

Attachment C
WM Transmission Line Rebuild Project
PROJECT NEED AND SPECIAL EXCEPTION STANDARDS
Town of Montgomery, NY
Special Exception Use Permit

The WM Line was installed more than sixty years ago and is a 12-mile single circuit 69 kV Line from the East Walden Substation to the Rock Tavern Substation in the Town of New Windsor. Many structures, conductors, and shield wires along the existing WM Line are in need of replacement. Additionally, approximately two miles of the existing northern section traverses an area of the Village of Walden that has been subject to considerable residential growth resulting in significant encroachment onto the transmission line right of way (ROW). There has been a similar encroachment in the Village of Montgomery. Central Hudson Gas & Electric Corporation (CHG&E) recognizes this as an opportunity to relocate the WM Line to eliminate encroachment and support underbuild for distribution to residential communities, and at the same time install new equipment on a Line in badly need of an upgrade.

Construction of the WM Line Rebuild will be sequenced to first prepare the right-of-way for construction activities. The right-of-way will be cleared. Additional tree trimming will be required to prepare the right-of-way for access and associated laydown areas. For most clearing and construction activities, the travel surface of the work trail shall be a minimum of 14 feet wide.

The existing structure types include a combination of steel lattice towers and wood pole structures. CHG&E will cut the steel lattice towers into sections starting at the top of the structure. Each section will be either dismantled at the construction site or transported back to a stockpile area for dismantling and scrapping. A core driller where rock is encountered or a pole digger will be used to excavate around the foundations supporting the existing steel lattice towers. The wood poles will be cut off near ground level or completely removed. The poles will be disposed in accordance with New York State solid waste regulations.

These existing structures will be replaced with single weathered steel poles that include tubular steel arms. In some locations concrete spread footers or caisson foundations will be installed. The caisson holes will be constructed using either a rock drill or an auger to minimize excavation disturbances.

As part of this rebuild, some portions of the existing ROW will be improved to provide suitable access for reconstruction and ongoing maintenance. These improvements will include replacement of some deteriorated culverts or other drainage devices. Soil erosion and sediment control measures will be installed in accordance with an Environmental Management and Construction Plan approved by the New York State Public Service Commission. CHG&E will typically use low ground pressure tracked equipment for most

construction activities or will use temporary timber matting or any of numerous commercially available or improvised matting materials when necessary to minimize impacts to environmentally sensitive area. .

Conditions and Standards

(1) CHG&E anticipates significant growth in the southern section of Orange County and is responding by increasing the reliability in this area. As such, the WM Line Rebuild will be in harmony with the purpose of promoting the health, safety, morals and the general welfare of the community and in furtherance of the objectives outlined in Section 235-3 of the Town of Montgomery zoning law.

(2) The proposed WM Line ROW is sufficient, appropriate and adequate for the use and reasonably anticipated operation and expansion thereof. As described above, new structures will be installed, the existing ROW will be cleared and improved, and the new ROW will be constructed in order to provide for future operation and maintenance.

(3) The proposed use will not prevent the orderly and reasonable use of adjacent properties. The WM Line ROW must remain clear and accessible for the purpose of maintenance and operation. CHG&E will meet with property owners along the WM Line and will negotiate easements and/or leases sufficient for the Project ROW. Where possible, CHG&E will accommodate owner requests concerning pole placement and view shed impacts. There will be no impact on the use of land outside of the WM Line ROW.

(4) As indicated above, the Project ROW is suitable for the location of such use in the community.

(5) The characteristics of the proposed use are not such that its proposed location would be unsuitably near a place of public assembly. Based on a desktop review of the USGS Geographic Names Information System of the project area and field reconnaissance, the closest place of public assembly, an educational institution, is located less than one-half mile from the WM Line ROW. However, since the portion of the WM line near this school is being rebuilt on an existing transmission corridor, it is not expected to have a negative effect on the school.

(6) and (11) The proposed use conforms to the chapter definition of the special exception use and will meet the special condition and safeguards required under Section 235-52, D (26) which requires that, "All buildings, structures or equipment installations, exclusive of transmission lines shall be at least 50 feet from any property line." (emphasis added), and that, "Outdoor installations shall be adequately fenced and screened." CHG&E intends to fence and/or screen any facilities ancillary to the transmission line.

(7) and (8) Access roadways will be adequate to support the construction and maintenance vehicles required to install, operate, and maintain the proposed use, will not be available for use by the public, thereby assuring public safety and safe operation, and

will not be within 75 feet of the intersection of street lines at a street intersection except under unusual circumstances.

(9) The natural forested landscape will provide adequate screening along portions of the WM Line route. However, due to the height and type of structures used on the Project, it will not be possible to buffer and/or screen the transmission line from all adjacent properties and land uses.

(10) As indicated above, adequate provisions will be made during construction and operation to protect environmental resources. This includes the preparation of an Environmental Management and Construction Plan to mitigate construction period impacts. The WM Line will be operated and maintained in such a manner as to minimize any impacts to environmental resources.