

**New York Transco Response Table
Dover Station – Electric Substation Project**

Questions	Dover Station Facts
<p>Who regulates utility projects like the Dover Station?</p>	<p>The Dover Station Project, along with other bulk electric transmission assets, are under the jurisdiction of the New York Independent System Operator (NYISO), and they are subject to Federal Energy Regulatory Commission (FERC) and North American Electric Reliability Corporation (NERC) regulations, compliance and/or criteria, among others.</p> <p>The NYISO Is the organization responsible for managing New York’s electric grid and its competitive wholesale electric marketplace. To learn more, visit www.NYISO.com.</p>
<p>Will NY Transco request a PILOT (Payment in Lieu of Taxes)?</p>	<p>No, NY Transco will annually pay the assessed value of the installed assets and the property upon issuance by the taxing authority (ex. town, county, school district, etc.). NY Transco is not seeking a Payment in Lieu of Taxes (PILOT) or other special tax treatment. Using 2022 local and regional tax data, Transco estimates that the Dover Station Project will add \$1,898,089.45 to the tax coffers. This represents a 17,300 percent increase in tax payments form the current owner and use.</p>

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<p>Is the Dover Station Project affiliated with or a result of the Cricket Valley Energy Center (CVEC)?</p>	<p>The Dover Station Project is not part of CVEC, any natural gas projects or any other proposed project in the Town of Dover. Dover Station is also not being sited in the proposed location because of CVEC’s existing location or its presence in the Town of Dover. Rather, Dover Station is part of New York State’s efforts to build out the electric transmission network to achieve climate change goals by moving clean energy more efficiently to NY homes and businesses. If CVEC was not located in Dover, NY, the Dover Station Project would still have to be in Dover in the proposed location.</p>
<p>Is the Dover Station Project similar to CVEC?</p>	<p>No, Dover Station is not a power plant. It is not a generation facility. It is a substation and contains electric transmission lines and poles. It is unoccupied. It does not produce traffic. It does not produce light under normal conditions. It does not produce air emissions. It does not produce wastewater. It does not use water. It is not proposed on a US EPA Superfund site. It is consistent with thousands of electric substations throughout New York State that are needed to serve the transmission and distribution systems and to deliver electric to the public. It will also be substantially buffered by existing vegetation and proposed landscaping, including over 250 new plantings around the Site. The Dover Station will not contribute to or increase any cumulative pollution burden in the area.</p>
<p>Is Dover the only town with a proposed electric transmission project in New York?</p>	<p>No, New York is investing more than \$35 billion in more than 100 large-scale renewable generation and transmission projects in communities across the State. In fact, as part of the State’s clean energy modernization effort, NY Transco is currently building electric substations in four other towns in New York. Like Dover, these communities have existing transmission lines that the substations tie into. Additionally, approximately 370 bulk electric substations today exist in communities throughout New York State.</p>

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<p>Will the Dover Station Project degrade nearby environmental resources?</p>	<p>NY Transco is an environmentally responsible and responsive company that takes utmost care to plan, construct and operate our projects to not impact the environment. The Dover Station Project avoids all regulated wetland and impacts to Rare Threatened and Endangered Species in the area. The U.S. Army Corps of Engineers has issued a No Permit Required determination for the project. There are no NYS Department of Environmental Conservation-regulated wetlands on the site.</p> <p>The NYS Department of Environmental Conservation and U.S. Fish & Wildlife Service have determined that the project is not expected to impact listed species or their habitat, including the Great Swamp, and that a take permit is not required.</p>
<p>Is the Dover Station substation facility larger than 8.3 acres?</p>	<p>The Dover Station property is 16.3 acres total (Site), of which approximately 8 acres will be disturbed during construction, leaving half the site undisturbed. When complete, the fenced station will occupy approximately 5 acres.</p>
<p>Would undergrounding the transmission lines that are planned to go over County Route 26 be a viable option for eliminating planned overhead transmission infrastructure lines?</p>	<p>Undergrounding the lines presents an unacceptable level of risk should a prolonged transmission outage be required to repair an underground cable failure. This would cause impacts to the NYISO and the Independent System Operator – New England (ISO-NE). In addition to a prolonged outage making an underground option infeasible, undergrounding the transmission lines, which is only proposed to be 400 feet over County Route 26, is inconsistent with the existing overhead line infrastructure in the area, and undergrounding would be more environmentally impactful than the proposed overhead design. Undergrounding would also require installing underground/overhead termination structures at the substation and four additional transmission structures on the north side of County Route 26.</p>

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<p>Will the overhead lines cross State Route 22 to connect into Cricket Valley Energy Center (CVEC)?</p>	<p>No, the Dover Station Project is not connected to CVEC. No lines or other infrastructure from the Dover Station Project will connect into CVEC. Lines coming out of the Dover Station Project will only extend 400 feet to connect into the existing Con Edison Line #398 transmission line to the north of County Route 26.</p>
<p>Is the Dover Station part of other projects existing or proposed in Dover?</p>	<p>No, Dover Station is not affiliated with any other project in or proposed in Dover. It is independent of any other action that is or would be reviewed by the Town of Dover Town Board or Planning Board.</p>
<p>Is the Dover Station Project better suited to be located in Connecticut since it's serving Connecticut customers?</p>	<p>No, the Dover Station Project is proposed to serve the New York electric transmission network and New York customers – not Connecticut. It will be a New York asset under the jurisdiction of the New York Independent System Operator (NYISO). For these reasons, it must be in New York.</p>
<p>Can the Dover Station be placed on any other parcel of land?</p>	<p>No, the Dover Station has very defined location criteria – including that it must be located off a major state roadway, between Cricket Valley Substation and the Connecticut border, and must directly connect to Con Edison Line #398. Dover Station is also permitted on the proposed Site under the Town of Dover Zoning Code. The Site meets essential location criteria. It also enables the Project to avoid adverse environmental impacts and accommodate ample vegetative buffering around the substation.</p>

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<p>Will blasting at the Dover Station Project site cause environmental damage, including impact to nearby wetlands, the aquifer, wells and/or foundations?</p>	<p>No, the Dover Station Project does not present risk to the quality of town water supplies or groundwater resources. The substation is unoccupied it does not draw water supply and does not produce wastewater. No wastewater treatment is proposed. The Dover Station Project is also proposed in a manner that only requires limited controlled blasting to grade the Site. This is a typical construction practice and will be internal to the private property where the substation is proposed. The Site and proposed construction methodologies, including blasting, was reviewed by the NYSDEC and a national professional geotechnical, environmental and construction materials engineering and testing firm, which confirmed that the limited blasting is not expected to have an adverse or measurable impact on aquifers or the quantity and quality of water. Experts also confirmed that blasting will not occur in water-bearing zones of the underlying aquifer. The NYSDEC also advised the Project would avoid changes to the chemistry, quality, and quantity of surface groundwater entering the adjacent wetland.</p>
<p>Are there visuals renderings of what the Dover Station will look like after it is constructed?</p>	<p>Yes, TRC's visual analysis experts and professionals prepared and submitted a Visual Impact Analyses with photos, renderings and simulations of the proposed substation facility to the Dover Planning Board. This includes six different viewpoints before and after in leaf-off conditions. Post-construction simulations also include the proposed landscaping plan that boasts over 250 plantings around the substation. Elevations of the substation equipment are also included in the Site Plan Drawings that are under review by the Planning Board.</p>

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<p>What is the NYISO and what is its role?</p>	<p>The NYISO is the New York Independent System Operator and — pursuant to the authority of the Federal Energy Regulatory Commission (FERC) and in coordination with the New York State Public Service Commission — is the organization responsible for managing New York’s electric grid and its competitive wholesale electric marketplace. It does not generate power or own transmission lines, but works with power producers, utility companies, and stakeholders to provide power to meet New Yorkers’ electricity needs on a daily, hourly, and minute-to-minute basis.</p> <p>As a part of their responsibility, NYISO has interties with other power grids to efficiently meet reliability needs, and to facilitate energy flows in New York and across neighboring regions to meet consumer demands at the lowest possible cost.</p>
<p>Is the Dover Station Project planned in a residential district?</p>	<p>No, the Project is planned in the Town’s Commercial/Industry/Office Mixed Use (CO) District off State Route 22. No other properties adjacent to the Con Edison right-of-way and the existing transmission line that the substation must connect with are zoned CO or any other commercial zone and have direct access to the state highway.</p>
<p>Will the Dover Station Project negatively impact air quality?</p>	<p>No, the Project is an electric substation. It does not emit anything into the air. The construction process for Dover Station will also avoid adverse impacts on air quality. Construction will take approximately 12 months and control measures will be implemented, such as stabilized points of entry to prevent dust and mud from being carried off-site.</p>

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Is the Dover Station a power plant or transfer station? Does it generate power?	No, it is not, and it does not. The Project is an electric substation, part of the electric transmission network in New York. It does not create power, but helps move existing power to customers in NY. Thousands of electric substations exist in New York State.
Is the Dover Station being built to directly serve New York City or Con Edison customers?	No, the electric transmission system is an interconnected network that moves and delivers energy to homes and business across New York State. Electric transmission assets like Dover Station serve all of New York State, including residents and businesses in the Town of Dover.
Will the Dover Station Project be visible from the Stone Church, Seven Wells, the Appalachian Trail, Great Thicket Federal Preserve, Perry Preserve on Sand Hill Road, and/or Carruth Preserve?	No, the Dover Station Project will not be visible from any of these referenced locations. The Stone Church, Seven Wells and the Appalachian Trail are all greater than three-miles from the Dover Station Site. A full Visual Impact Assessment (VIA) was completed with a viewshed analysis, which indicates no visibility in high elevations to the northwest of the Project.
Does New York Transco need any permits or approvals related to protected species or wetlands from the NY Department of Environmental Conservation (DEC) permits?	NY Transco has carefully designed the Dover Station Project to avoid impacts to regulated species and wetlands. Additionally, NY Transco has conducted consultations with the NYS DEC, including multiple site visits with experts in the field and completed subsurface investigations. DEC has confirmed no permits are required for the proposed substation facility and the Project will avoid and/or minimize any direct impacts to species and the avoid potential changes to the chemistry, quality and quantity of surface and groundwater.

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<p>Will the installation of the Dover Station Project decrease area property values?</p>	<p>A detailed analysis on property valuation was done by a qualified NY real estate appraiser who analyzed real estate transactions over multiple years for residential properties in areas containing existing substations in New York’s Hudson Valley, including Dutchess County. This analysis confirmed that the installation, presence, and operation of the proposed substation facility will not result in diminution of property values or reduce the marketability of adjacent properties or of those in the immediate or nearby areas.</p>
<p>Does the Dover Station Project constitute a SEQRA Type 1 Action?</p>	<p>No, the Project does not fall under any SEQR Type 1 Action categories (6 NYCRR Part 617.4). Nonetheless, the Planning Board has treated this Unlisted Action in the same manner as a Type 1 Action. The Planning Board has coordinated among all involved and relevant interested agencies, and the SEQR review to date includes a Full Environmental Assessment Form with expanded Addendum containing multiple supporting reports and materials further addressing SEQR related topics.</p>
<p>Will the Dover Station Project adversely impact any buildings, archaeological sites and/or districts which is an eligible or designated historic resource?</p>	<p>No, the Dover Station has been subject to multiple consultations with the New York State Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation and, after two separate reviews, they confirmed that there will be no adverse impacts on archeological, historic or cultural resources.</p>
<p>Will the Dover Station Project create area light pollution?</p>	<p>No, the Dover Station will be an unlit substation. Meaning the substation will not be lit under normal operations, and lights would only be on in the rare instance where work is required to take place at night.</p>

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<p>Is New York Transco in violation of an agreement with the NY Public Service Commission?</p>	<p>No, New York Transco has no agreement with the NY State Public Service Commission for the Dover Station Project. This Project is required by the New York Independent System Operator (NYISO) to support the New York electric transmission network. Documentation and approvals from the PSC to New York Transco are for other electric transmission projects' permitting through the State's Article VII process. Dover Station is being permitted through the Town of Dover Planning Board.</p>
<p>Will the Dover Station Project affect hazardous soils and/or a U.S. Environmental Protection Agency (EPA) Superfund Site?</p>	<p>No, the proposed Dover Station Site is not on a former Town dumpsite and it is not an EPA Superfund Site. Experts in environmental sciences performed environmental due diligence activities, consisting of environmental assessments, record reviews, and multiple surface and subsurface investigations (e.g., soil and groundwater testing) – all in compliance with NYS DEC guidance and standard industry practices. No contamination warranting further investigation was found. No groundwater contamination was identified. No underground storage tanks are present on the Site and, the Dover Station Project will not produce any wastewater discharge.</p>
<p>Will the Dover Station Project be subject to a decommissioning plan?</p>	<p>New York Transco has submitted a decommissioning plan and associated protocols for decommissioning of the substation to the Town. Upon review completion, it is expected that the final version of the protocols and plan would be incorporated as a condition of any approval adopted by the Dover Planning Board.</p>