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March 19, 2021

Ralph Mastromonaco, P.E., P.C.
Consulting Engineers
13 Dove Court
Croton on Hudson, NY 10520

Dear Mr. Mastromonaco,

In September 2020 the Village received your application on behalf of Hudson National Golf Club and Solar Matrix for a subdivision of the HNGC property in order to create a separate 15-acre lot to be leased for a solar array, an amended special permit for the Club use on the reduced property, and site plan and special permit approval for the proposed tier 3 solar energy. On October 5, 2020 the Village Board declared its intent to be Lead Agency for the SEQRA review and referred the special permit applications to the Planning Board for a recommendation back to the Village Board.


During the Planning Board's review of the project, it became clear that Hudson National has been using the area adjacent to the subject parcel as an ancillary maintenance facility. The approvals for HNGC provided for this area to be utilized as a caddy shack, with a small building for the use and a proposed septic system. It appears the septic was never installed and the area not used for this purpose. The area has been partially cleared and structures constructed or added to for cold storage as well as material stockpiles. In addition, it appears that as part of this use changes have been made to the drainage in the area which also did not receive approvals.

On January 20th the Village Engineer directed Hudson National Golf Club to apply for an amended special permit for the construction and use of the maintenance facility. The Village received a paper copy of the application on February 5, 2021, digital copies on February 12th and the required fee on March 15, 2021.

Based upon the severity of the non-compliance and the drainage issues reported by the property owners on Prickly Pear Hill Road, the Village Board of Trustees has determined that it would be in the best interests of the Village to process the March 15, 2021 application before proceeding with the special permit application for the solar array. 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 application for an amended special permit for modifications to the area now being used as a maintenance area will be placed on the April 5th Village Board of Trustees agenda to begin the process with referral to the Planning Board.

Sincerely,

A handwritten signature in cursive script, appearing to read "Janine King".

Janine King,
Village Manager

Cc: Theron Harvey
Robert Davis
Scott Sabbagh, Matrix Development, LLC