

**DRAFT**

**TOWN OF CORTLANDT  
PLANNING BOARD  
PB 1-14**

**RESOLUTION NO. 7-20**

**WHEREAS**, the application for Planning Board approval of a Site Development Plan pursuant to Chapter 307 (Zoning), for a Special Permit for a Country Club pursuant to Chapter 307-52 (Zoning) and for a Wetland Permit pursuant to Chapter 179 (Wetlands), a Tree Removal Permit pursuant to Chapter 283 (Trees) and a Steep Slope Permit pursuant to Chapter 259 (Steep Slopes) of the Town of Cortlandt Code submitted by the Hudson National Golf Club for a private golf driving range and teaching facility to serve the existing Hudson National Country Club as shown on a 3 page set of drawings entitled “Site Plan, Hudson National Golf Course Driving Range and Teaching Facility” prepared by Ralph G. Mastromonaco, P.E. latest revision dated December 10, 2015 and on a 5 page set of renderings of the proposed teaching facility building dated April 16, 2014 prepared by Kenneth R. Nadler was approved by Planning Board Resolution 2-16 on January 5, 2016, and

**WHEREAS**, the subject property of approximately 19.4 acres is located north of the existing Hudson National Golf Club, south of Hollis Lane and is designated on the Town of Cortlandt Tax Maps as Section 67.08, Block 1, Lot 31, and

**WHEREAS**, as required by Condition #7 of said resolution the applicant was required to post a \$600,000 performance bond under the Town Storm Water Law, Chapter 262 of the Town Code, and

**WHEREAS**, the Planning Board, by PB Resolution 32-18 adopted on August 28, 2018, previously recommended to the Town Board that the bond be reduced to \$210,000 and the Town

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Board, by Resolution 249-18 adopted on September 25, 2018, reduced the bond as recommended by the Planning Board to \$210,000, and

**WHEREAS**, by letter dated February 10, 2020 Ralph G. Mastromonaco, P.E. requested that the bond be released as the work has been completed and a Certificate of Occupancy has been issued by the Town, and

**WHEREAS**, the Director of Technical Services has reviewed said request and finds that the bond may be released.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board recommends to the Town Board that the Stormwater Performance Security for the Hudson National Golf Course be released.

**TO BE CONSIDERED FOR ADOPTION: MARCH 3, 2020**