



**TOWN OF POUGHKEEPSIE PLANNING BOARD
RESOLUTION OF CONDITIONAL SITE PLAN APPROVAL**

**IN THE MATTER OF THE REPLACEMENT OF THE
CENTRAL HUDSON KNAPPS CORNERS SUBSTATION**

WHEREAS, on August 27, 2018, Central Hudson Gas & Electric Corp. (“Central Hudson,” the “public utility” or the “Applicant”) submitted an application to the Town of Poughkeepsie Planning Board for site plan approval for a project involving a ±7-acre parcel located at the corner of Spring Road and Kerr Road, having an address of 19 Spring Road, Town of Poughkeepsie, Dutchess County, New York, bearing tax parcel identification number 134689-6159-04-505383-0000 and located in the Residence, Single-Family 1.5 Acre (R-1.5A) Zoning District (the “Premises”), to permit the construction of new electric utility substation on a site containing an existing substation and utility transmission and distribution lines (the “Project”); and

WHEREAS, the existing use of the Premises, which is not changing, is as a public utility, which use is permitted in the R-1.5A District as of right, subject to the granting of a site plan approval by the Planning Board and subject to the provisions of §210-96 of the Town Code; and

WHEREAS, the Project is an Unlisted Action pursuant the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Planning Board declared its intent to be Lead Agency for the environmental review of the Project pursuant to SEQRA on September 20, 2018, and thereafter circulated the application to the identified interested and involved agencies; and

WHEREAS, no objection having been received, the Planning Board assumed lead agency status as of its regular meeting on March 21, 2019; and

WHEREAS, the Planning Board has considered the action as defined in §§617.2(b) and 617.3(g) of the SEQRA regulations, has reviewed Part I of the Environmental Assessment Form

(“EAF”) (prepared by the applicant) and Parts II and III (prepared by the Town) to identify the relevant areas of environmental concern, and has considered the impacts that may reasonably be expected to occur from the Project, assessed in connection with the Project’s setting, the probability of occurrence, duration, irreversibility, geographic scope, magnitude and the number of people affected, and has reviewed all documents and comments in the record, including the applicant’s submittals, public comment and reports and comments from Town staff and consultants, and has thoroughly analyzed the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment and finds that the proposed action will not have a significant adverse environmental impact; and

WHEREAS, the Planning Board adopted a Determination of Non-Significance – Negative Declaration for the Project on May 21, 2020; and

WHEREAS, as part of its site plan application, the Applicant applied for an erosion and sediment control permit pursuant to Chapter 97 of the Town Code, and a land contour permit pursuant to §210-79 of the Town Code. However, those permits generally have been deemed not to be required for activities undertaken in conjunction with Town-approved development activity such as the approval of site plans. The purposes and procedures of those sections are largely duplicative of the site plan review procedures and standards. As such, neither permit is required for this application. Moreover, the Town Engineer has confirmed that the Stormwater Pollution Prevention Plan (“SWPPP”) prepared for the Project more than satisfies all of the requirements for the issuance of an Erosion Control and Land Contour Permit; and

WHEREAS, the application and supporting materials submitted by the Applicant and reviewed by the Planning Board are set forth in Exhibit A to this resolution; and

WHEREAS, the Planning Board's normal site plan review process includes referral of the application to the various Town Departments and consultants, including Planning, Engineering (CPL), Zoning, Water, Sewer, Building, Highway, and Legal, seeking comments on all submittals, and written comments were received, which comments were reviewed and considered by the Planning Board as part of its deliberative process; and

WHEREAS, due to the specialized nature of this Project, the Planning Board also retained the services of an engineering firm with expertise in utility siting, Stantec Consulting Services, Inc. ("Stantec"), to assist it with the review of the Project and specifically to assess the statements made by the applicant in three distinct areas: (1) the siting of the new substation, (2) electric and magnetic fields ("EMF") concerns raised by owners of property in the adjacent residential neighborhood, and (3) anticipated noise levels; Stantec provided reports to the Planning Board on June 11, 2019, August 8, 2019, November 13, 2019, December 10, 2019 and February 13, 2020; and

WHEREAS, the Planning Board's review also includes referral of the application to other agencies including Arlington Fire District and the Dutchess County Department of Planning and Development seeking comments on the various submittals and re-submittals, which comments were reviewed and considered by the Planning Board as part of its deliberative process; and

WHEREAS, in addition to the Town departments, consultants and other agencies, the Planning Board also regularly conferred with and received written comments from Planning Staff and the Board's professional consultants as to, among others, issues related to wetland and surface water resources, flora/fauna, projected traffic, on-site vehicle movements, construction and post-

construction engineering and design, geotechnical investigation, proper location of the substation and utility infrastructure, driveways and other improvements, landscaping, screening and neighborhood character; and

WHEREAS, in addition to the foregoing, the Planning Board also received and considered numerous comments from the public consisting of in excess of 100 written comments, comprising more than 600 pages of material from residents of Kerr Road, Ronnie Lane, Debbie Court, Spring Road and Brooklands Farm Road, together with numerous photographs and videos; and

WHEREAS, prior to the matter being scheduled for a public hearing, at each of the regularly-scheduled public meetings where this Project was on the agenda, an opportunity for public comment was given, and public comments were received at the meetings held on September 20, 2018 and March 21, 2019; and

WHEREAS, in total, fourteen (14) individuals, owners of ten (10) parcels in the residential neighborhood to the north of the Project, spoke at the meetings and public hearings; and

WHEREAS, neighbor concerns included, among other things, the potential increase in visibility of the substation from their property or from Kerr Road; potential increases in noise and lighting on the site; concerns about electric and magnetic fields (“EMF”) with the substation closer to their properties; traffic on Kerr Road, particularly with the relocation of the driveway on Spring Road to Kerr Road; loss of habitat for fauna; declining property values; and potential safety concerns including fires or explosions at the substation; and

WHEREAS, the Project does not require sewage treatment or water supply facilities; and

WHEREAS, storm water management and erosion controls will conform to the requirements of the current NYSDEC SPDES General Permit for Stormwater Discharges from

Construction Activity; NYSDEC Stormwater Management Design Manual; and New York State Standards and Specifications for Erosion and Sediment Control; and

WHEREAS, the Planning Board considered the applications, materials, comments and discussion at nine meetings, held on September 20, 2018; March 21, 2019; June 20, 2019; August 15, 2019; November 21, 2019; December 19, 2019; February 20, 2020, April 30, 2020 and May 21, 2020; and

WHEREAS, a duly-noticed public hearing was opened on December 19, 2019 and continued on February 20, 2020, during which all who wished to speak about the Project were heard, and following which the public hearing was closed, but written public comments were accepted through Sunday, March 1, 2020; and

WHEREAS, a site visit was conducted by several members of the Planning Board and Town Staff on April 15, 2019, for which public notice was given and immediately following which, the Planning Board members viewed the Project site from various neighboring properties, as permitted by the owners thereof; and

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development pursuant to General Municipal Law §239-l and -m and Zoning Code §210-151(E), and by memorandum dated August 31, 2018, the Dutchess County Department of Planning and Development indicated that it lacked jurisdiction to review this Project; and

WHEREAS, the Planning Board is authorized to review site plan applications and approve, approve with modifications or disapprove such applications pursuant to Article XIII of Chapter 210 of the Town Code; and

WHEREAS, pursuant to Town Law §274-a(4) and Zoning Code §210-152(C), the Planning Board is authorized to impose reasonable conditions of site plan approval which are

related and incidental to the site plan and are necessary to ensure compliance with the Zoning Code; and

WHEREAS, the application for the proposed Project is complete.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to Article XIII of Chapter 210 of the Town Code, the Planning Board has considered the application in conjunction with the applicable requirements and design standards found in §§210-151 and 210-152, the requirements and standards for the R-1.5A District in which the proposed Project is located, and related sections of the Town Code, and the nature, arrangement and appearance of all proposed structures, improvements and uses which comprise the proposed Project, including their potential effect on adjacent properties, architectural features and land uses, and makes the findings set forth below. Specifically, for the reasons set forth in the SEQRA determination of non-significance, the Planning Board finds that the site plan application and supporting materials demonstrate the following:

1. The Project complies with §210-96(A) of the Town Code which mandates that public utility structures not contain offices or have any outdoor storage of materials, and that employees not be on site full-time. Section 210-96(B) does not apply to this application.
2. As determined by the Zoning Administrator, the Project meets the applicable Area and Bulk Regulations for the R-1.5A District. The Project complies with, or components are exempt from, requirements for minimum lot area and width, lot frontage, front yard, side yard and rear yard setbacks, maximum lot coverage, impervious surface and building height, and landscaped area.
3. The Project will not create undue traffic congestion. Following construction, the site essentially will be unoccupied. The new substation will not be staffed; there will be no

- daily traffic to the site. The use of the site is not changing or intensifying. Other than during construction, no increase in traffic to or from the site is anticipated. During construction, a traffic control/safety plan will be in place to minimize, to the greatest extent practicable, any traffic congestion from construction vehicles.
4. The Project will not create excessive noise. The Negative Declaration for the proposed Project determined that the Project may be expected to result in a temporary increase in noise levels due to construction activities on the site. However, it concluded that any increase in noise levels due to construction would be a short-term effect that would cease upon completion of construction. Noise from the completed Project is anticipated to be less than current conditions and equal to or less than the existing residential and commercial uses in the vicinity. The Applicant has indicated that hours of construction will be from 7 am to 7 pm, Monday-Friday, and from 10 am to 6 pm on Saturdays, as needed. Compliance with Chapter 139 of the Town Code (“Noise”) during construction activities is required and is a condition of site plan approval.
 5. The Project would not create uncontrolled runoff or excessive soil erosion. The Stormwater Pollution Prevention Plan (“SWPPP”), prepared in conformance with SPDES General Permit 0-15-002 as well as the New York State Standards and Specification for Erosion and Sediment Control (the “Bluebook”) and applicable sections of Chapter 173 of the Town Code, as verified by, and to the satisfaction of, the Town Engineer, and the site plans for the Project, identify and detail the storm water management, pollution prevention and erosion and sediment control measures both during and following construction activities. The gravel surface on which the new substation sits also consists of a NYSDEC-approved “porous paving cross section,”

designed to serve as the storm water management system (“SWMS”) for the Project. Unlike a standard compacted gravel surface, this NYSDEC-approved porous practice is considered permeable and will provide for a reservoir below grade to provide water quality and rate control. Erosion and sediment controls will be provided. A small infiltration basin will be installed south of the new substation to reduce any excess storm water runoff from the new driveways. After treatment by the SWMS, runoff will flow to existing conveyance systems along Spring Road at a rate equal to or less than current conditions. The SWPPP and site plan have been reviewed by the Town Engineer and found to be acceptable.

6. The Project would not create excessive odors or other forms of pollution. The Negative Declaration for the Project also determined that the Project would not result in any permanent or long-term significant adverse impacts to air quality.
7. No historic, scenic or environmental resources are located on or adjacent to the Project site. As such, the Project will not have any negative effect on these resources.
8. The Project will have a harmonious relationship with the existing and planned development of contiguous lands and adjacent neighborhoods, which are mostly fully developed and contain existing utility infrastructure, including an existing transmission corridor runs parallel to Debbie Court and Ronnie Lane. As noted, the site has been used for public utility purposes since the 1940s. The use is not changing or intensifying. In addition, the new location for the substation is more centrally-located on the 7-acre parcel. Existing vegetation is to remain to the greatest extent practicable, and substantial additional landscaping is proposed to screen the substation from view. The substation does not encroach on neighboring properties; the substation fence line is more than 220

feet from the northern property boundary at its closest point, 145 feet of which is wooded. The view from Kerr Road will be largely screened.

9. The Project will have no material adverse effect upon the desirability of the surrounding neighborhoods for the uses contemplated by the Zoning Code. As noted, the surrounding land is largely developed and the Project site has contained the same use for almost 80 years. Many of the houses in the residential neighborhoods that surround the Project site were constructed after the use of the site as an electrical substation already was in existence, demonstrating that the current use of the site is not a deterrent to development of the surrounding area.
10. The Project conforms to the Town's planning goals and objectives as expressed in its Town Plan; the use is not in conflict with the general zoning plan and would not adversely affect the neighborhood. The site has been used for public utility purposes since the 1940s. The use is not changing or intensifying.
11. As an operational public utility site, the Project does not involve any pedestrian access. After construction, vehicular access to the site will be limited, as the site will be generally unoccupied. An adequate area, not located within any front, rear, or side yard setback, is available for any site parking requirements and has been shown on the site plan. The Planning Board and Town staff have extensively discussed with the Applicant and its consultants the vehicular access, traffic circulation and the general layout of the site and believe that they are properly planned with regard to the safety of vehicles using the site, as well as those on neighboring properties and streets.
12. As described more fully in the SEQRA determination of non-significance, the Project would not have a significant adverse effect on local community services such as police

and fire protection, public recreation, and schools. In response to concern from the public about potential fire or explosions at the substation, the Applicant informed the Planning Board that the proposed substation will employ current lightning protection measures and outlined its comprehensive emergency response plan; the Planning Board and its consultants are satisfied by this response.

13. The relationship of public utility infrastructure on the Project site is designed to enhance the aesthetic quality of the surrounding neighborhood to the greatest extent practicable, while not interfering with or negatively affecting the functionality of the site or the provision of this essential service. The substation will be set farther back from Spring Road and extensively landscaped to screen it from view as much as possible.
14. The site plan demonstrates that the landscape, buffering and site treatment provides for large areas of existing trees and shrubs, supplemented, where appropriate and as directed by the Planning Board with additional plantings of trees and shrubs to provide visual appeal to neighboring residential properties.
15. The purpose and intent of the Zoning Code would be met, to the end that the property values will be conserved, the most appropriate use of the land will be encouraged and the health, safety and general welfare of the community will be furthered. The Applicant is a public utility. The Project provides the community-wide benefit of improved safety and efficiency in the delivery of electric service.
16. The Planning Board is planning to waive formal architectural approval (submission of color samples and materials) for the proposed appearance of the one building to be located on the site, a control house/shed, as it is only thirteen (13) feet tall and will

largely be screened from view. The Planning Board is satisfied with the description of the building in the record.

17. No residential units are being created as part of this application and therefore no land is required to be set aside for parkland or fee paid in lieu thereof.

AND, BE IT FURTHER RESOLVED that, based on the foregoing findings, the Planning Board grants site plan approval for the Project subject to the following terms and conditions:

- 1) Acceptance by the Planning Department of the Applicant's responses as to adequacy and completeness in regard to the comments of the Planning Board and comments of Town departments, Planning Board consultants, and other agencies.
- 2) Approval, as may be required, of the Department of Planning and the Town Engineer of the proposed final design drawings for the Project.
- 3) Payment by the Applicant of all required fees, including but not limited to application, review and construction inspection fees pursuant to Chapters 105 and 106 of the Town Code.
- 4) Establishment of an escrow account, in an amount to be determined by the Director, to pay the cost of consultant fees related to review of the proposed final design documents and legal agreements, and construction inspection for the Project.
- 5) Prior to the installation of any plantings on the site pursuant to the approved landscaping plan, the Town, through its staff and/or consultants, in consultation with the Applicant and/or its consultants, shall have the right to enter upon the site and inspect the proposed location of such plantings to determine if the proposed location is suitable for such planting or if the location of a particular planting needs to be moved to ensure a greater likelihood of viability. Any such change shall be substantially consistent, in quality, type and location, with the landscaping plan as currently proposed.

- 6) To ensure the viability of the plantings, the Town, through its staff and/or consultants, in consultation with the Applicant and/or its consultants, shall have the right to enter upon the site to inspect the plantings on a date approximately one year from the date of the initial installation of the final planting pursuant to the landscaping plan, and then again on a date approximately three years from such final planting. If, during the three-year inspection, the Town finds that additional monitoring is warranted, the Town shall have the ability to extend the monitoring for a similar period of time.
- 7) Pursuant to §210-151(K), a bond or other security shall be required, in final form and substance acceptable to the Town Engineer, Planning Board attorney and the Town attorney, and approved by the Town Board, to cover the cost of the installation and maintenance of the significant landscaping shown on the landscaping plan. Having reviewed the estimate provided by the Applicant, and having conferred with the Town Engineer, the Planning Board hereby determines that a bond in the amount of One Hundred Seventy-One Thousand, Six Hundred and Forty-Three Dollars (\$171,643.00) shall be sufficient for such purposes. The bond shall remain in place for a period of three (3) years from the date of the initial installation of the final planting pursuant to such plan.
- 8) In response to assertions from the owners of certain parcels adjacent to the Project that additional screening was required, the Applicant provided a revised landscaping plan dated January 27, 2020 which included plantings along the border of the site in proximity to those properties, in two locations which previously had been cleared of vegetation. Those property owners then questioned the need for, or desirability of, those additional plantings, one asserting that the additional plantings would interfere with her use of her pool. The Town acknowledges that adequate screening will be provided even in the absence of the installation of the plantings

in those locations. Within thirty days of the date of this resolution, the Town, through its staff and/or consultants, shall determine whether these plantings shall be installed. If the Town determines that these plantings do not need to be installed, the landscaping plan shall be revised accordingly, prior to final signature of the site plan by the Chair.

- 9) Prior to the commencement of construction, the Applicant has agreed to work with the Wappingers Central School District concerning vehicular traffic concerns for the Oak Grove Elementary School, and is directed to work with Town staff concerning the traffic control/safety plan to minimize, to the greatest extent practicable, any traffic congestion and to limit parking or standing along Kerr Road during the construction of the Project.
- 10) Prior to the commencement of construction, obtain approval by the Town Highway Superintendent of the driveways along Kerr Road by Town Highway Work Permit review and approval.
- 11) With the exception of plan changes required by the Planning Department and other governmental agencies, and field changes as approved by the Director of Municipal Development, any modification to the approved plans shall receive the prior approval of the Planning Board before commencement of construction or commencement of the use.
- 12) Because it is recognized that significant regulatory approvals are required for the construction of a public utility electric substation, this site plan approval shall remain valid for a period of two years after the date of adoption of this resolution. The Planning Board may further extend such approval for an additional twelve (12) months if, in the Board's opinion, such extension is warranted. A failure to complete the conditions of site plan approval within the required time period(s) shall result in the approval becoming null and void. The Applicant shall receive no

notice of the pending expiration and it is the sole responsibility of the Applicant to renew the aquatic resource permit prior to its expiration.

13) Architectural review by the Planning Board of the control building is being waived.

ADOPTED: May 21, 2020

Central Hudson Gas & Electric
Replacement of Knapps Corners Substation

August 27, 2018:

- Correspondence from Cuddy & Feder, LLP, dated August 27, 2018, filing applications for approval to Replace the Knapps Corners Substation on the site at 19 Spring Road (Site).
- Planning Board Application Forms, attachments, and applicable affidavits.
- Full Environmental Assessment Form (EAF), with Attachments listed below, prepared by EDR Landscape Architecture, Engineering & Environmental Services, D.P.C. (EDR).
- Figures 1 through 11, including the Visual Impact Assessment Exhibits.
- Project Description, dated August 20, 2018.
- SEQRA Evaluation of Magnitude and Importance of Potential Project Impacts.
- Correspondence from NYS Department of Environmental Conservation (DEC); Office of Parks, Recreation and Historic Preservation; and US Department of the Interior.
- Acoustical Analysis, prepared by Gary Ehrlich P.E. of Hush Acoustics, dated August 3, 2018.
- Construction Information Letter, prepared by Brian Dimisko, Central Hudson Project Manager, dated August 22, 2018.
- Photometric Lighting Analysis, prepared by NLS Lighting, dated July 31, 2018.
- Glossary of Common Electric Utility Terms.
- Site Plan Set, dated August 24, 2018.
- Stormwater Pollution Prevention Plan (SWPPP) for the Project, dated August 2018.
- Checks to the Town, representing payment of the application fees and escrow deposit.

February 25, 2019:

- Correspondence from Cuddy & Feder, LLP, dated February 25, 2019, presenting updated Site Plan Set to reflect the Modified Location for the proposed Replacement Facility.
- Alternate Siting Options Report, dated February 25, 2019, with Exhibits A-C, summarizing Central Hudson's investigation of alternate sites and analysis of the Modified Location.
- Supplemental Visual Report, dated February 25, 2019, with Figures 1-5, and Appendix A, prepared by Mathew Robinson, RLA, Visualization Project Manager, including additional visual documentation and analysis of the Replacement Facility in the Modified Location.
- Correspondence from Thomas Dussing, P.E., dated February 25, 2019, responding to comments from the Planning Board Engineer, dated September 12, 2018, together with Subsurface Investigation and Geotechnical Evaluation, completed by Atlantic Testing Lab., Dated April 26, 2018.
- Correspondence from Greg Liberman, Senior Project Manager, dated February 25, 2019, with NYS DEC Spill Database Attachment, responding to comments from the Planning Department, dated September 14, 2018.
- Correspondence, dated February 19, 2019, prepared by Daniel McClure, P.E. and Russel Raymond, P.E., addressing existing and predicted EMF levels at the Site.
- Real Estate Valuation, dated February 13, 2019, prepared by Paul A. Alfieri, III, MAI, with Exhibits 1- 6, and Qualifications Attachment.
- Site Plan Set, last revised, February 22, 2019, reflecting the Modified Location.

April 15, 2019:

- Provided EDR Site Visit Map for Site Visit.

April 22, 2019:

- Correspondence from Cuddy & Feder, LLP, dated April 22, 2019 addressing comments from the March 21, 2019 Planning Board meeting and correspondence.
- Letter from Greg Liberman, EDR Senior Project Manager, responding to comments from the Planning Board Engineer, dated March 11, 2019 and September 13, 2018.
- Driveway Memorandum from Greg Liberman, EDR Senior Project Manager.
- Elevation Rendering of the proposed Replacement Facility (Figure 6).
- Light Fixture Details and Cut Sheets.
- Site Plan Set, last revised April 22, 2019.
- Stormwater Pollution Prevention Plan (SWPPP), dated April 2019, with Appendices.

May 13, 2019:

- Letter from Cuddy & Feder, LLP providing additional copy of Site Visit Map.

July 22, 2019:

- Correspondence from Cuddy & Feder, LLP, dated July 22, 2019 addressing comments from the June 20, 2019 Planning Board meeting and correspondence.
- Memo from Central Hudson, with Transmission Line Diagram, addressing comments from the Planning Board's Consultant, Stantec, dated June 11, 2019, and addressing replacing the existing Knapps Corners Substation in the existing footprint, or an expanded footprint.
- Updated Acoustical Analysis, prepared by Hush Acoustics, dated July 22, 2019, providing an updated analysis for the Replacement Facility in the Modified Location.
- Letter with Visual Simulation from Thomas Dussing, P.E., dated July 22, 2019, responding to Site Plan Review comments from the Planning Board Engineer, dated May 3, 2019.
- Letter from Thomas Dussing, P.E., dated July 22, 2019, responding to SWPPP Review comments from the Planning Board Engineer, dated May 9, 2019.
- Site Plan Set, last revised July 22, 2019.
- Stormwater Pollution Prevention Plan (SWPPP), dated July 2019.

October 28, 2019:

- Correspondence from Cuddy & Feder, LLP, dated October 28, 2019 addressing comments from the August 15, 2019 Planning Board meeting and correspondence.
- Memo from Central Hudson, with Loop Feed Map Attachment, addressing comments from the Planning Board's Consultant, Stantec, dated August 8, 2019, and further addressing replacing the existing Knapps Corners Substation in the existing or expanded footprint.
- Memo from Gregory S. Liberman, EDR Senior Project Manager, dated October 28, 2019, with Attachments 1 - 4, summarizing the site plan application and proposed improvements.
- Letter from Thomas Dussing, P.E., EDR Director of Engineering, dated October 28, 2019, addressing the Site Plan and SWPPP Review comments from the Planning Board's Engineer, Andrew Learn, P.E., dated August 7, 2019.
- Site Plan Set, last revised October 28, 2019, containing updates that address all engineering comments received by Central Hudson to date, and modifying the northern driveway by reducing its width, eliminating the right-hand exit, and increasing vegetative screening.

November 25, 2019:

- Letter from Cuddy & Feder, LLP to confirm Public Hearing.

January 27, 2020:

- Correspondence from Cuddy & Feder, LLP, dated January 27, 2020 addressing comments received at or after the Board's December 19, 2019 public hearing.
- Central Hudson Memo, Response to Comments, December 19, 2019 Public Hearing, dated January 27, 2020.
- EDR Memo, Response to Comments on Aesthetics, dated January 27, 2020, with Attachments A and B, which include a Photograph of Existing Vegetation along the Site and Spring Road and updated Site Plan Sheet C-401, last revised January 27, 2020.
- EDR Memo, Response to Comments Regarding Proposed Location on the Site, dated January 27, 2020.

February 20, 2020:

- Correspondence from Cuddy & Feder, LLP, dated February 20, 2020 prior to the February 20 Public Hearing addressing comments recently received from the public.
- Memo from Central Hudson dated February 20, 2020, Response to Comments Regarding Capital Forecast Planning and Tilcon/ TR Line Infrastructure.
- Memo from EDR, dated February 20, 2020, providing a Response to Comments on Species and State Required Vegetative Maintenance on the Site.
- Correspondence from Paul Alfieri, MAI, dated February 20, 2020, providing a Response to Comments regarding Property Values and desirability of neighborhood.

February 20, 2020:

- Letter from Cuddy & Feder, LLP providing transcript of the December 19, 2019 Public Hearing.

March 23, 2020:

- Correspondence from Cuddy & Feder, LLP, dated March 23, 2020.
- Site Plan Set, last revised March 23, 2020.

April 27, 2020:

- Transmittal email from EDR with electronic copies of materials for the Town to have available during the Planning Board's April 30, 2020 virtual meeting.
- Cover and Presentation Graphic summarizing EDR Memo, Response to Comments Regarding Proposed Location on the Site that was submitted on January 27, 2020.
- Informational Summary from Central Hudson addressing Comments.

April 28, 2020:

- Central Hudson email responding to Town request to confirm and summarize existing attachment angle information as noted during the February 20, 2020 Public Hearing.