



# Dover Station Overview

October 17, 2022

New York Transco (NY Transco) has applied to the Town of Dover Planning Board for special permit, site plan, and erosion and sediment control permit approvals to install an electric public utility facility, Dover Station, on an existing commercial property at 2238 Route 22 Dover, NY (Site).

## Who is New York Transco?

NY Transco is a New York-based, New York-focused owner and operator of electric transmission facilities. NY Transco's mission is to safely and efficiently deliver innovative electric transmission solutions that advance clean energy to best serve customers, communities and the environment. NY Transco is advancing projects in New York, like Dover Station, that improve reliability, resiliency and capabilities of the transmission network to deliver clean energy to New York State homes and businesses.

## What is the Dover Station?

Dover Station is a proposed electric substation that includes transformers, transmission poles, a control unit, and related electrical equipment within a secure fenced area. It is an unoccupied public utility facility that will be monitored remotely for performance, safety, and security. The Dover Station will connect to the existing electric transmission network (to Con Edison's existing overhead 398 line to the north of Cricket Hill Road) to help control voltage and power flows in NY.

The Dover Station is not a power plant. It is not an electric generation facility. It does not generate power or produce air emissions. It is an electric substation – an integral part of New York's electric grid. Currently there are hundreds of substations throughout communities in New York State.

## Why is Dover Station needed?

New York State is undergoing a transition to clean energy. As required under 2019 State law, the State will shift to 70 percent renewable energy by 2030, and 100 percent zero-emissions energy by 2040. This transformation requires significant upgrades to and build out of the electric transmission network. Several electric transmission projects (lines and substations) are underway throughout the State to create clean energy pathways that are reliable and resilient. The Dover Station is part of this effort.

## Where is the Dover Station proposed?

The Dover Station, a public utility facility, is proposed at 2238 Route 22, Dover, NY. This Site is in the Town's Commercial/Industry/Office Mixed-Use (CO) Zoning District and is a corner lot along NYS Route 22 and County Route 26 (Cricket Hill Road). Public utility facilities are permitted in the CO Zoning District. The Site is a 16.3-acre lot that contains an existing commercial building, fencing, access, and parking areas. Dover Station's fenced-in area will surround approximately five (5) acres.

## Why is Dover Station proposed on this Site?

Dover Station must be installed between NYS Route 22 and the NY/CT border in the Town of Dover, east of the substation at Cricket Valley Energy Center, and along the Line # 398 345 kV transmission line right-of-way, where Dover Station must interconnect with the existing electric transmission system via new overhead lines. The proposed Site meets these requirements and critical design imperatives for the Dover Station Project, including suitable topography, ample frontage and direct access along state and interstate highways, compliance with applicable local, state, and federal regulations, among others.

## When is Dover Station proposed to be constructed?

Dover Station is seeking approvals from the Town of Dover Planning Board. Pending receipt of all applicable approvals, construction would start in 2023 and take approximately one-year to complete.



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## Is this project affiliated with Cricket Valley Energy Center?

No. Dover Station is the result of New York State's clean energy transition and other projects underway in other parts of New York State that will bring more clean energy to NY customers.

## What are the design benefits of the Dover Station Project?

The Dover Station is designed and proposed to be constructed to minimize impacts to the community and the environment. As such, the Dover Station facility is designed to:

- be an unlit facility (lighting used only during maintenance activities),
- be unoccupied and monitored remotely having limited to no impact on traffic or local services,
- be buffered with existing and new native landscaping from NYS Route 22 and Cricket Hill Road,
- avoid regulated wetlands and rare, threatened or endangered species,
- not impact the town water or groundwater resources,
- maintain an efficient and expedited construction schedule (approx. 1 year), and
- use controlled construction methodologies during specified workhours.

## Will the Dover Station Site be expanded for future utility projects?

No, future utility development will not occur on the Site once the Dover Station project is complete and operational.

## What does the Town of Dover receive from the Project?

The Dover Station, an estimated \$80 million public utility infrastructure investment, will have a positive economic impact on the local and regional economies in the Town of Dover and Dutchess County through the levy of annual property taxes. NY Transco will not seek any special tax treatment or Payment in Lieu of Taxes (PILOT) agreement. Using 2022 local and regional tax data, Transco estimates that the Project will add \$1,898,089.45 to the tax base, representing a 17,300 percent increase in payments from the current owner and use of the Site.

## Is the Town's review of the Dover Station Project public?

Yes. NY Transco began its application process, a public process, with the Town of Dover Planning Board in October 2021. Since then, NY Transco has appeared before local Town Boards at multiple public meetings. Additionally, NY Transco has maintained a Project webpage ([www.NYTransco.com/Dover](http://www.NYTransco.com/Dover)) with downloadable Project Fact Sheet, toll-free hotline (1-800-897-0179) and email ([DoverProject@NYTransco.com](mailto:DoverProject@NYTransco.com)) since October 2021. NY Transco has also conducted outreach to the community, including the Town of Dover, adjacent residents, area groups and elected and appointed officials

## Where can I learn more?

Copies of the Dover Station application materials are on file in the Town of Dover Planning Department at Dover Town Hall and available for inspection by appointment. The Planning Department is open Monday-Wednesday, 9:00 AM to 4:00 PM. Telephone number is (845) 832-6111, Ext. 100. Application materials are also available on the Town of Dover website at <https://www.doverny.us>, under "Search a Town of Dover Land Use Project". Public meetings and public hearings are being held on the project and meeting agendas are posted on the Town of Dover website. Public comments can be made at those hearings or submitted via writing to the Town of Dover Planning Department.

People may also reach out to NY Transco ([www.NYTransco.com/Dover](http://www.NYTransco.com/Dover)) at [DoverProject@NYTransco.com](mailto:DoverProject@NYTransco.com) or toll-free at 1-800-897-0179.