

George Latimer
County Executive

October 26, 2020

Paula DiSanto, Village Clerk
Village of Croton-on-Hudson
One Van Wyck Street
Croton-on-Hudson, New York 10520-2501

**County Planning Board Referral File CRO 20-004 – Hudson National Golf Club Solar Arrays
Prickly Pear Hill Road
Site Plan, Special Permit, and Special Permit Amendment**

Dear Ms. DiSanto:

The Westchester County Planning Board has received a site plan (dated revised March 25, 2020) and related materials for two proposed solar arrays to be located within the Hudson National Golf Club. The club is seeking to subdivide a 15-acre parcel located at the property's western corner, where two groups of interconnected solar arrays would be constructed on a 7.34-acre portion of that parcel. The site is sloped, benefiting the construction of the arrays, but is also currently wooded, necessitating the removal of 581 trees. An existing driveway would provide access to the solar arrays from Prickly Pear Hill Road, and a new gravel driveway would provide additional access.

The proposed solar array property would conform to the R-40 One-Family Residence zone, which requires setbacks that would provide a wooded buffer between the proposed arrays and the neighboring residential properties. The solar arrays would require both site plan and special permit approvals since it would be classified as a Tier 3 solar installation. The Hudson National Golf Club would also require a special permit amendment for the existing golf club use on the reduced property.

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and find this to be a matter for local determination in accordance with your community's planning and zoning policies.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

By:



Norma V. Drummond
Commissioner

NVD/MV