



Stanley H. Kellerhouse Municipal Building
One Van Wyck Street
Croton-on-Hudson, NY 10520-2501

To: Mayor & Board of Trustees
From: Bryan T. Healy, Village Manager
Date: December 17, 2021
Re: Matrix Solar at Hudson National

Mayor
Brian Pugh

Trustees
Ann Gallelli
Sherry Horowitz
Alejandro Rosales
Len Simon

Village Manager
Bryan T. Healy

Treasurer
Daniel Tucker

Village Clerk
Pauline DiSanto

Since the Board last reviewed this application on November 3, 2021, Linda Whitehead, Nick Vamvas, our consultant from Chazen Companies and I have been working together on providing responses to the questions raised by the Board. Specifically, we have been working with Matrix to address the four areas which the Board marked as having a possible moderate to large impact: Change in the use or intensity of use of land; impair the character or quality of important historic, archaeological, architectural or aesthetic resources; adverse change to natural resources; and increase in the potential for erosion, flooding or drainage problems.

On the project page on the Village website, a number of additional documents have been posted, including responses to public comments received by the Board, comments from the Fire Department, revised plan drawings and the updated stormwater management plan (SWPPP). I have also included the proposed mitigation offer from Matrix Development. These documents should allow both members of the board and the public to see how these possible impacts have been addressed or are proposed to be addressed through mitigation and other means.

At the next board meeting on December 20, Linda and I will go into more detail on the specifics of these conversations, as well as ask the Board to provide feedback on the drafting of the EAF Part 3.

Based on the above, the current plan would be to have the Board adopt a declaration for SEQRA purposes and a statement in relation to the Village's LWRP at the January 4, 2022, board meeting. If the board should vote for a negative declaration in relation to SEQRA and a statement of consistency in relation to the Village's LWRP, a vote on the special permit application would take place that same evening (January 4, 2022).