

September 8, 2021

Attn: Bryan Healy, Village Manager

Village of Croton-On-Hudson
One Van Wyck Street
Croton-on-Hudson, NY 10520

RE: Request to Reinstate Solar Special Permit Application

Dear Mr. Healy,

Matrix Development has previously submitted substantial materials pertaining to the development of the Prickly Pear Solar Project (PPSP) on unutilized property belonging to the Hudson National Golf Club. To date, the Village Board of Trustees, the Village Planning Board, the Conservation Advisory Council, and the Waterfront Advisory Committee have reviewed the PPSP Plans.

In October 2020, the Village Board declared its intent to be Lead Agency under SEQRA and directed the Planning Board to review the PPSP special permit application and provide its recommendations to the Village Board. In January 2021, the Planning Board unanimously recommended that the Village Board issue the permit, as did the WAC, after its review of the PPSP for Local Waterfront Revitalization Program consistency.

In February 2021 at the direction of the Village, Hudson National Golf Club applied for an amended special permit for continued use of the ancillary storage area on Prickly Pear Hill Road, near the location of the PPSP, because of minor site modifications noted during Planning Board review of the PPSP.

In March 2021, the Village Board of Trustees formally required the special permit application to be reviewed prior to continued review of the special permit application for the solar array (see Janine King letter to Ralph Mastromonaco, March 19, 2021). More specifically, King letter stated “If the special permit for the maintenance area gets approved the Board will continue with its review of the solar array installation. If that gets approved the Board will request that the Planning Board proceed with site plan review of both applications simultaneously as there are overlapping site plan issues.”

The special permit for the ancillary storage area was unanimously issued by the Village Board to the Hudson National Golf Club on August 16, 2021, after receiving a favorable recommendation from the Planning Board, and a memo of consistency from the WAC regarding the LWRP.

As such, Matrix understands that the Village Board, as Lead Agency, will continue with its SEQRA review of the PPSP unlisted action prior to the Planning Board site plan review of the

ancillary storage area, as per the King letter noted above. Also, Matrix would request that the Trustees, at the Village Board meeting of September 20th, schedule a public hearing for the PPSP. The Matrix team would also like the opportunity to provide a brief review of the PPSP for the Trustees and Village Staff as it has been almost a year since the initial materials were submitted.

Sincerely,



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Cc: Theron Harvey, Alan Milton, Robert Davis, Dan O'Connor, Ralph Mastromonaco