

MEMORANDUM

To: Janine King, Croton-on-Hudson Village Manager
CC: Dan O'Connor, Village Engineer; Linda Whitehead, Village Attorney
From: Stuart Mesinger, AICP and Caren LoBrutto
Date: January 14, 2021
Re: Hudson National Golf Club/Matrix Development, LLC – Solar Project SEQRA Review
Project #: 82050.00

Prior to making a SEQRA determination we believe the Village Board should require that the Applicant provide the following information:

1. The plans should be modified to comply with the steep slope requirements at Chapter 195 of the Village Code. Modification of the plans will likely change the area affected by the project. The SEQRA review should cover the full are of affect. After the plans are modified, the Board should determine whether additional analysis of visual impacts is needed. Note that with respect to visual impacts, the standard of review is to consider impacts from public places such as roads and parks, rather than from private properties.
2. A full stormwater pollution prevention plan (SWPPP) should be provided. Note that there are two issues here: 1) Runoff from the project itself, which will be addressed by the SWPPP; 2) An existing problem which is unrelated to the proposed project. I leave it to the Board whether to make the applicant correct the existing problem to the satisfaction of the Village Engineer before allowing the solar project to go forward. Note that a proper SWPPP for the solar project should not exacerbate any existing problems.
3. The Village should confirm that the prior cultural resource survey included the area proposed for development.
4. The Village should ask for the volume and nature (i.e. size and weight) of construction truck traffic that will be using Prickly Pear Road and the times when such use is expected. The Village should confirm that turning radii are adequate to accommodate such trucks. The Village should ask the applicant to investigate Prickly Pear's pavement and sub-base to ensure it will not be damaged by the truck traffic.
5. With respect to the loss of trees, the Board has the factual information it needs with respect to the number, size and species of trees that will be cut down. I believe it is a policy decision for the Board to decide what, if any, mitigation should be required.
6. The Board should consider asking the applicant to provide the Operation and Maintenance Plan as a stand-alone document for ease of reference.

Additionally, it is our understanding that the Village Attorney will be providing comments with respect to the adequacy of the lease terms summary provided by the applicant.

Please do not hesitate to contact me with any questions.