

Attachment A
WM Transmission Line Rebuild Project
PROJECT DESCRIPTION AND LAND USE
Town of Montgomery, NY
Special Exception Use Permit

Central Hudson Gas & Electric Corporation (CHG&E) has proposed the WM Transmission Line Rebuild Project (the WM Line Rebuild or the Project) in Orange County, New York (Figure 1). The existing WM Line extends from the East Walden Substation in the Town of Montgomery to the Rock Tavern Substation in the Town of New Windsor, a distance of approximately 12 miles. The existing WM Line right-of-way (ROW) has been cleared of forests, and machines have accessed the area repeatedly for construction and maintenance of the existing Line. The proposed Project will utilize both the existing transmission Line ROW and new ROW. The WM Line Rebuild generally will require a 100-foot ROW. The proposed Project is planned to be constructed in three sections. The northern section of the WM Line extends from the East Walden Substation to the New York State Electric and Gas (NYSEG) Tap, crossing portions of the Town of Montgomery and Village of Walden. The middle section (midsection) includes the existing WM Line and an alternate route extending from the NYSEG Tap to the Maybrook Substation, and crossing portions of the Town of Montgomery, the Village of Montgomery and the Village of Maybrook. The southern section includes the existing WM Line from the Maybrook substation to the Rock Tavern Substation, crossing portions of the Village of Maybrook, the Town of Hamptonburgh and the Town of New Windsor. For the purposes of this Special Exception Use Permit Application, other towns and villages may be mentioned in the following discussion, but the emphasis will be on the characteristics of the WM Line through the Town of Montgomery.

Northern Rebuild Section

The northern rebuild section of the WM route is 3.2 miles long from the East Walden Substation south and west to the NYSEG Tap. Approximately 1.25 miles of the route is within the Village of Walden and the remaining portion of the route (1.95 miles) is in the Town of Montgomery. The Project alignment begins at the East Walden Substation and extends south along CHG&E's existing Transmission Line ROW (the 311 Line) and departs from the 311 Line at a point approximately 0.5 mile north of Coldenham Road. The route then passes west approximately .25 mile along the south boundary of the Wallkill Valley Cemetery and south approximately 600 feet along stone walls of the Crist Brothers Orchard property. Continuing west, the alignment enters the Village of Walden.

Land use along the northern section of the WM route within the Town of Montgomery includes primarily agricultural land, some forested land, and active sand and gravel operation. Much of the route has been previously plowed for agricultural use. The active agricultural use along the northern alignment consists of hay farming and orchards. The northern route is located within an RA-.5 zoning district (Residential Agriculture, 1

and 2 Family). A public utility use or ROW in this district requires a Special Exception Use Permit.

Midsection Rebuild

The WM Line midsection rebuild passes southwest from the NYSEG Tap to the Maybrook Substation, a distance of 5.8 miles. The WM Line midsection passes primarily through the Town of Montgomery. A little more than .5 mile of the route passes through the Village of Montgomery. From the NYSEG Tap, the WM Line midsection follows the existing ROW along the active Norfolk Southern Railroad tracks southwest for approximately 3.0 miles to a point just east of Factory Road in the Village of Montgomery. From the Montgomery Substation, the midsection route proceeds southwest on new ROW over agricultural fields to a point approximately .5 mile north of I-84. The Project alignment then passes south along Beaver Dam Road and existing ROW to I-84 and continues south from I-84 to Neeleytown Road. East of Neeleytown Road, the ROW turns east and south to the Maybrook Substation.

Much of the existing transmission Line ROW has been graded for railroad bed fill or is located within agricultural fields. Approximately 0.3 mile of this portion of the route has been recently disturbed for gravel quarrying. Land use consists of agricultural, residential, and forested upland and wetlands. The active agricultural use along the alignment consists of hay farming. The midsection route is located within RA-.5 and -2 (Residential Agriculture, 1 and 2 Family), RA-2/PAC (Residential Agriculture, Planned Adult Community), and OB (Office/Business) zoning districts. A public utility use or ROW in these districts requires a Special Exception Use Permit.

Southern Rebuild Section

The WM southern rebuild section begins at the Maybrook Substation and extends for approximately 2.6 miles southeast to the Rock Tavern Substation, crossing parts of the Village of Maybrook, Town of Hamptonburgh and the Town of New Windsor. The southern portion of the WM Line ROW will not be discussed in this Special Exception Use Permit Application as it is outside the boundaries of the Town of Montgomery.