

Matrix Solar at Hudson National Golf Club Project Timeline

August 28, 2020: Hudson National submits special permit application to amend the existing special permit for golf club operations to allow for solar panels. Matrix Solar submits special permit application to install solar panels on a 15-acre lot, which will be subdivided from the Club's property.

October 5, 2020: The Village Board adopted a resolution declaring the special permit applications to be Unlisted Actions under SEQRA, provided the applications to the Planning Board for their review and comment and declared its intent to serve as lead agency.

November 4, 2020: The Village Board declared lead agency for SEQRA purposes and provided the applications to the Waterfront Advisory Committee for their review and comment.

December 31, 2020: The Planning Board submitted their memo regarding the special permit applications. The Planning Board unanimously recommended that the special permit be granted so long as proper mitigation is provided. They also noted that they had concerns which will be addressed in more detail in the site plan approval process (fencing, landscaping, neighbor screening, and stormwater management, etc.).

February 4, 2021: The Waterfront Advisory Committee (WAC) submitted their recommendation of consistency with the Village's Local Waterfront Revitalization Plan (LWRP). The WAC voted unanimously to make a recommendation of consistency with the policies, with the exception of Policy 25 and Policy 25A. These policies refer to natural and scenic resources. The WAC deferred a decision on their consistency to the Village Board.

March 19, 2021: Former Village Manager Janine King advised Matrix Solar and Hudson National Golf Club that the review of the special permit applications would be paused while the amended special permit application for the ancillary storage area at Hudson National Golf Club was processed.

August 16, 2021: The Village Board issued a special permit for the ancillary storage area after completing its review of the area.

September 20, 2021: The Village Board scheduled a public hearing on the special permit applications from Matrix Solar and Hudson National Golf Club for October 18, 2021.

October 18, 2021: The Village Board received comments from the public regarding the special permit applications at the public hearing. No action was taken by the Village Board at the conclusion of the public hearing.

November 3, 2021: The Village Board completed Part II of the Environmental Assessment Form (EAF) and the consistency review under the Village's LWRP. A number of issues were identified as having a moderate-to-large impact on the EAF, namely #2 (Will the proposed action result in a change in the use or intensity of use of land?), #8 (Will the proposed action impair the character or quality of important

historic, archaeological, architectural or aesthetic resources?), #9 (Will the proposed action result in an adverse charge to natural resources?) and #10 (Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?).

November 9, 2021: Matrix Solar provided a proposed mitigation plan in relation to the tree removal proposed. The proposal included a payment of \$78,750 for the purchasing and planting of 450 trees, an additional 250 10" to 14" saplings and annual payments of \$11,000 for 15 years in the form of a community benefit agreement. Additionally, Matrix Solar agreed to plant a wildflower/pollinator grass seed mix in and around the solar arrays.

November 19, 2021: Matrix Solar provided written responses to questions raised by Chazen Companies (the Village's environmental consultant). The applicant agreed to install a rain garden feature to capture any runoff from the impervious structures being added to the area (transformer and inverter pads).

December 13, 2021: Matrix Solar provided a written response to questions raised by Village Attorney Linda Whitehead. The applicant agreed to planting ten conifer trees at a height of six to eight feet to screen winter views from adjacent properties on Prickly Pear Hill Road.

December 20, 2021: The Village Board heard a number of public comments from Village residents regarding the special permit applications. The Board postponed a discussion on the Part III of the EAF pending more information.

December 23, 2021: Matrix Solar provided a written response as to why siting the solar array at the old driving range location at the golf club would not be feasible.

December 29, 2021: Matrix Solar provided a written response to the comments received from the Croton-on-Hudson Fire Department. The applicant agreed to all the requests from the fire department, including site access, clearance, signage and training.