

**TOWN OF PLEASANT VALLEY
ZONING BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that on Wednesday, July 27, 2016 at the Town of Pleasant Valley Town Hall meeting room, 1554 Main Street, Pleasant Valley, NY, 12569 at 7:00 p.m. or as soon thereafter as the matter is reached on the agenda, the Town of Pleasant Valley Zoning Board of Appeals (ZBA) will hold a public hearing to consider an Application/Appeal by Central Hudson Gas and Electric Corporation (Central Hudson) from an Administrative Decision of the Town Zoning Administrator, dated May 24, 2016 (Decision), with respect to the proposed rebuild of the 69kV G-Line North Electric Transmission Line which runs within an existing utility right-of-way for an approximately 3.6 mile distance, commencing at the shared boundary of Pleasant Valley and LaGrange, running in a northerly direction to Central Hudson Tower T-1494, approximately 1.4 miles north of the Tinkertown substation, which Application/Appeal seeks the following relief:

1. A height (area) variance from Pleasant Valley Zoning Law Sections 98-12 (Schedule of Area and Bulk Requirements, 98 Attachment 2) and 98-13A to allow a maximum height for the transmission line of 75 feet, where the zoning limits the heights as follows:
 - RR District: 35 feet
 - RA District: 35 feet
 - SFH District: 35 feet
 - LDR District: 35 feet
 - Q District: 40 feet
 - O/I District: 30 feet

The variance request is a unified application for the entire line, given the necessary interrelationship between the heights of the new poles, the pole spacing, topography and several required clearances. Within this unified application, the Board will consider all elements of the proposed rebuild project as they relate to the Application/Appeal. A table identifying the parcels crossed by the proposed line and the parcels upon which a pole is proposed, showing the height of each proposed pole, is incorporated in this Notice (see below). A map showing the location of the G-Line North in Pleasant Valley is enclosed in all mailings of this Notice of Hearing, and available on the Town web-site and at Town Hall. Existing G-Line poles range in height from 40 to 77 feet. New poles will be self-weathering steel, approximately 52 to 75 feet tall, which is approximately 10 to 15 feet taller on average than existing poles. The rebuild will reconfigure pole location and conductor spans and will reduce the number of poles from approximately 58 to 50.

2. In the alternative, an interpretation reversing the determination of the Zoning Administrator and determining that Central Hudson's proposed rebuild project does not require a height variance from the height limits set forth in the Pleasant Valley Zoning Law sections cited in the above section.

3. An interpretation or acknowledgement that the ZBA has inherent authority to grant extensions of the one year period within which area variances must be exercised under Zoning Law Section 98-95B(3)(b) to avoid expiration, and in the alternative, if such interpretation or acknowledgement is not granted, a variance of the provisions of Section 98-95B(3)(b), to declare that the 1 year period for exercise of any variance granted in this case shall commence upon the authorization to commence construction, by building permit or otherwise, rather than upon issuance of said variance.

PLEASE TAKE FURTHER NOTICE that a coordinated SEQR review has been undertaken for the G-Line North project in both the Town of Pleasant Valley and the Town of LaGrange, as a Type I Action, and that the LaGrange Planning Board, as the SEQR Lead Agency, determined on May 19, 2016 that the proposed project will not have a significant adverse effect on any aspect of the environment, and adopted a Negative Declaration and Notice of Determination of Non-significance. A copy of the Negative Declaration is on file in the Zoning Department at the Town of Pleasant Valley at the above Town Hall address. The G-Line North project occurs partially upon land within agricultural districts containing a farm operation, or within 500 feet thereof, and an Agricultural Data Statement has been filed with the Planning Board.

AT THE PUBLIC HEARING, all interested persons shall have an opportunity to be heard. Written comments will also be accepted if received prior to the later of July 27, 2016, or the last day of the public hearing, if adjourned beyond July 27, 2016. Written comments will also be accepted at the Public Hearing on July 27, 2016 or at any adjournment thereof. E-mail comments will also be accepted if received during regular business hours (Mon-Thu: 9am to 4pm, and Fri: 9am-1pm) prior to the later of July 27, 2016, or the last day of the public hearing, if adjourned beyond July 27, 2016. A copy of the Application/Appeal and a copy of the Plan and Profile drawings showing the location of the proposed rebuilt line and the pole heights are available during business hours in the Zoning Department at the Town of Pleasant Valley Town Hall. Contact person for comments and information is: Sonia James, ZBA Secretary, Town Hall, 1554 Main Street, Pleasant Valley New York, 12569; phone 845-635-8395; email sjames@pleasantvalley-ny.gov

PARCELS CROSSED BY G-LINE REBUILD SHOWING HEIGHTS OF ANY POLES
AS SUBMITTED BY CENTRAL HUDSON

Tax ID (Print Key)	Street Address	Town	Proposed Pole Number	Proposed Height (feet)
6462-02-747962	Con Edison	Pleasant Valley	G#67	61
6463-03-266131	543 Traver Rd	Pleasant Valley	G#68	65.5
6463-04-800213	Drake Rd Rear	Pleasant Valley	G#69	65.5
			G#70	65.5
			G#71	52
			G#72	70
			G#73	65.5

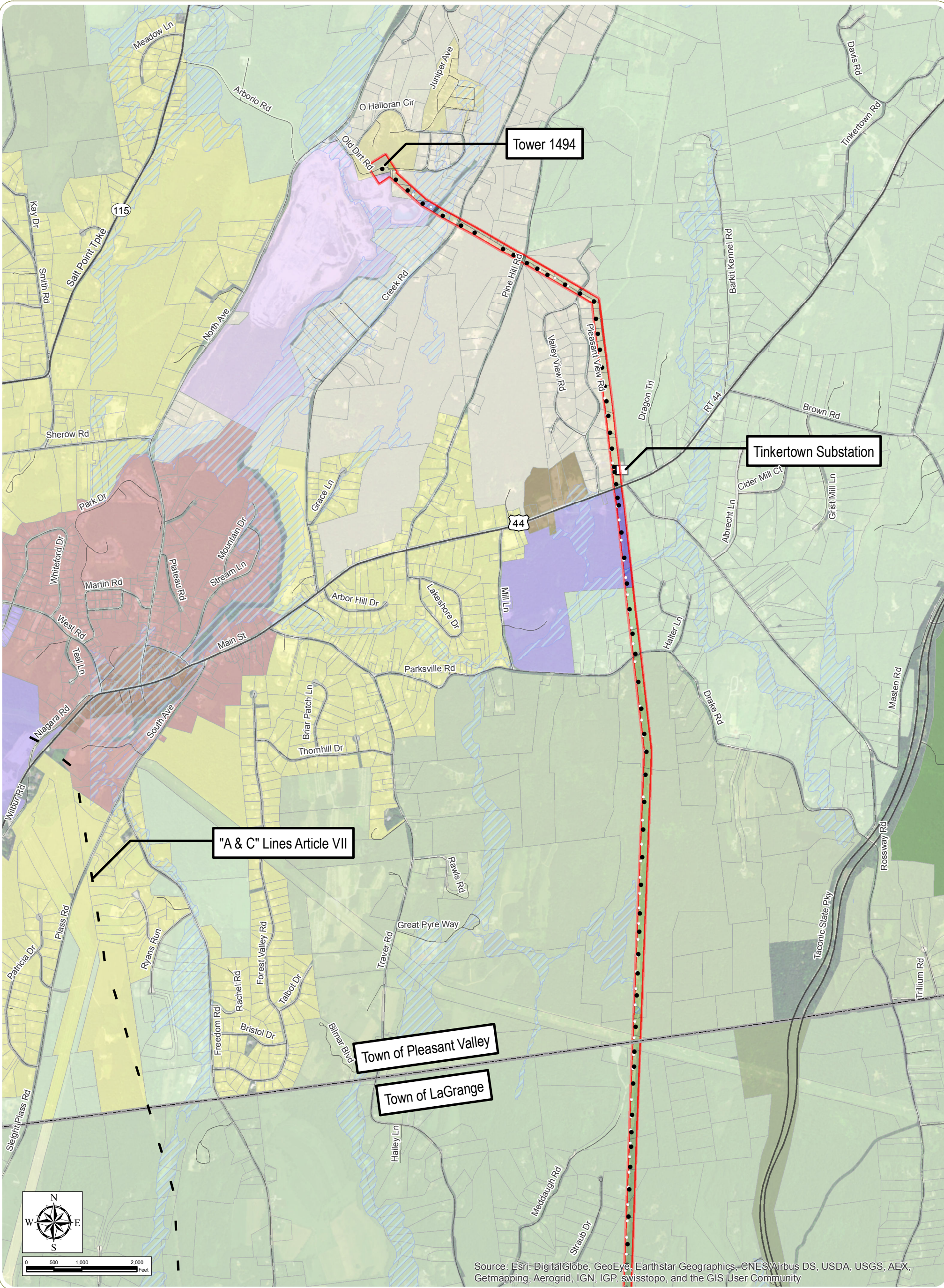
			G#74	65.5
			G#75	65.5
			G#76	65.5
			G#77	65.5
6463-02-777521	74 Drake Rd	Pleasant Valley	G#78	65.5
			G#79	65.5
			G#80	65.5
			G#81	65.5
6463-02-736661	91 Drake Rd	Pleasant Valley	G#82	70
			G#83	65.5
6463-02-726713	69 Drake Rd	Pleasant Valley	G#84	65.5
6463-02-619797	59 Mill Ln	Pleasant Valley	G#85	65.5
			G#86	65.5
			G#87	65.5
			G#88	65.5
			G#89	74.5
6463-02-710946	8 Pleasant View Rd	Pleasant Valley	G#90	65.5
6463-02-706981	20 Pleasant View Rd	Pleasant Valley	G#91- SWITCH	52
			G#92 - SWITCH	56.5
			G#93	65.5
6464-04-693032	40 Pleasant View Rd	Pleasant Valley	G#94	61
6464-04-703055	58 Pleasant View Rd	Pleasant Valley	G#95	65.5
6464-04-702096	68 Pleasant View Rd	Pleasant Valley	G#96	65.5
			G#97	70
6464-04-691131	78 Pleasant View Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-690158	94 Pleasant View Rd	Pleasant Valley	G#98	65.5
6464-04-688173	100 Pleasant View Rd	Pleasant Valley	G#99	70
6464-04-683210	112 Pleasant View Rd	Pleasant Valley	G#100	65.5
6464-04-674249	132 Pleasant View Rd	Pleasant Valley	G#101	65.5
6464-04-676231	120 Pleasant View Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-669269	142 Pleasant View Rd	Pleasant Valley	G#102	65.5
			G#103	70

6464-04-616300	117 Valley View Rd	Pleasant Valley	G#104	65.5
			G#105	65.5
			G#106	70
6464-04-592298	107 Valley View Rd	Pleasant Valley	G#107	56.5
6464-03-468352	288 Creek Rd	Pleasant Valley	G#108	65.5
			G#109	65.5
			G#110	65.5
			G#111	74.5
			G#112	74.5
6464-03-128279	292 North Ave	Pleasant Valley	G#113	70
6464-03-335478	36 Old Ohalloran Cir	Pleasant Valley	G#114	65.5
6464-03-360487	38 Old Dirt Rd	Pleasant Valley	G#115	65.5
6464-01-299521	31 Old Dirt Rd	Pleasant Valley	1494	75.02
6463-02-733978	1959 Route 44	Pleasant Valley	Tinkertown Substation	
6464-01-311595	2 Country Ct	Pleasant Valley	No Pole: Parcel crossed by line	
6464-03-398463	Ohalloran Cir Rear	Pleasant Valley	No Pole: Parcel crossed by line	
6464-03-478418	Creek Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-517388	Pine Hill Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-522406	235 Pine Hill Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-542378	221 Pine Hill Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-611338	169 Pleasant View Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-631309	151 Pleasant View Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-677297	156 Pleasant View Rd	Pleasant Valley	No Pole: Parcel crossed by line	
6464-04-697014	32 Pleasant View Rd	Pleasant Valley	No Pole: Parcel crossed by line	

Date: June 15, 2016

John J. Dunn

Town of Pleasant Valley Zoning Board of Appeals



G Line North Transmission Line Rebuild Project

Towns of Pleasant Valley and LaGrange,
Dutchess County, New York

Town Line to Tower 1494

June 2016

Notes: 1. Basemap: ESRI ArcGIS Online "World Imagery Map" Map Service
2. Zoning data interpolated from Town of Pleasant Valley "Draft Zoning Map" last revised July 2009, and Town of LaGrange "Zoning Map" adopted October 22, 2014.
3. This is a color graphic. Reproduction in grayscale may misrepresent the data.

- Proposed Pole Location
- Existing Pole Location
- Existing Substation
- ▭ Existing ROW
- ▭ Town Boundary

- Town of Pleasant Valley Zoning District
- Hamlet
 - Hamlet Residential
 - Medium Density Residential
 - Lower Density Residential
 - Rural Agricultural

- Rural Residential
- Conservation
- Manufactured Home Park
- Mixed Use Commercial
- Office Industrial
- Quarry

- FEMA Special Flood Hazard Area
- Town of LaGrange Zoning District
- Residential Flexible Density
 - Residential Low Density
 - State Park Reuse



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