly edge of the roadway and along the frontage of the site shall be exposed to at least 20 feet in width and this strip shall be repaired or replaced as necessary.

The existing pavement along the westerly edge of the roadway shall be expanded by 0.2 ft. to make the total road width 20 feet.

79.10-3-4  
N/F  
HAMPTON  
& YOUNG  
  
2013  
QUAKER  
RIDGE  
ROAD



QUAKER RIDGE ROAD WIDENING DETAIL  
N.T.S.



VICINITY MAP



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	CATCH BASIN
[Symbol]	[Symbol]	DRAIN MANHOLE
[Symbol]	[Symbol]	DRAIN INLET
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[Symbol]	[Symbol]	O.W.T.A.
[Symbol]	[Symbol]	CONTOUR LINE
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	DRILLED WELL

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**QUAKER RIDGE ROAD  
IMPROVEMENT PLAN**  
PREPARED FOR  
**HUDSON RIDGE EDUCATION  
AND WELLNESS CENTER**  
LOCATED AT  
**2016 QUAKER RIDGE RD  
TOWN OF CORTLANDT  
WESTCHESTER CO. NY**  
APRIL 25, 2019  
SHEET 8 OF 8 SHEETS



## APPENDIX 2

“Offsite [Well] Monitoring Plan, Hudson Ridge  
Wellness Center” by WSP USA,  
dated October 2022



# OFFSITE MONITORING PLAN HUDSON RIDGE WELLNESS CENTER

2016 QUAKER RIDGE ROAD  
CORTLANDT, NY

PROJECT NO.: 31401341.000

DATE: OCTOBER 2022

WSP USA  
6 RESEARCH DRIVE, SUITE 260  
SHELTON, CT 06484

PHONE: +1 (203) 929-8555  
FAX: +1 (203) 926-9140  
[wsp.com](http://wsp.com)



## **OFFSITE WELL MONITORING PLAN**

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### **2016 QUAKER RIDGE ROAD CORTLANDT, NEW YORK**

To address the public's concern, the applicant for the Hudson Ridge Wellness Center (HRWC) has committed to conduct an offsite well monitoring program of up to six neighboring wells. This includes soliciting the two nearby homeowner wells that documented a drawdown effect during the 72-hour pumping test, to participate in the offsite well monitoring program. Following approval of the proposed monitoring plan by the Town, the well monitoring program would start three to six months before the certificate of occupancy is issued and continue for up to two years after 75 percent of full occupancy. The duration of the monitoring plan may be extended, at the discretion of the Town, if offsite impacts are observed. A semi-annual hydrogeologic report of pumping volumes and onsite and offsite groundwater levels would be provided to the Town for review. A compliant response and remediation plan is included as Attachment 1.

In addition to the post-approval offsite monitoring plan, as another condition of approval, the applicant will submit monthly operation reports of the project's water usage to the Westchester County Department of Health and to the Town. This will be achieved by individually metering the potable supply wells (Well 1 and Well 2) to confirm the daily and monthly average production of the wells.

After it is confirmed that onsite pumping is sustainable and is not adversely impacting existing offsite wells, the program and reporting would be terminated, following approval of the Town.

To ensure performance of the proposed monitoring plan, the applicant will post \$15,000 security (in the form of a bond) with the Town 45 days prior to the commencement of the offsite monitoring program.

H:\Hudson Ridge Wellness Center\2022\Hudson Ridge Wellness Center\_Offsite Well Monitoring Plan.docx



**ATTACHMENT I**

**ATTACHMENT I**

**COMPLAINT RESPONSE  
AND REMEDIATION PLAN  
HUDSON RIDGE WELLNESS CENTER  
CORTLANDT, NEW YORK**

The owners of the proposed Hudson Ridge Wellness Center (HRWC) will respond promptly to any complaints from offsite well owners within 1,000 feet of onsite supply wells that allege damage caused by the operations of the well-supply source presently in service. Depending on the nature of the complaint, the complaint will be directed to either WSP USA (WSP) or the water operator of the system, or both, for investigation and remediation, if required. The operating premise of the response to offsite well problems is that damage to a distant offsite well, whether related to the ability of the well to produce its normal supply or water-quality degradation, can only result if significant drawdown of the static water level in the subject well occurred as a result of pumpage on the onsite well-supply sources. The network of offsite monitored wells will provide a rational basis for such determinations, together with data obtained during investigation of the complainant's well.

If any complaint is found to be valid, i.e., a well problem caused by drawdown resulting from pumpage by the onsite sources resulting from pumpage by the onsite water-supply source, the problem will be remediated at the cost of HRWC. If the problem is unrelated to the operations of onsite wells, i.e., caused by normal wear and tear or naturally-occurring conditions, the well owner will be referred to a competent well or pump contractor for remediation at his cost. A written report regarding each complaint will be provided to HRWC and to the complainant within seven days of the completion of any complaint investigation.

For any well problem that is found to have been caused by drawdown resulting from pumpage by the onsite well sources, a remedy or remedies would be offered to the well owner, to be paid by HRWC. Such remedies for a problem caused by drawdown might include lowering a well pump, replacing a well pump, deepening a well, redeveloping a well or drilling a new well. In any such remediation, the costs to HRWC would include restoration of disturbed land or plantings. HRWC would select the most efficacious remediation that is economically warranted.

## APPENDIX 3

“Transportation Management Plan” which also describes the shuttle program, by JMC, dated November 1, 2022

# Transportation Management Plan

**PROPOSED SPECIALITY HOSPITAL  
2016 QUAKER RIDGE ROAD  
TOWN OF CORTLANDT, NY**

*Prepared for:*

**Hudson Education and Wellness Center  
72 North State Road, Suite #502  
Briarcliff Manor, NY 10510**

*Prepared by:*



Armonk, NY 10504

Date: February 22, 2018  
Revised November 12, 2018  
Revision #2 December 17, 2018  
Revision #3 March 21, 2022  
Revision #4 November 1, 2022

JMC Project 14088

## **A. INTRODUCTION**

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This Transportation Management Plan has been prepared in association with the proposed Hudson Ridge Wellness Center located at 2016 Quaker Ridge Road in the Town of Cortlandt, NY, which would restore its prior decades long use as a specialty hospital serving private patients/clients ("clients") with alcohol and substance use disorders and be consistent with the other past institutional use of the property. The proposed use will be accessed via the existing site access driveway at Quaker Ridge Road, which will be improved to enhance the access for emergency vehicles, as requested by the Town.

## **B. STAFFING AND OPERATIONS**

There is always some flexibility in projected staffing patterns and responsibilities when opening such a new specialty hospital in order to effectively respond to its anticipated and unanticipated needs. Notwithstanding such staffing pattern flexibility, staff shall not exceed 65 full and part-time. All the staff will not be on-site at one time spread over four shifts (in other words, the facility has flexibility as to allocate staff within the total limit), and the maximum number of staff on-site at one time would be approximately 23.

Employee work schedules will be established to minimize any traffic impacts by scheduling the staff arrival / departure times outside of the existing peak hours along the area roadways. The shifts are proposed as follows:

Shift 1 (6:00 AM – 2:00 PM)

Shift 1A (9:00 AM – 5:00 PM)

Shift 2 (2:00 PM – 10:00 PM)

Shift 3 (10:00 PM – 6:00 AM)

Snow removal and lawn and yard maintenance will be done by on-site staff, and yard waste will be recycled/mulched on the site, so no truck traffic will be necessary.

**C. SHUTTLE VANS**

The majority of site generated traffic volumes will be comprised of staff spread over 4 shifts. Two shuttle vans will be provided, for required use by approximately 60% of the employees, primarily lower level non-professional employees, who will be shuttled to and from several transit hub locations outside the Teatown area, including, but not limited to the Croton-Harmon train station or other stations on the Harlem line such as White Plains, and the vans will also transport clients for pick-up from and drop-off at their home, train station, bus stops or other locations as may be required, to be determined as employees are hired.

The area intersections currently operate without significant delays and the projected volumes with and without the proposed use will also be processed without significant delays, even while making various conservative assumptions to provide for an ultraconservative analysis.

During all other hours of the day, the traffic generation by the proposed use will be minimal.

**D. VISITORS**

There will generally be no visitors. Family weekends will be scheduled for only one day every weekend for family member visitation, family education and family counseling. These family weekends will be staggered, so as the facility approaches and reaches full capacity, only one quarter of the client population will have their family weekend each weekend of the month.

**E. DELIVERIES**

The estimated weekly delivery traffic would be:

- 5-6 food deliveries weekly (truck size depends on the vendor, but food deliveries aren't made using tractor trailers to this type of account)
- 1 garbage service weekly, which also picks up recycling
- 1 laundry service pick-up/drop-off weekly
- 1/day UPS pick-up, total of 5 weekly.

The delivery vehicles will be directed to access the property from NY 9A and US 9 and travel through Crotonville via Old Albany Post Road to Quaker Bridge Road to Quaker Ridge Road. Old Albany Post Road, Quaker Bridge Road, and Glendale Road have weight restrictions for vehicles over 5 tons, except for local deliveries, which therefore do not preclude trucks associated with the site from using the roadways. The delivery vehicle drivers will be directed to not travel along the Quaker Bridge Road one-lane bridge over the Croton River.

While the specific vendors and associated delivery vehicles have not been determined, it is expected that most vehicles will be a SU-30 (total length of 30 feet) or shorter and any larger vehicle would not exceed an SU-40 (total length of 40 feet). No tractor trailers will be permitted to make deliveries to the hospital. Only approximately 5% of traffic is anticipated to approach the site from the north on Quaker Ridge Road.

No deliveries by 3<sup>rd</sup> party service providers, such as deliveries of food/perishables, pharmacy, paper/office supplies, garbage collection, laundry, etc., will occur on weekends.

Existing vehicles along area roadways such as school buses, and presumably service vehicles such as furniture and appliance delivery trucks, moving vans, etc. have apparently not had any issues with using the local roadways.

## **F. PARKING**

The Applicant is currently requesting a special permit for a parking waiver from the Planning Board in accordance with Section 307-34.1 of the Zoning Code. The purpose of the request is for a waiver of 47% of the number of parking spaces required for a general hospital use, which is 1 per bed, plus 1 per employee in largest shift or as needed.

The Specialty Hospital, when fully operational, will have 52 patients maximum and a total of approximately 23 employees on the largest shift. The required parking if this were a general hospital use would therefore be 75 spaces. The maximum number permitted to be waived is 50% of the total number of required parking spaces serving a use (Section 307-34.1.C.(4)), which

would result in a total of 37.5 spaces to be provided, with the Applicant requesting a total of 40 spaces.

The Planning Board, by special permit, may grant relief from the parking requirements required pursuant to Article VIII of the Zoning Code, based on the criteria in Section 307-34.1.B.

The proposed use, although a hospital, is a specialty hospital and will functionally operate more like a nursing home, having no emergency room, and no outpatient treatment, with longer patient stays, fewer visitors, and no cars owned or used by the patients. A “nursing home” requires 1 parking space per 2.5 beds, plus 1 per employee on maximum shift per the Zoning Code. This results in 44 spaces required for a nursing home of comparable size. However, the proposed specialty hospital requires even fewer parking spaces than a typical nursing home for the following reasons:

Unlike a typical nursing home:

- (1) Visitors for each patient are permitted a maximum of only one weekend day per month per an assigned schedule;
- (2) A portion of the employees will utilize two shuttle vans for transport to and from train station(s) and other transit locations, reducing the number of parking spaces required for employees.

The Applicant will monitor the parking utilization of the site biannually and provide a report to the Department of Technical Services until two years subsequent to the full occupancy of the facility, and will construct additional spaces in the unlikely event the existing spaces are 90% occupied during the monitoring studies, subject to amended site plan approved by the Planning Board.

The Applicant will monitor traffic volumes when the patient occupancy reaches 75 percent and for 2 years after 75 percent occupancy, to compare actual future volumes to the projected volumes. Automatic Traffic Recorders (ATR) will record 24 hour directional volumes along the

site access driveway (entering and exiting) as well as along Quaker Ridge Road northbound and southbound, both north and south of the site access driveway. The details of the traffic monitoring protocol will be coordinated with the Town staff and traffic consultant.

**G. SECURITY GATE**

The existing gate is proposed to be removed to accommodate the driveway improvements and a new decorative gate is proposed further inside the property. The Applicant will modify the use of the gate and the gate will be open from 6:00 AM to 8:00 PM to prevent any queuing from the driveway within the Town right of way.

Employees arriving via passenger vehicles as well as the employee vans after 8:00 PM for the lower employee 10:00 PM shift will be able to open the gate themselves as they arrive. Based on studies we have conducted at an office development with security gates, employees typically take approximately six seconds to activate the gate and enter past the gate. An intercom will be provided for communication between an occasional approaching driver between 8:00 PM and 6:00 AM, including emergency vehicles, and on-site personnel so that the gate can be opened. A closed continual video camera will also monitor the gate. If there were to be a known emergency such as a fire, the gate would be opened by staff and remain open during the event.

**H. Traffic Mitigation Summary**

The below summarizes the various traffic mitigating factors discussed above:

1. The hospital's clients are not permitted to have vehicles on site or use vehicles during their stay.
2. Employee work schedules will be established to minimize any traffic impacts by scheduling the staff arrival / departure times outside of the existing peak hours along the area roadways.

The shifts are proposed as follows:

Shift I (6:00 AM – 2:00 PM)

Shift 1A (9:00 AM – 5:00 PM)

Shift 2 (2:00 PM – 10:00 PM)

Shift 3 (10:00 PM – 6:00 AM)

3. The majority of site generated traffic volumes will be comprised of staff spread over 4 shifts. Two shuttle vans will be provided, for required use by a substantial portion of the employees, primarily lower level non-professional employees, who will be shuttled to and from the Croton Harmon train station or another station on the Harlem line such as White Plains, and the vans will also transport clients for pick-up from and drop-off at their home, train station, bus stops or other locations as may be required, to be determined as employees are hired.
4. The area intersections currently operate without significant delays and the projected volumes with and without the proposed use will also be processed with little or no delay, even while making various conservative assumptions to provide for an ultraconservative analysis.
5. The delivery vehicles will be directed to access the property from NY 9A and US 9 and travel through Crotonville via Old Albany Post Road to Quaker Bridge Road to Quaker Ridge Road. Old Albany Post Road, Quaker Bridge Road, and Glendale Road have weight restrictions for vehicles over 5 tons, except for local deliveries, which therefore do not preclude trucks associated with the site from using the roadways. The delivery vehicle drivers will be directed to not travel along the Quaker Bridge Road one-lane bridge over the Croton River. While the specific vendors and associated delivery vehicles have not been determined, it is expected that most vehicles will be a SU-30 (total length of 30 feet) or shorter and any larger vehicle would not exceed an SU-40 (total length of 40 feet). No tractor trailers will be permitted to make deliveries to the hospital. No deliveries by 3<sup>rd</sup> party service providers, such as deliveries of food/perishables, pharmacy, paper/office supplies, garbage collection, laundry, etc., will occur on weekends.
6. Visitors are permitted visitation a maximum of only one weekend day per month per an assigned schedule, with only 25% of clients permitted visitation on any weekend.

7. The security gate will be monitored and will be open during high traffic periods of the day, thereby preventing queuing on Quaker Ridge Road.
8. Snow removal and lawn and yard maintenance will be handled by on-site staff, with yard waste recycled/mulched on the site.
9. The Applicant will monitor the parking utilization of the site biannually until two years subsequent to the full occupancy of the facility, and will construct additional spaces in the unlikely event the existing spaces are 90% occupied during the monitoring studies, subject to amended site plan approved by the Planning Board.
10. The Applicant will monitor traffic volumes when the patient occupancy reaches 75 percent and for 2 years after 75 percent occupancy, to compare actual future volumes to the projected volumes. Automatic Traffic Recorders (ATR) will record 24 hour directional volumes along the site access driveway (entering and exiting) as well as along Quaker Ridge Road northbound and southbound, both north and south of the site access driveway. The details of the traffic monitoring protocol will be coordinated with the Town staff and traffic consultant.

## APPENDIX 4

# Construction Schedule, Sequencing and Staging Plan

**Hudson Education and Wellness**

**Construction Schedule, Sequencing and Staging Plan**

MONTHS DURATION (start and finish)

ITEM

1 2 3 4 5 6 7 8 9 10 11 12

**Site Work:**

- Install Erosion Control Where Needed
- Install Piping Connections for Existing Well
- Install Fencing and Berms Along Sidelines Where Indicated
- Install Berms and tree along sidelines where indicated
- Install Water Quality Basin
- Commence Work on Driveway Grading and Pave Driveway

**Architectural:**

- Commence Interior Work on Building #1
- Commence Interior Work on Buildings 2-7

**Septic system:**

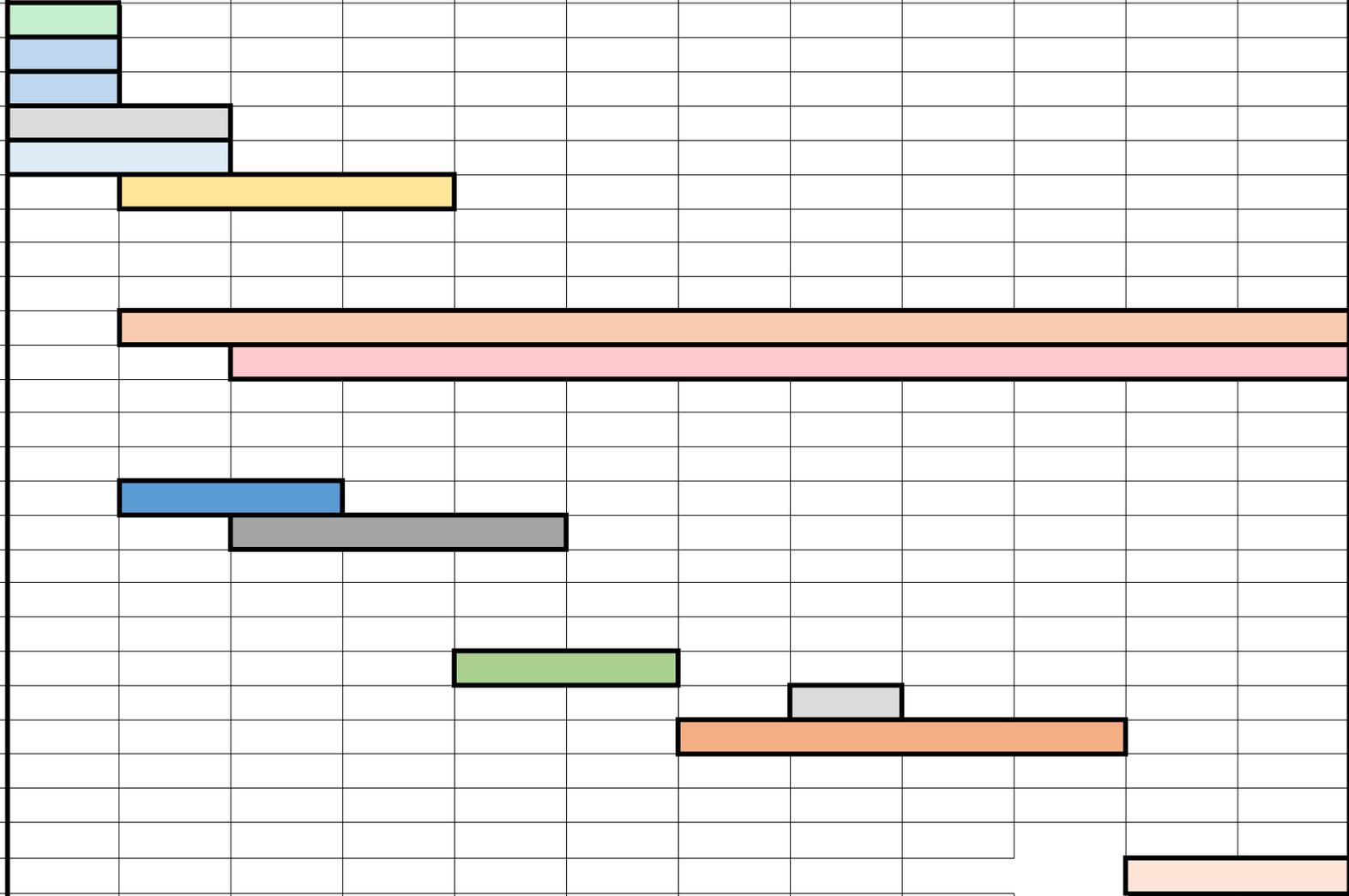
- Commence Work on Septic Tankage and Treatment System
- Commence Work on Septic Galleys

**Site Amenities:**

- Commence Work on Parking and Walkways
- Commence Work on Exterior Lighting
- Commence Work on Pool and Tennis Court

**Restoration:**

- Re-Seed / Install Plantings / Sod



## APPENDIX 5

“Security Protocol” by Hudson Ridge Wellness  
Center, dated November 17, 2022

# Security Protocol

**PROPOSED SPECIALITY HOSPITAL  
2016 QUAKER RIDGE ROAD  
TOWN OF CORTLANDT, NY**

*Prepared for:*

**Hudson Education and Wellness Center**  
72 North State Road, Suite #502  
Briarcliff Manor, NY 10510

*Prepared by:*



JMC Planning Engineering Landscape  
Architecture & Land Surveying, PLLC  
120 Bedford Road  
Armonk, NY 10504

JMC Project 14088

Date: November 17, 2022

APPROVED _____	HUDSON RIDGE WELLNESS CENTER RESIDENTIAL PROGRAM POLICIES	SECURITY PROTOCOL
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## STAFF

The security staff are responsible for the ongoing safety of clients, staff and other visitors to the HRWC campus and will not be armed with weapons of any type. The methods utilized by security staff to ensure the safety and security of clients, staff and visitors will include patrolling the campus on foot and in a vehicle and will communicate with the use of radios. Security staff and other staff will be trained to utilize verbal, non-violent crisis intervention de-escalation techniques / strategies to address situations on campus where someone presents as agitated / upset. By policy, the organization will not utilize physical, mechanical or chemical restraint of clients. Security staff will be trained to utilize temporary physical “holds” when required by the specific situation where someone may be considered a danger to harm themselves or others, until the situation settles down.

## VOLUNTARY NATURE OF ADMISSION

Upon admission to Hudson Ridge Wellness Center, each patient agrees to not leave the program or the program grounds without permission of the staff. Admission to the Hudson Ridge Wellness Center Residential Program is voluntary and any patient who wishes to leave the facility is free to do so. The rules of the facility require each patient to inform the clinical staff if they wish to leave prior to the completion of treatment so that the discharge may be planned and alternative treatment and living arrangements can be made. Clinical staff may counsel the person to remain in treatment if that is the treatment team’s recommendation.

## STAFF OBSERVATION OF PATIENTS

Patients are under staff observation at all times, and the buildings and grounds are under video surveillance by staff at all times.

## DEFINITION OF A MISSING PATIENT

Missing patient means a patient in a residential facility who has not been accounted for when and where such patient is expected to be present and whose location has not been determined by means of immediate and appropriate diligent efforts.

## NOTIFICATION OF FAMILY MEMBER OR SIGNIFICANT OTHER

Residents next of kin or guardians will be notified immediately if the resident is missing, unless the involved resident is a capable adult and objects to such notification.

<b>APPROVED _____</b>	<b>HUDSON RIDGE WELLNESS CENTER RESIDENTIAL PROGRAM POLICIES</b>	<b>SECURITY PROTOCOL</b>
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#### EFFORTS TO LOCATE THE MISSING PATIENT

In the case of a missing patient the appropriate supervisory staff member must be notified immediately. If such supervisor deems it necessary, a diligent search will be made by staff of the physical plant, grounds and surroundings. Telephone inquiries may be made to the person's home or any other appropriate location, provided such calls are made in such manner so as not to violate confidentiality requirements of 42 CFR Part 2. A patient is deemed missing if they have not been accounted for after 24 hours. A patient is not deemed missing if they have given prior notice to staff of their intention to leave treatment or to remove themselves to a specific location outside of the facility. Incident reports of a missing patient must state the efforts made to locate the patient as well as the outcome of such efforts.

## APPENDIX 6

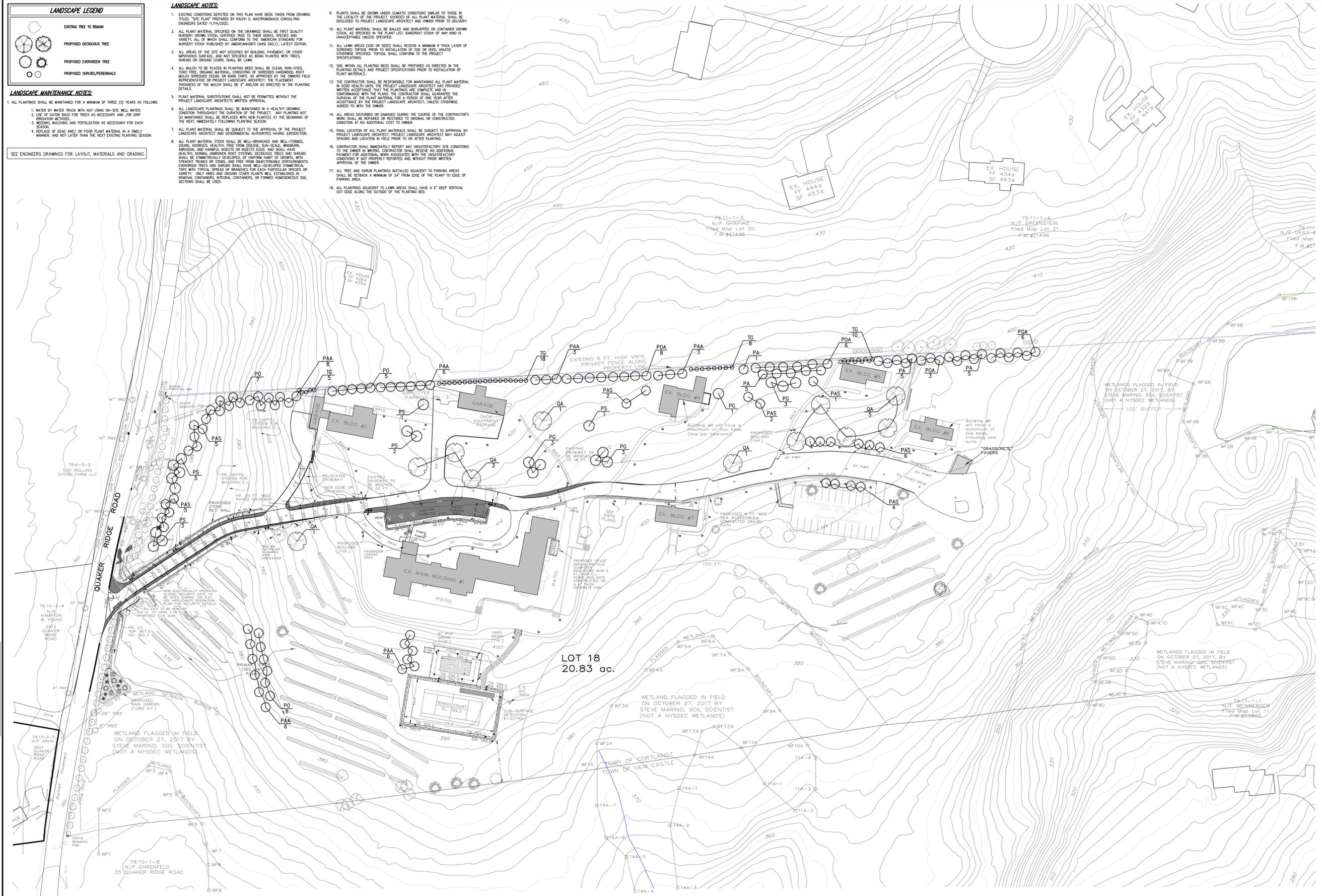
“Site Landscape Plan”, including landscaping monitoring and maintenance plan, by JMC, dated November 21, 2022

**LANDSCAPE LEGEND**

EXISTING TREE TO REMAIN  
 PROPOSED DECIDUOUS TREE  
 PROPOSED EVERGREEN TREE  
 PROPOSED SHRUBS/PERENNIALS

- LANDSCAPE NOTES:**
- EXISTING CONDITIONS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM DRAWING T13.D, "SITE PLAN" PREPARED BY RALPH G. MASTRONARCO CONSULTING ENGINEERS DATED 11/14/2022.
  - ALL PLANT MATERIAL SPECIFIED ON THE DRAWINGS SHALL BE FIRST QUALITY NURSERY GROWN STOCK, CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY, ALL OF WHICH SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT (ANSI Z60.1), LATEST EDITION.
  - ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING, PAVEMENT, OR OTHER IMPROVED SURFACE, AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER, SHALL BE LAWN.
  - ALL MULCH TO BE PLACED IN PLANTING BEDS SHALL BE CLEAN, NON-DYED, TOPIC FREE, ORGANIC MATERIAL, CONSISTING OF SHREDDED HARDWOOD, ROOT MULCH SHREDED CEDAR, OR BARK CHIPS, AS APPROVED BY THE OWNER'S FIELD REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT. THE PLACEMENT THICKNESS OF THE MULCH SHALL BE 3" AND/OR AS DIRECTED IN THE PLANTING DETAILS.
  - PLANT MATERIAL SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECT'S WRITTEN APPROVAL.
  - ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANT(S) AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING PLANTING SEASON.
  - ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION.
  - ALL PLANT MATERIAL STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, MODERATELY HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECT EGGS, AND SHALL HAVE HEALTHY, NORMAL, UNBURNED ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBSCURATIVE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY WIND AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTERNAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED.
  - PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. SOURCES OF ALL PLANT MATERIAL SHALL BE DISCLOSED TO PROJECT LANDSCAPE ARCHITECT AND OWNER PRIOR TO DELIVERY.
  - ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, AS SPECIFIED IN THE PLANT LIST. BARE-ROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
  - ALL LAWN AREAS (SOO OR SEED) SHALL RECEIVE A MINIMUM 6" THICK LAYER OF SOFTENED TOPSOIL PRIOR TO INSTALLATION OF SOO OR SEED, UNLESS OTHERWISE SPECIFIED. TOPSOIL SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
  - SOIL WITHIN ALL PLANTING BEDS SHALL BE PREPARED AS DIRECTED IN THE PLANTING DETAILS AND PROJECT SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN GOOD HEALTH UNTIL THE PROJECT LANDSCAPE ARCHITECT HAS PROVIDED WRITTEN ACCEPTANCE THAT THE PLANTINGS ARE COMPLETE AND CONFORMANCE WITH THE PLANS. THE CONTRACTOR SHALL GUARANTEE THE SURVIVAL OF THE PLANT MATERIAL FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE PROJECT LANDSCAPE ARCHITECT, UNLESS OTHERWISE AGREED TO WITH THE OWNER.
  - ALL AREAS DISTURBED OR DAMAGED DURING THE COURSE OF THE CONTRACTOR'S WORK SHALL BE REPAIRED OR RESTORED TO ORIGINAL OR CONSTRUCTED CONDITION AT NO ADDITIONAL COST TO OWNER.
  - FINAL LOCATION OF ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY PROJECT LANDSCAPE ARCHITECT. PROJECT LANDSCAPE ARCHITECT MAY ADJUST SPACING AND LOCATION IN FIELD PRIOR TO OR AFTER PLANTING.
  - CONTRACTOR SHALL IMMEDIATELY REPORT ANY UNSATISFACTORY SITE CONDITIONS TO THE OWNER IN WRITING. CONTRACTOR SHALL RECEIVE NO ADDITIONAL PAYMENT FOR ADDITIONAL WORK ASSOCIATED WITH THE UNSATISFACTORY CONDITIONS IF NOT PROPERLY REPORTED AND WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
  - ALL TREES AND SHRUBS PLANTED ADJACENT TO PARKING AREAS SHALL BE SETBACK A MINIMUM OF 24" FROM EDGE OF THE PLANT TO EDGE OF PARKING AREA.
  - ALL PLANTINGS ADJACENT TO LAWN AREAS SHALL HAVE A 6" DEEP VERTICAL CUT EDGE ALONG THE OUTSIDE OF THE PLANTING BED.

- LANDSCAPE MAINTENANCE NOTES:**
- ALL PLANTINGS SHALL BE MAINTAINED FOR A MINIMUM OF THREE (3) YEARS AS FOLLOWS:
  - WATER BY WATER TRUCK WITH NOT USING ON-SITE WELL WATER.
  - USE OF GATOR BAGS FOR TREES AS NECESSARY AND FOR DRIP IRRIGATION METHODS.
  - MULCHING AND FERTILIZATION AS NECESSARY FOR EACH SEASON.
  - REPLACE OF DEAD AND/OR POOR PLANT MATERIAL IN A TIMELY MANNER, AND NOT LATER THAN THE NEXT DRAINING PLANTING SEASON.
- SEE ENGINEER'S DRAWINGS FOR LAYOUT, MATERIALS AND GRADING.



**PLANT SCHEDULE**

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
PAA	32	Picea Abies	Norway Spruce	10' - 12' HT.	B & B	
PAS	25	Picea Abies	Norway Spruce	12' - 14' HT.	B & B	
PA	16	Picea Abies	Norway Spruce	8' - 10' HT.	B & B	
PG	10	Picea glauca	White Spruce	8' - 10' HT.	B & B	
PO	18	Picea Omonika	Serbian Spruce	10' - 12' HT.	B & B	
POA	23	Picea Omonika	Serbian Spruce	8' - 10' HT.	B & B	
PS	12	Pinus Strobus	White Pine	8' - 10' HT.	B & B	
TG	41	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	8'-10' HT	B & B	
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT COND.	REMARKS
QA	11	Quercus alba	White Oak	3" - 3 1/2" CAL.	B & B	

NOT FOR CONSTRUCTION

APPLICANT/TOWER: **HUDSON RIDGE WELLNESS CENTER, INC.**  
 120 BEGONIA ROAD, ARMONK, NY 10554  
 PH: 914.333.3232 • FAX: 914.233.2102  
 www.jmcplc.com

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC  
 John Meyer Consulting, Inc.  
 120 BEGONIA ROAD, ARMONK, NY 10554  
 PH: 914.333.3232 • FAX: 914.233.2102  
 www.jmcplc.com

**SITE LANDSCAPE PLAN**  
**PROPOSED SPECIALTY HOSPITAL**  
 TOWN OF CORTLANDT, NEW YORK

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209. SUBSECTION 2.

Drawn:    Approved:    LW  
 Scale: 1" = 40'  
 Date: 11/21/2022  
 Project No: 14088  
 Drawing No: **LP-1**

## APPENDIX 7

Proposed Site Fencing is depicted on Drawing Number 6, above, “Site Plan/Proposed Disturbance Plan” by Ralph G. Mastromonaco, PE PC Consulting Engineers, revision dated 10/24/2022



## APPENDIX 8

Photometrics are depicted on Drawing Number 4, above, “Site Plan/Lighting Plan and Photometric Plan” by Ralph G. Mastromonaco, PE PC Consulting Engineers, revision dated 10/24/2022

