

Dingle Ridge Substation
17 Branch Road

Statement of Use

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The proposed use will continue to be an electrical substation. The substation will not be occupied. As the substation is not occupied, water supply is not necessary, nor is sewage removal. The substation will be maintained on occasion, however, the proposed modifications will not generate an increase in traffic over the existing condition (other than during the time of construction).

As the proposed use is not changing, the impact on adjoining property, the neighborhood, community facilities and services will not be impacted.

The parcel is 1.17 acres. The proposed control house has a footprint of 1248 square feet. The lot coverage is proposed to be 51% (exceeding the 45% allowed). See the Zoning Table for additional information.

The substation will not be occupied. When maintenance work is required, vehicles will park within the fenced area of the substation yard.

ZONING TABLE				
	UNIT	CODE REQUIREMENT	EXISTING	PROPOSED
ZONING DISTRICT			SR-6	SR-6
AREA	ACRES	0.69	1.17000000	1.17000000
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FRONTAGE	FEET	25	204	204
DEPTH	FEET	50	224	224
WIDTH	FEET	50	289	289
MINIMUM YARDS				
FRONT	FEET	35	137	125
SIDE	FEET	35	87	40
REAR	FEET	35	131	43
MAXIMUM COVERAGE				
BUILDING COVERAGE	%	15	1.11	4.17
FLOOR AREA RATIO	N/A	0.40	0.0043	0.0244
LOT COVERAGE	%	45	33	51
OPEN SPACE	%	55	67	49
MAXIMUM HEIGHT				
	STORIES	2	1	1
	FEET	30	14.50	14.50
PARKING SETBACK				
FRONT	FEET	20	20	20
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The site is bounded to the north by Branch Road, to the west by an auto body shop, to the south by New York State Route 6, and to the east by a vacant commercial lot used for vehicle storage. The area can be generally characterized as commercial use.

The existing stone yard area measures approximately 0.24 acres (generally 90 feet by 122 feet) and is enclosed by a fence with 3-strand barbed wire.

The yard area will be expanded to the east and southeast. Within the yard area, modifications will include:

- Removing existing control house.
- Clear vegetation where required for expansion.
- Remove one spruce tree at north side of the project.
- Remove portion of fencing
- Install new control house with gas insulated switchgear (GIS) – 1692 square feet
- Remove existing power transformer and replace with two three-phase transformers.
- Install new circuit breakers, disconnect switches, surger arresters, insulators, and inductive voltage transformers.
- Install new steel structures to support the electrical equipment.
- Install new conduit and trench system
- Install new grounding system
- Install new lighting (both security lighting and task lighting)

It is anticipated that the new control house building will be metal sided with a gabled standing-seamed metal roof.

UPDATE – the ARB recommended the following items, and the Town Board agreed. These items have been incorporated into the plan set:

- Fence shall be black vinyl coated
- Lighting full cut-off in black fixtures
- Shell gray building, white trim, galvanized roof
- Replace spruce tree to be removed for temporary road

Station Operations

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Zoning

The subject parcel is zoned SR 6 Special RT6 District. The substation is a Public Utility. According to the Commercial Zoning Schedule, a Public Utility is a “Special Permit Use” in the SR6 District.

The proposed improvements may violate several dimensional requirements of the Town's zoning.

- The maximum lot coverage allowed is 45%.
 - The existing lot has 33% coverage based on the recent minor subdivision of the parcel.
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- The maximum lot coverage allowed is 45%.
 - The existing lot has 33% coverage based on the recent minor subdivision of the parcel.
 - The current proposal has 54% lot coverage.
- The minimum open space allowed is 55%.
 - The existing lot has 67% coverage based on the recent minor subdivision of the parcel.
 - The current proposal has 49% lot coverage.

The proposed fence is 8-feet tall with a barbed-wire-top to meet NYSEG safety and security standards. It is unknown if the height or inclusion of barbed-wire violates the Town Code.

UPDATE - The ZBA approved the following variances on May 20, 2019:

Lot coverage: 51% when maximum 45% permitted

Open Space: 49% provided when minimum 55% required

Height variance of 6 feet for fence in front yard where 9 feet is proposed and 3 feet is permitted

Height variance of 3 feet for fence in the south side yard where 9 feet is proposed and 6 feet permitted.

Drainage and Stormwater Requirements

According to "General Permit for Stormwater Discharges from Construction Activities" (GP-0-15-002), projects with disturbance equal to more than one acre require coverage under GP-0-15-002. The area of disturbance for this project will not exceed the one (1) acre threshold and therefore, coverage under GP-0-15-002 will not be necessary. However, the property is located in a watershed with reduced disturbed area threshold of 5,000 square feet ("New York City Watershed East of the Hudson"), therefore a stormwater pollution prevention plan has been prepared to address erosion and sediment control measures necessary.

The site will be adding impervious surfaces including the new control house and expanded yard. Runoff from the majority of the yard is collected through an internal system with discharge to the southern edge of the site.

Wetlands

Peach Lake Brook is a riverine wetland per the National Wetlands Inventory (NWI) Mapper. The NYSDEC Environmental Resource Mapper does not indicate the presence of State wetlands. We have considered a buffer of 100-feet parallel to the edge of Peach Lake Brook as the "Controlled Area" of this site (for an area of 0.46 acres on the property).