

**RESOLUTION
TOWN OF ULSTER TOWN BOARD**

**Initiation of SEQR Type 1 Action-Coordinated Review
Referral to the Town Board
Central Hudson Gas & Electric Training Center
Site Plan, Special Permit and Lot Line Adjustment
S-B-L: 39.15-4-11 and 39.15-4-16**

WHEREAS, the Applicant – *Central Hudson Gas & Electric (CHG&E)* – is seeking *Site Plan & Special Permit* approval to establish a 40,351 square-foot (sf) *Training Academy* that will feature offices and classrooms, a separate 31,358 sf indoor training area, and an outdoor “gas village” containing (6) 120 sf residential training buildings, (1) 800 sf commercial training building, (1) 240 an apartment training building, and simulated electric transmission and distribution pole yards along with a 41,550 sf *Electric Transmission and Distribution Primary Control Center* on the subject 56.51-acre site.; and

WHEREAS, the Applicant is concurrently seeking a *Lot Line Adjustment* involving a 1.8-acre “Land Swap” with the adjacent Bread Alone (Largay, LLC) property; and

WHEREAS, the “*School of Learning*” use is permitted subject to Site Plan and Special Permit approval in both the R-30 Residential and HC-Highway Commercial Districts and the *Electric Transmission and Distribution Primary Control Center* “public utility” that is situated within the HC Zoning District, is an allowed use subject to Site Plan approval; and

WHEREAS, the Town of Ulster Town Board has the authority to approve the Proposed Action (Site Plan and Special Permit) since the expansion area of the substation is more than one (1) acre, upon a favorable recommendation from the Town of Ulster Planning Board; and

WHEREAS, the Town of Ulster Planning Board has the authority to approve the Lot Line Adjustment; and

WHEREAS, the materials submitted in support of the Proposed Action includes:

- *Project Narrative* for CHG&E Training Center prepared by Central Hudson Gas & Electric undated;
- *Consent Form* signed by Peter Skelly, Member of Carraig Properties, LLC dated July 29, 2019;
- *Consent Form* signed by Daniel Leader, Member of Largay, LLC dated July 31, 2019;
- *Application for Preliminary Subdivision Plat Approval* prepared by Peter Skelly, dated July 29, 2019;
- *Application for Site Plan & Special Permit Review* prepared by Peter Skelly, dated July 29, 2019;
- *Full EAF Part 1, 2 & 3* by Jessica D. Caserto, Director, Electric T&D Planning dated 7/30/19;
- *Threatened & Endangered Species Habitat Assessment* by Michael Nowicki dated 7/24/19;

Civil Set

- *Cover Sheet* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Existing Conditions Plan* prepared by Brooks & Brooks Land Surveyors, PC dated March 12, 2019;
- *Lot Line Revision Plan* prepared by Brooks & Brooks Land Surveyors, PC dated March 12, 2019;
- *Site Plan* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Grading Plan (South Side)* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Grading Plan (North Side)* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Utility Plan (South Side)* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Utility Plan (North Side)* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Erosion & Sediment Control Details* prepared by Swartz Architecture, DPC dated July 30, 2019; and
- *Site Details* prepared by Swartz Architecture, DPC dated July 30, 2019.

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Architectural

- *Training Academy Floor Plan* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Primary Control Center Floor Plan* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Training Academy & Primary Control Center Elevation* by Swartz Architecture, DPC dated 7/30/19;
- *Gas Village Floor Plan and Exterior Elevations* by Swartz Architecture, DPC dated July 30, 2019;
- *Annex Floor Plan* prepared by Swartz Architecture, DPC dated July 30, 2019;
- *Annex Exterior Elevations* prepared by Swartz Architecture, DPC dated July 30, 2019; and
- *Annex Exterior Elevations* prepared by Swartz Architecture, DPC dated July 30, 2019.

WHEREAS, the Town of Ulster Planning Board, upon review of the application materials determined the Proposed Action was a *Type I Action* pursuant to [6 CRR-NY 617.4 \(b\)\(6\)](#) of State Environmental Quality Review (SEQR) Law; and

WHEREAS, Involved Agencies include: Involved Agencies include: Town of Ulster Town Board (Site Plan, Special Permit, Sewer District Expansion and MS4 Acceptance), Town of Ulster Planning Board (Lot Line Adjustment), NYSDEC (SPDES General Permit for Construction Activities and SWPPP), and NYSDOT (Highway Work Permit for Utility Work); and

WHEREAS, Interested Agencies would include Interested Agencies would include the Town of Ulster Planning Board (Site Plan and Special Permit), Ulster County Planning Board (NYSGML 239 review), United States Army Corps of Engineers (Nationwide Permit), NYS Parks, Recreation Historic Preservation (Consultation), U.S. Fish & Wildlife Service and NYNHP for consultation regarding Threatened and Endangered Species (Indiana Bat, Northern Long-eared Bat, Bog Turtle and Prairie Wedgegrass); and

WHEREAS, the Town’s Consulting Planner recommended to the Planning Board that the Proposed Action be referred to the Town Board for the sole purpose of initiating a SEQR *Type I Action-Coordinated Review* with the Town Board so named as Lead Agency; and

WHEREAS, the Town of Ulster Planning Board, at its August 13, 2019 meeting, referred this matter to the Town Board for the sole purpose of initiating a SEQR *Type I Action-Coordinated Review* with the Town Board so named as Lead Agency.

NOW THEREFORE BE IT RESOLVED, the Town of Ulster Town Board, based upon the above and its own review of the application materials, hereby Declares its Intent to be Lead Agency for a *Type I Action-Coordinated Review* and directs the Deputy Town Clerk to circulate a Notice of Intent to all Involved and Interested Agencies.

Motioned by: Councilman Morrow

Seconded by: Councilman Brink

All in Favor:

All Opposed:

James E. Quigley, III, Supervisor
John Morrow, Deputy Supervisor
Joel Brink, Councilman
Eric Kitchen, Councilman
Rocco Secreto, Councilman

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Date: 8-15-19