

RALPH G. MASTROMONACO, P.E., P.C.

Consulting Engineers

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Civil / Site / Environmental

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Chris Kehoe, AICP  
Deputy Director, Planning Division  
Town of Cortlandt Town Hall  
1 Heady Street  
Cortlandt Manor, New York 10567

April 26, 2023

Hand Deliver

Re: Hudson Ridge Wellness Center, Inc., PB 6-15  
Town of Cortlandt, New York

Dear Chris:

Enclosed please find two (2) full size sets of the following drawings:

- Cover Sheet, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023,
- 1. Site Plan / Grading Plan/Tree Plan, 13% Max. Grade, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023, Sheet 1 of 8 sheets,
- 2. Site Plan / Utility Plan, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023, Sheet 2 of 8 sheets,
- 3. Driveway Improvement Plan, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023, Sheet 3 of 8 sheets,
- 4. Site Plan / Lighting Plan and Photometric Plan, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023, Sheet 4 of 8 sheets,
- 5. Site Plan / Fire Access Plan, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023, Sheet 5 of 8 sheets,
- 6. Site Plan / Proposed Disturbance Plan, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023, Sheet 6 of 8 sheets,
- 7. Site Plan / Erosion Control Plan / Details / Notes, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised April 25, 2023, Sheet 7 of 8 sheets,
- 8. Quaker Ridge Road Improvement Plan, Hudson Ridge Education and Wellness Center Town of Cortlandt, Westchester County, NY last revised February 16, 2023, Sheet 8 of 8 sheets,
- 9. OWTS Plan, Hudson Ridge Wellness Center Town of Cortlandt, Westchester County, NY last revised March 21, 2022, Sheet 1 of 1 sheets.

Also two (2) 11"x17" copies of the Additional Parking Plan dated April 14, 2023.

The above drawings are provided for the May 2, 2023 meeting of the Planning Board and have been uploaded to the Town OPENGOV portal.

Please call if you have any questions or require additional materials.

Sincerely,



Ralph G. Mastromonaco, PE

Cc: Steve Laker

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

Building #2 will have a maximum of three patient beds (one per bedroom).

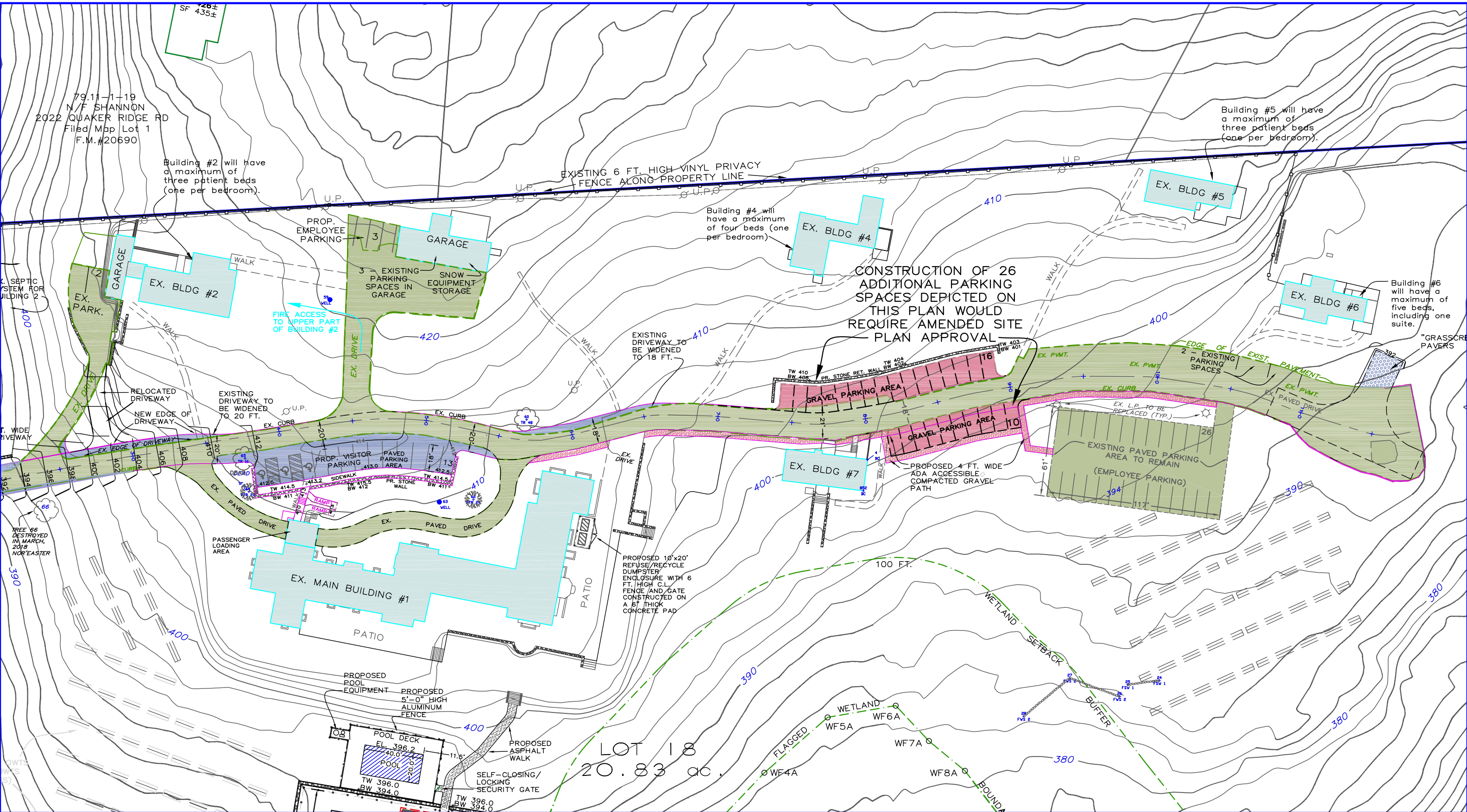
EXISTING 6 FT. HIGH VINYL PRIVACY FENCE ALONG PROPERTY LINE

Building #5 will have a maximum of three patient beds (one per bedroom).

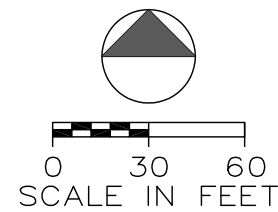
Building #4 will have a maximum of four beds (one per bedroom)

CONSTRUCTION OF 26 ADDITIONAL PARKING SPACES DEPICTED ON THIS PLAN WOULD REQUIRE AMENDED SITE PLAN APPROVAL

Building #6 will have a maximum of five beds, including one suite.



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Parking Schedule	
EMPLOYEE PARKING	36
VISITOR PARKING	13
TOTAL AVAILABLE PARKING	49
BANKED PARKING	26
TOTAL POTENTIAL PARKING	75

ADDITIONAL PARKING PLAN  
IN SUPPORT OF THE  
PARKING COUNT WAIVER  
HUDSON RIDGE WELLNESS CENTER  
2016 QUAKER RIDGE RD  
TOWN OF CORTLANDT  
WESTCHESTER CO. NY  
APRIL 14, 2023