

**Central Hudson Gas & Electric Corporation Training Center
Application for Site Plan, Special Use Permit and
Lot Line Realignment Approval
Town of Ulster, Ulster County, New York**

Project Narrative

The project site is currently a 56.51-acre vacant lot located on N.Y.S. Route 9W and Eastern Parkway in the Town of Ulster, Ulster County, New York. The project area is situated in Highway Commercial (HC) and 1-Family Residence (R-30) Zoning Districts. The area of the new development currently includes wooded area, unregulated streams and a Federal Wetland in the southwest corner of the parcel. The proposed improvements will result in approximately 28.7 acres of disturbance, and therefore will exceed the 1-acre threshold which requires preparation of a stormwater pollution prevention plan (SWPPP) in conformance with the New York State Department of Environmental Conservation (NYSEC) general permit for stormwater discharges from construction activities (GP-0-15-002).

The Applicant, Central Hudson Gas and Electric Corporation, is proposing to construct a 40,351 square foot Training Academy that will feature offices and classrooms, a separate 31,358 square foot indoor training area and an outdoor gas "village" containing (6) 120 square foot residential training buildings, (1) 800 square foot commercial training building, (1) 240 square foot apartment training building, and simulated electric transmission and distribution pole yards. A 41,550 square foot Electric Transmission and Distribution Primary Control Center will be developed adjacent to the proposed Training Academy. A 1.8-acre land swap with the adjacent site, Bread Alone (Largay, LLC), is also proposed. The project site will be accessed from the existing Hudson Gas & Electric Facility located along the southerly property line on the adjacent parcel. A secondary emergency access to the site will be provided along the northerly property line on Eastern Parkway. The site will tie into an existing municipal water main and a request to extend the existing municipal sewer district will be made to allow connection to an existing sanitary sewer pressure line. The buildings will utilize proposed parking areas on the north and south of the Training Academy and Primary Control Center providing 226 parking spaces.