

MATRIX DEVELOPMENT, LLC

153 Mercer Street, #4
New York, New York 10012



January 27th, 2022

Attn: Mayor Pugh, Village Manager Healy, and Trustees
Croton-On-Hudson Board of Trustees
1 Van Wyck Street
Croton-on-Hudson, NY 10520

RE: Response to Short Environmental Assessment Form Part 2 – Impact Assessment

Dear Mayor Pugh,

Since the issuance of the Short Environmental Assessment Form (EAF) Part 2- Impact Assessment was issued on 11/3/2021 Matrix has provided additional information to the Village of Croton-On-Hudson which addresses the perceived moderate to large impacts may occur as enumerated by the Board of Trustees. The contemplated moderate to large impacts and Matrix's response to each are as follows:

2. Will the proposed action result in a change in the use or intensity of use of land?

Matrix Response – Long term use of the proposed area will have a small to moderate change but not a material adverse change in the intensity of use of the land as shown by the following statistics.

- 100% of the property will be open to native wild wildlife due to Matrix's elimination of a security fence around the array. Native animals will continue to utilize the entire subdivided plot.
- 47% (5.8 acres) of the proposed subdivision will remain **untouched**
- 64% (8 acres) of the property will remain forested.
- 6.7 acres will be temporarily intensified by human activity for construction activities
- 96 % (50 weeks) of the year, human activity will be absent from all 12.5 acres for the entirety of the project.
- 16% (2 acres +/-) of subdivision will be changed to passive Land Use to accommodate solar panels and the surrounding area will be seeded and maintained with grasses and other flowering plants known to provide benefits to wildlife and pollinator insects.

8. Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources?

Matrix Response – No, the proposed subdivision does not contain historic, archaeological, or architectural resources. As demonstrated by Ralph Mastromonaco's visual analyses, peer reviewed by Chazen & Companies (Labella), the proposed solar system will not be visible from the neighboring homes or other locations within the Village of Croton-On-Hudson. Despite this, Matrix and Hudson National has agreed to provide additional screening of the construction access area of the Hudson National ancillary storage area.

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9. Will the proposed action result in an adverse change to natural resources, (e.g., wetlands, waterbodies, groundwater, air quality, flora, and fauna)?

Matrix Response – No, there are no material adverse changes to natural resources and the solar array will improve air quality by eliminating CO2 power plant emissions which are known to have substantial adverse impacts on human health and the environment. Although trees will be removed, ecological studies by Tim Miller Associates and Chazen & Companies (Labella) demonstrated the low-to-moderate quality of the project habitat, the low density of tree coverage, the large number of invasive trees and the dominance of low ecological value invasive understory species throughout the area. As noted, the area of the panel array within the 12.5 subdivision will be converted to a beneficial native meadow habitat to support a variety of wildlife and pollinator species. In addition, Matrix will provide a tree mitigation fund of \$78,750 for 450 trees and has agreed to plant 250 native hardwood saplings. As previously stated, 64% or 8 of 12.5 acres of the property will remain forested. And, in compliance with Tier 3 Solar Zoning Code (230-48.1), a tree restoration plan will be implemented to restore the decommissioned area to a similar condition.

10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?

Matrix Response – No, Site Plans submitted on 1/5/2022 show extensive pre- and post-construction erosion control measures to ensure proper stormwater management and decrease the potential for related problems. Complementing the site plans, Matrix has submitted a Stormwater Pollution Prevention Plan (SWPPP) and corresponding calculations to the Village of Croton-On-Hudson for which Chazen (Labella) has commented on January 6th, 2022, “Matrix has addressed all open comments.” To further assuage abutting property owners, Matrix has agreed to make the southeastern temporary sediment trap a permanent detention basin as recommended by their civil engineering consultant, Hudson Land Design.

In conclusion, Matrix is of the opinion that all four of the initially perceived moderate to large impacts checked by the Board of Trustees have been subsequently and adequately addressed to allow for the reclassification to “No, small impact may occur.” We appreciate your consideration in this matter.

Regards,

A handwritten signature in black ink, appearing to read "Matt Doud".

Matrix Development, LLC.
mdoud@matrixdevllc.com
(518) 727-6219