

State Environmental Quality Review
POSITIVE DECLARATION
Notice of Determination of Significance

Draft Date February 11, 2013

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law.

The Town of Clarkstown Planning Board as the lead agency has determined that the proposed action described below will have a significant environmental impact, and a Supplemental Draft Environmental Impact Statement (SDEIS) will be prepared.

Name of Action: **Orange & Rockland Utilities (ORU) – Construction of an Electrical Substation (including (2) 50 MVA Transformers and (1) 25 MVA Transformer, a Gas Regulator Upgrade and a Cell Tower Antenna Upgrade**

SEQRA Status: Type 1

Description of Action: This “Proposed Action” is for Site Plan approval and Special Permit for a new electrical substation, a new upgraded gas regulator and a cell tower antenna upgrade on two parcels (Lot 5 and Lot 6) in northwest Clarkstown, Rockland County, New York, totaling 10.2 acres. Both parcels are currently owned by Orange and Rockland Utilities, Inc. (ORU). The property is zoned R-80.

Location: Southwest corner of the intersection of Little Tor Road and South Mountain Road, Hamlet of New City, Town of Clarkstown, Rockland County. See location map.

Reasons Supporting this Determination: The proposed project may result in the following potential impacts:

- Existing Conditions – An Environmental Review of the Temporary Substation
- Expanded analysis of the need for (2) 50 MVA Transformers and (1) 25 MVA Transformer including justification for termination of the Tilcon (Haverstraw) substation
- Impact on Water
- Impact on Air
- Impact on Aesthetic Resources
- Impact on Public Health

- Impact on Community Character
- Impact on Community Facilities
- Impact on Economic Conditions
- Comprehensive evaluation of Alternatives to the proposed site

For Further Information:

Contact Person: Dennis Letson, P.E., Deputy Director, Environmental Control
Address: Clarkstown Town Hall, 10 Maple Avenue, New City, NY 10956
Telephone number: (845) 639-2111

A Copy of This Notice is Sent to:

Involved Agencies

Town of Clarkstown Zoning Board of Appeals, Gaetano U. Massa, Chairman, 10 Maple Avenue, New City, NY 10956

Town of Clarkstown Architectural and Landscape Committee, Edward J. Lettre. Chairperson, 10 Maple Avenue, New City, NY 10956

Rockland County Drainage Agency
Attention: Mr. Shajan S. Thottakara, P.E., 23 New Hempstead Road, New City, NY 10956

New York State Department of Environmental Conservation, Attention Margaret Duke, 625 Broadway, Albany, New York, 12233-0001

Rockland County Highway Department, Attn: Sonny Lin, 23 New Hempstead Rd, New City, NY 10956

NYS Dept. of Environmental Conservation, Division of Regulatory Affairs, Region 3, 21 South Putt Corners Road, New Paltz, NY 12561

US Army Corps of Engineers, 26 Federal Plaza, Room 1937, New York, NY 10278-0090

Environmental Notice Bulletin – via E-Mail enb@gw.dec.state.ny.us

Interested Agencies and Parties

Mr. Alex Gromack, Supervisor, Town of Clarkstown, 10 Maple Ave., New City, NY 10956

Ms. Amy Mele, Esq., Town Attorney, Town of Clarkstown, 10 Maple Ave., New City, NY 10956

Clarkstown Central School District, 62 Old Middletown Road, New City, NY 10956

New City Fire Engine No. 1, 15 Maple Avenue, New City, NY, 10956

New City Ambulance Corp. and Rescue Squad, 200 Congers Road, New City, NY 10956

New York State Office of Parks, Recreation and Historic Preservation, Field Services Bureau, P.O. Box 189, Peebles Island, Waterford, NY 12188-0189

Rockland County Office of Fire and Emergency Services, 35 Fireman's Memorial Drive, Pomona, NY 10970

Rockland County Planning Department, Doctor Robert Yaeger Health Center, Building T, Pomona, NY 10970

Rockland Paramedic Service, Mr. Ray Florida, 540 Chestnut Ridge Road, Chestnut Ridge, NY 10977

Clarkstown Police Department, 20 Maple Avenue, New City, NY 10956
Attn: Michael Sullivan, Chief

Applicant: Orange and Rockland
390 West Route 59
Spring Valley, NY 10977