

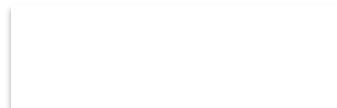


ONEONTA SOUTH IMPROVEMENT PROJECTS

Phase 2 – 115kV Transmission Line Reroutes

Public Hearing – Eminent Domain Proceeding

Oneonta South Area Reliability Improvements Project
(oneontasouthnyseg.com)



Hearing Outline

- Intro
- The Project
- The Properties
- Public Need
- Environmental Impacts
- Alternatives
- EDPL Process

Website



[About the Project](#) [NYSEG](#) [Document Library](#) [Contact](#)

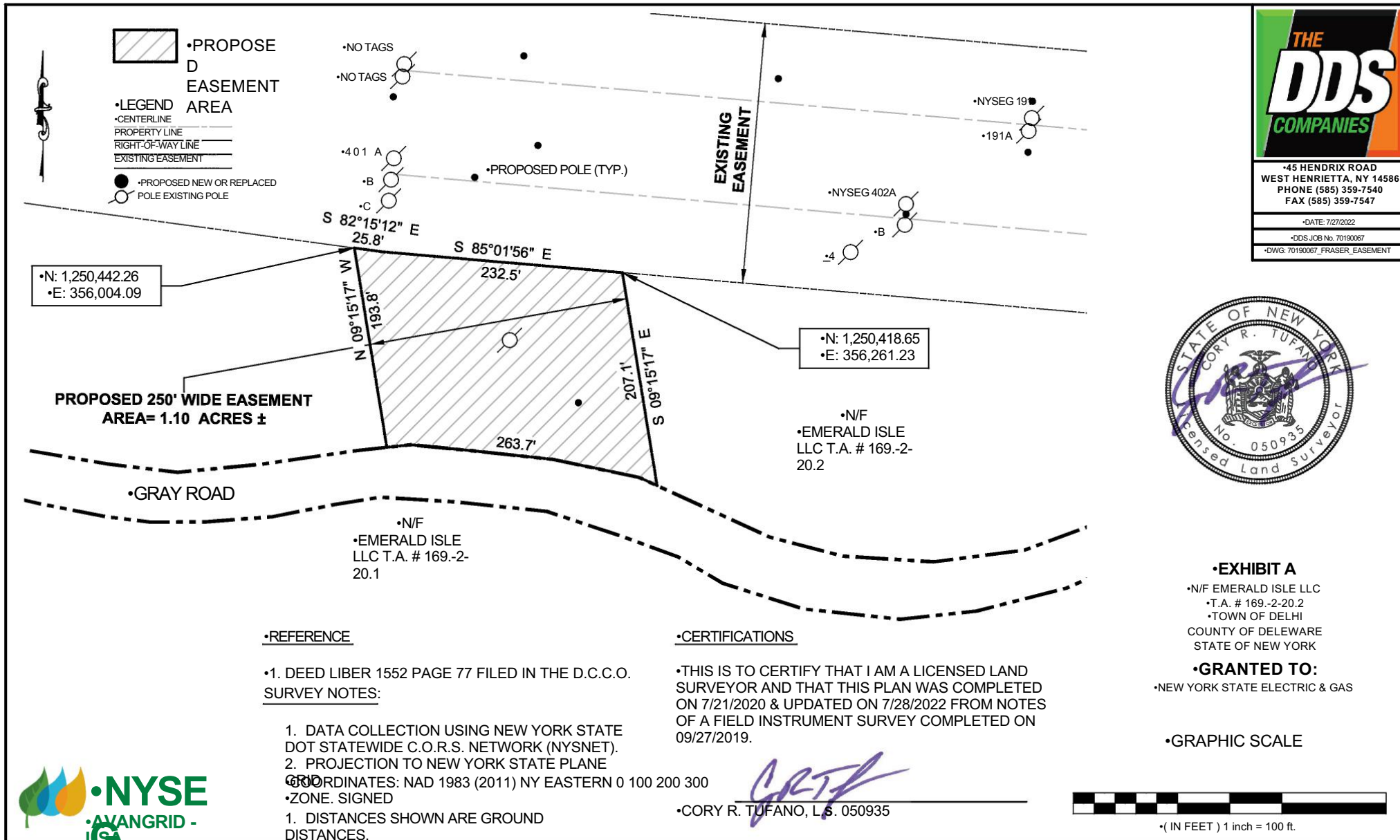
Oneonta South Area Improvements Project



- Website: [Oneonta South Area Reliability Improvements Project \(oneontasouthnyseg.com\)](http://oneontasouthnyseg.com)
- Phone: [833-551-4300](tel:833-551-4300)
- Email : Info@OneontaSouthNYSEG.com

NYSEG, pursuant to Sections 201 through 204 of the EDPL and Section 11 of the Transportation Corporation Law, proposes to acquire permanent easements over three parcels owned by Emerald Isle LLC in the Town of Delhi, Delaware County, New York at Hamden Hill Road, 1564 Gray Road and West Platner Brook Road, and identified as Tax Map Parcel numbers 191.-2-2, 169.-2-20.1 and 169.-2-20.2.

The Property to be acquired is also depicted on the following maps, which are included as Exhibits A, B and C of the hearing record.



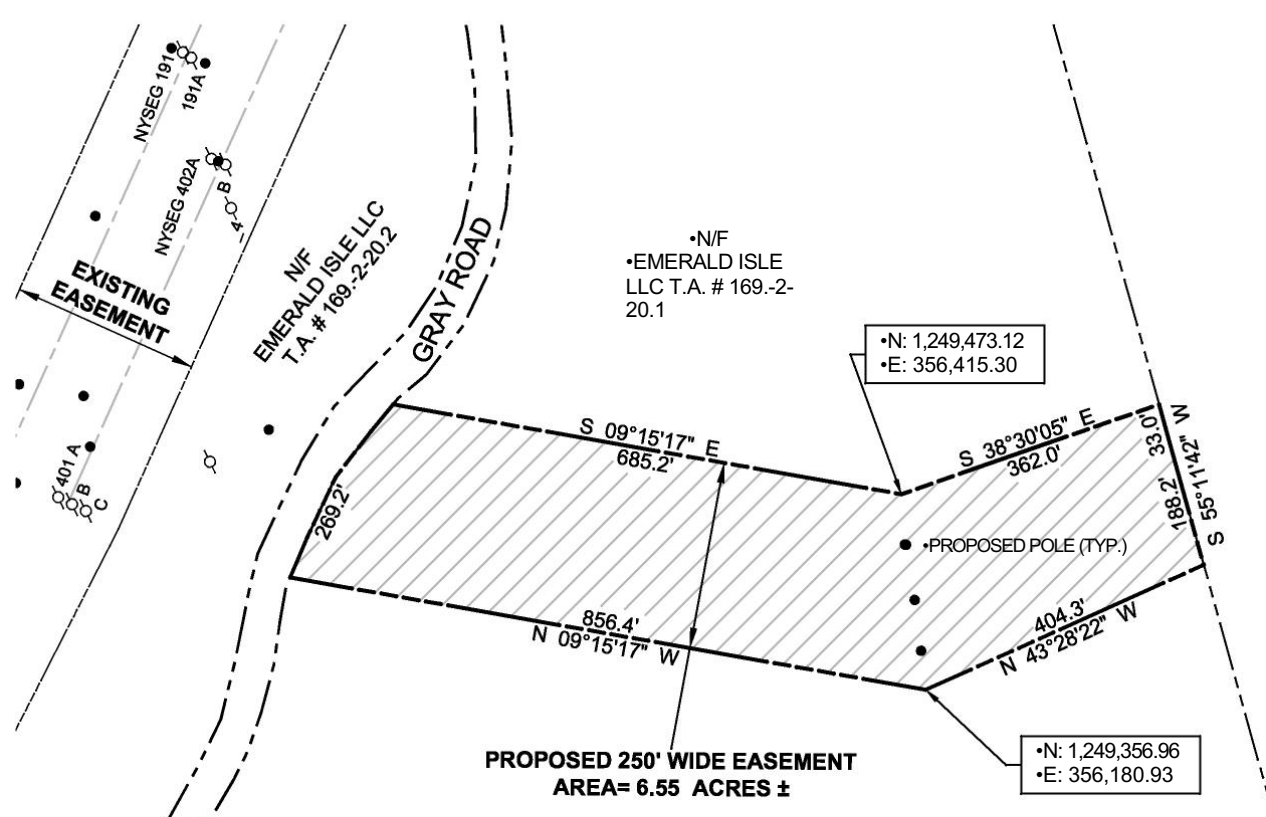
THE DDS COMPANIES

•45 HENDRIX ROAD
 WEST HENRIETTA, NY 14586
 PHONE (585) 359-7540
 FAX (585) 359-7547

•DATE: 7/27/2022
 •DDS JOB No. 70190067
 •DWG: 70190067_FRASER_EASEMENT



Survey\2019\70190067 - NYSEG - Fraser Re-Routel15\KWD\GFRASER EASEMENTS\70190067_FRASER_EASEMENTS.dwg, EASE EMERALD ISLE B, 7/28/2022 2:15:37 PM



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•PROPOSED EASEMENT AREA

- LEGEND
- CENTERLINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING EASEMENT
 - PROPOSED NEW OR REPLACED
 - POLE EXISTING POLE



•SURVEY NOTES:

1. DATA COLLECTION USING NEW YORK STATE DOT STATEWIDE C.O.R.S. NETWORK (NYSNET).
2. PROJECTION TO NEW YORK STATE PLANE GRID COORDINATES: NAD 1983 (2011) NY EASTERN

•REFERENCE

1. DEED LIBER 1552 PAGE 77 FILED IN THE D.C.C.O.

•CERTIFICATIONS

•THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 7/21/2020 & REVISED ON 7/28/2022 FROM NOTES OF A FIELD INSTRUMENT SURVEY COMPLETED ON 09/27/2019.

•SIGNED
•CORY R. TUFANO, L.S. 050935

•EXHIBIT B

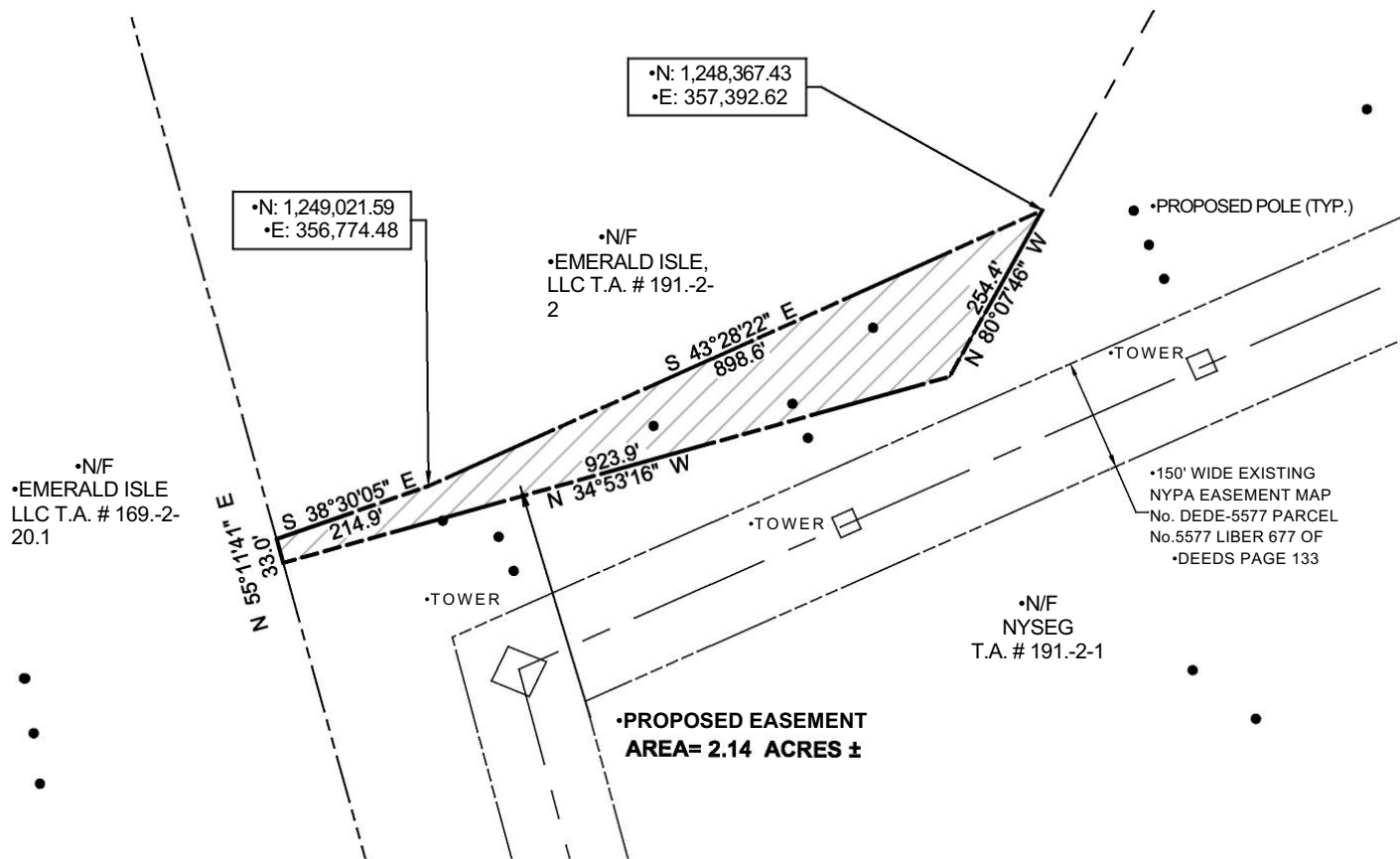
- N/F EMERALD ISLE LLC
- T.A. # 169.-2-20.1
- TOWN OF DELHI
- COUNTY OF DELEWARE
- STATE OF NEW YORK
- GRANTED TO:
- NEW YORK STATE ELECTRIC & GAS

•GRAPHIC SCALE



• PROPOSED EASEMENT AREA

- LEGEND
- CENTERLINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EXISTING EASEMENT
 - PROPOSED NEW OR REPLACED POLE
 - POLE EXISTING POLE



• REFERENCE

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SURVEY NOTES:

1. DATA COLLECTION USING NEW YORK STATE DOT STATEWIDE C.O.R.S. NETWORK (NYSNET).
2. PROJECTION TO NEW YORK STATE PLANE GRID COORDINATES: NAD 1983 (2011) NY EASTERN ZONE.
3. DISTANCES SHOWN ARE GROUND DISTANCES.

• CERTIFICATIONS

• THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON 7/21/2020 & UPDATED 7/29/2022 FROM NOTES OF A FIELD INSTRUMENT SURVEY COMPLETED ON 09/27/2019.

• SIGNED
• CORY R. TUFANO, L.S. 050935



• 45 HENDRIX ROAD
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PHONE (585) 359-7540
FAX (585) 359-7547

• DATE: 7/29/2022
• DDS JOB No. 70190067
• DWG: 70190067_FRASER_EASEMENT



• EXHIBIT C

• N/F EMERALD ISLE LLC
T.A. # 191.-2-2
TOWN OF DELHI
COUNTY OF DELEWARE
STATE OF NEW YORK

• GRANTED TO:

• NEW YORK STATE ELECTRIC & GAS

• GRAPHIC SCALE

• 0 200 400 600



• (IN FEET) 1 inch = 200 ft.



Project Justification

Acquisition being undertaken in connection with the Oneonta South Improvement Projects.

The Oneonta South Improvement Projects are necessary to comply with more stringent reliability standards issued at the federal level.

The Projects include an expansion of the existing Fraser Substation; changes at the existing Delhi Substation; and reconfiguring, establishment and/or rebuild of supporting transmission lines.

This upgrade will enhance the reliability and resiliency of the entire transmission system in the area.

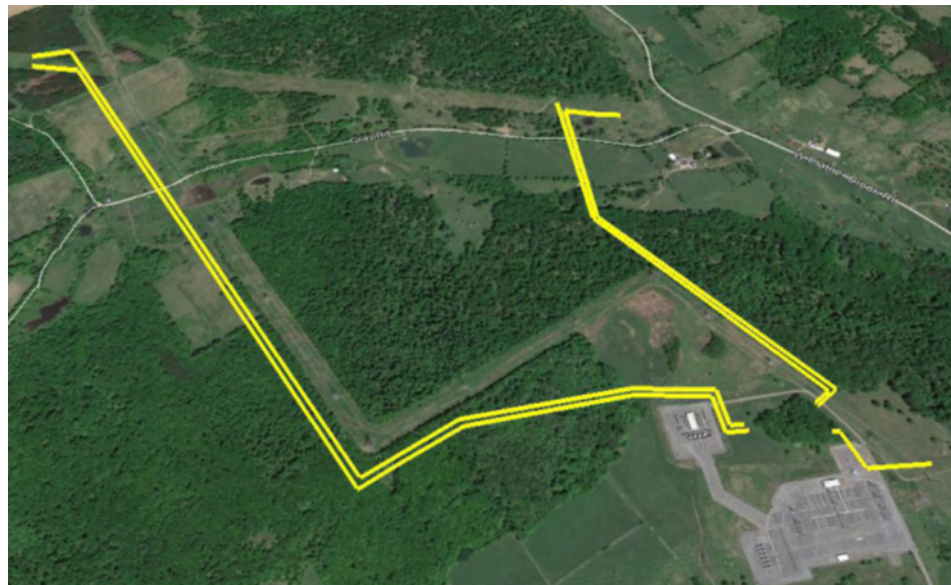
Project Justification

Fraser is an existing 345/115 kV substation and is the strongest source into Oneonta's 115 kV system. Delhi is a 115/46 kV substation that is a 115 kV hub in the area and supplies several 115 kV interconnected distribution substations via two radial 115 kV lines. To improve reliability and address asset condition concerns, Phase 1 of the Project involves a significant expansion of the Fraser substation along with a complete removal of Delhi's substation.



Project Justification

Existing 115kV Lines 916, 917, 919, 949 and 951 are currently fed from the Delhi substation. Phase 2 of the Project will split the 919 and 949 Lines and new greenfield lines will be built into the new Fraser 115kV yard. Existing line 919 will be split into 919 to Oakdale and 917 to Andes. Existing line 949 will be split into 949 to Jennison and 916 to Axtell. Existing line 951 will be relocated from its current termination into the new 115kV yard. The total of the new line segments are approximately 4.5 miles long.

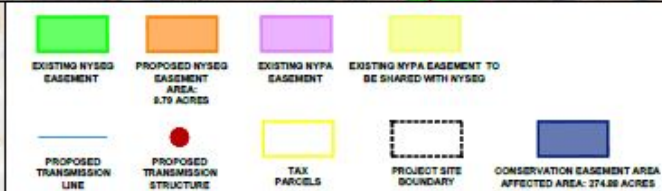


Properties

The owner, tax map numbers and addresses of the parcels are as follows:

Reputed Owner	Tax Map Parcel	Address
Emerald Isle, LLC	191.-2-2	Hamden Hill Road
Emerald Isle, LLC	169.-2-20.1	564 Gray Road
Emerald Isle, LLC	169.-2-20.2	West Platner Brook Road

Watershed Agricultural Council of New York City holds a conservation easement on the Emerald Isle Properties.



ONEONTA SOUTH AREA RELIABILITY
PROJECT
MERRITT PROPERTY (EMERALD ISLE, LLC)
EASEMENTS

BEING LOCATED IN THE TOWN OF DELHI, TOWN OF HAMDEN,
COUNTY OF DELAWARE, STATE OF NEW YORK.

THIS IS A PRELIMINARY MAP CREATED ON DRAFTING AND DOES NOT REFLECT A COMPLETED AND APPROVED DESIGN. IT IS INTENDED FOR DISCUSSION PURPOSES ONLY.



At NYSEG's request the Owner sought approval from the WAC for the Right of Way.

NYSEG accepted the majority of the revisions to the terms of the transmission easement proposed by the WAC to ensure that to the extent reasonably possible, the transmission easement would be consistent with the Conservation Easement and would not diminish the agricultural, forestry, or water quality value of the Property.

Negotiations with WAC

The WAC Staff felt that the revised transmission easement NYSEG presented conformed to the requests made by WAC and agreed that the transmission easement did not diminish the agricultural, forestry, and water quality values of the Property.

Four of the six WAC members concurred with Staff and voted in favor of consenting to the transmission easement.

However, one member believed that the transmission easement would impact forestry water quality and would not be consistent with the Conservation Easement. Two members voted against consenting to the proposed transmission easement..

Since the decision was not unanimous, the request was denied.

Public Use/Purpose

Acquisition of the Easement across the Property is within NYSEG's statutory authority and will serve the public use, benefit or purpose by improving the reliability and resiliency of the transmission system in the Fraser/Delhi Region, thereby ensuring that safe and reliable distribution of power is maintained.

In addition, the energy reliability improvements generated by the project can support expanded economic development.

Environmental Impacts

Project Overview

The Project consists of installing new utility structures within a mixture of existing and proposed electrical transmission ROW located within the Town of Delhi and the Town of Hamden. The Project will disturb approximately 38.1 acres related to construction/development of work pads, stabilized construction entrances, access roads, and tree clearing. The construction work will be phased, and NYSEG's contractor shall temporarily or permanently restore disturbances as the Project proceeds. The Project has been located to avoid preexisting utilities and minimize impacts to environmental resources and traffic. Where reasonably practical, the new lines are located adjacent to existing New York Power Authority (NYPA) utilities.

General Environmental Impacts

The Project will require construction of temporary access roads, which will generally be gravel access roadways from existing NYPA access roads, through the electric transmission ROW, to the work pad areas. These areas will require grading for temporary access. In any delineated wetland area, the access road will consist of timber matting where slopes allow. Access roads and work pads that will utilize timber mats are not included in the disturbance area calculation. Timber matting will be installed in delineated wetland areas as shown on the *Civil Construction Plans* to avoid compaction, rutting, and damage to wetlands. Where possible, timber mats will be laid directly on top of wetland topsoil and lifted out once work is complete. In other areas, grading will be performed with temporary fill placed within wetland for placement of timber mats.

Major Project Permits and Status as of August 2022

- **SEQR (State Environmental Quality Review Act)**
 - Lead Agency: Town of Delhi
 - Date Issued: Negative Declaration issued on July 6, 2020 and covers all Phases of the Oneonta South Area Reliability Project
- **Public Service Commission Part 102 Report**
 - Permitting Agency: PSC
 - Date Issued: Notice received from PSC that they will not require further investigation of the proposed project on January 3, 2022
- **Stormwater Pollution Prevention Plan (SWPPP) Review and Approval**
 - Permitting Agency: New York City Department of Environmental Protection
 - Date Issued: April 15, 2022
- **Individual SPDES Permit**
 - Permitting Agency: New York State Department of Environmental Conservation
 - Date Issued: July 27, 2022
- **5-Acre Waiver**
 - Permitting Agency: New York State Department of Conservation
 - Date Issued: Anticipate receiving by December 2022
- **Article VII Certificate/EM&CP Amendment for Line 951**
 - Permitting Agency: PSC
 - Date Issued: Anticipate receiving by January 2023

Environmental Impact

Delhi Planning Board SEQRA Negative Declaration

Issued July 6, 2020

While grading, excavation, and construction activities will likely occur on steep, rocky ground and in some sensitive areas, NYSEG has indicated that potential impacts will be mitigated via project phasing and stormwater control features.

Appropriate implementation of stormwater controls (during and after construction) and limiting the extent of disturbed areas at any given time will significantly reduce potential for erosion and any resultant impacts.

Conversion from current land use (including agriculture, forests, and grasslands) to maintained utility rights-of-way, but the width of the strip of conversion is relatively narrow.

Limited portions of transmission work may impact the cultivation of or access to existing farmland, but NYSEG is working with each potentially affected landowner to alter the design / layout of lines in these areas.

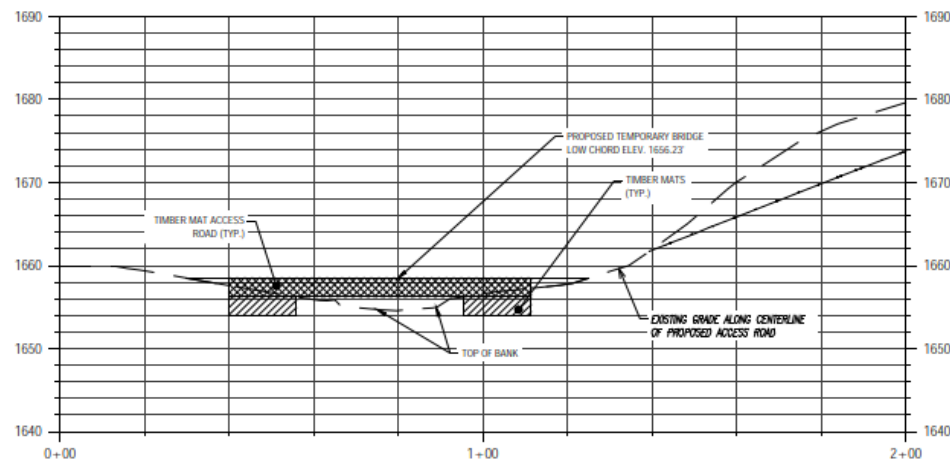
NYSEG and the Town of Delhi formalized NYSEG's financial responsibility for the repair of road damage associated with project construction.

NYSEG worked with WAC to address concerns in the hope of obtaining consent to cross the conservation easement area.

WAC Staff believes that the revised transmission easement NYSEG presented conformed substantially to comments made by WAC to NYSEG's initial draft and concluded that the transmission easement did not diminish the agricultural, forestry, and water quality values

SWPPP Specific Environmental Controls for Parcel # 169.-2-20.1

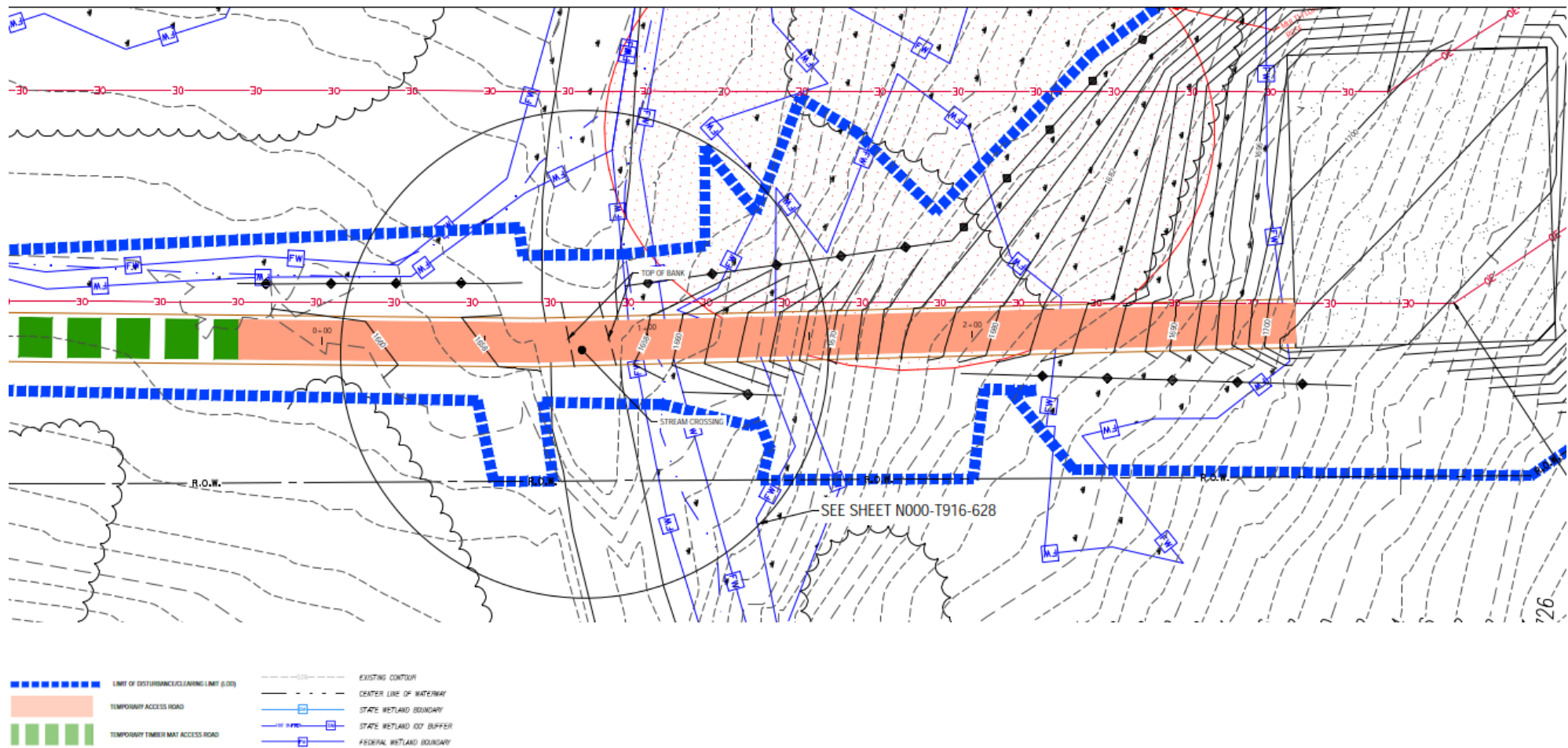
- Increased Timber Mat Bridge
 - The timber mat bridge has been sized to extend beyond the top of bank
 - This will prevent or greatly minimize impacts to the stream channel by spanning beyond the defined bed-bank features of the perennial stream.
- The temporary stream crossing proposed will provide increased safety conditions and construction efficiency for the entire project corridor.
- The stream crossing in this location reduces the amount of additional temporary workspace needs required on either side of the stream.



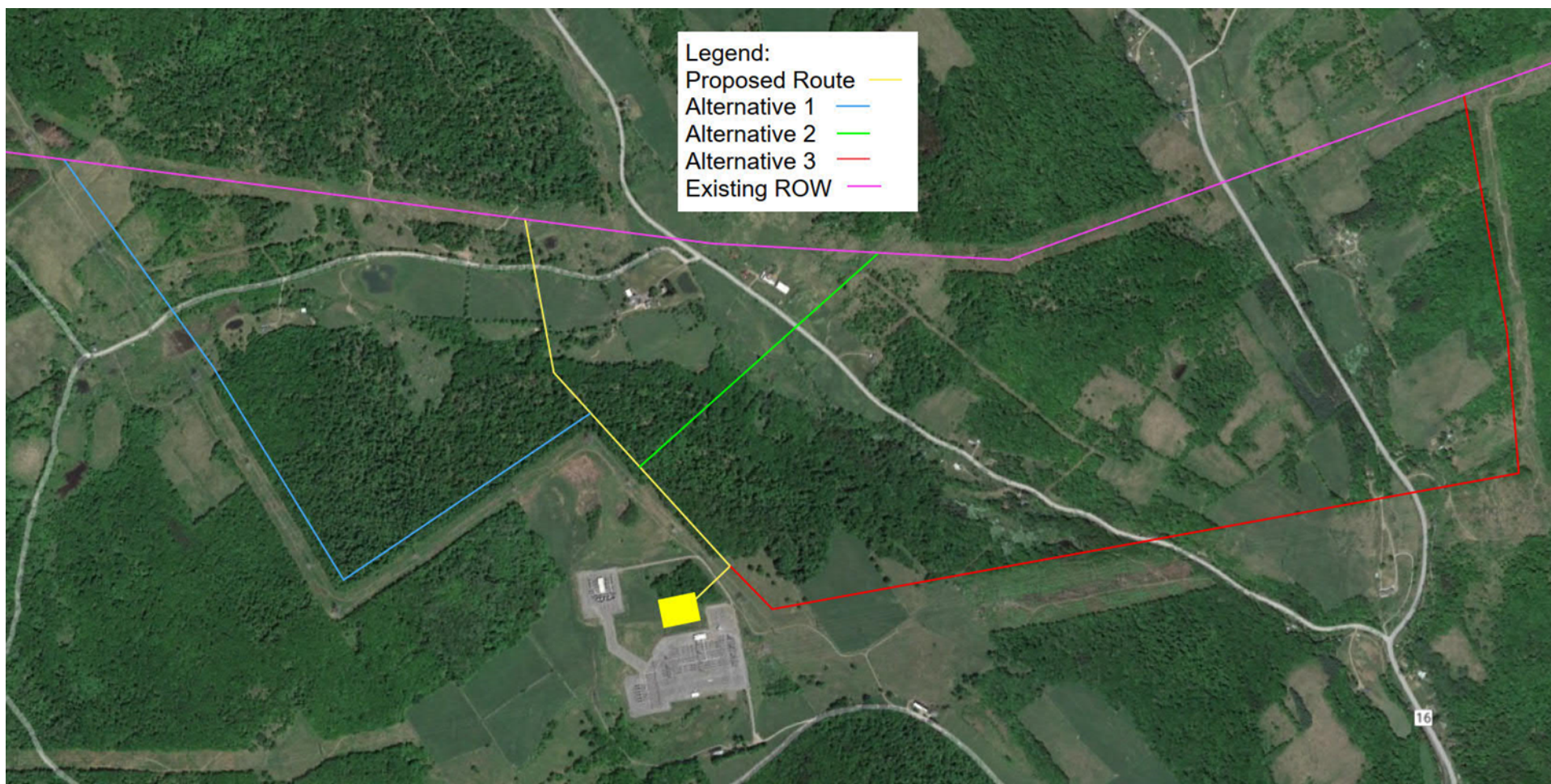
2
614
STREAM CROSSING - PROFILE VIEW
SCALE: H: 1" = 20' | V: 1" = 5'

Topographic map showing a proposed 15' wide access road with 30.0% max slope and 1.5:1 side slopes. The map includes a stream crossing, various engineering notes, and a callout to 'SEE SHEET N000-T916-614'. The map also shows a 80' x 80' work pad with 5.0% max slope and 1.5:1 side slopes. The map is titled 'MERRITT, MICHAEL 1564 GRAY RD 169-2-20.1'.

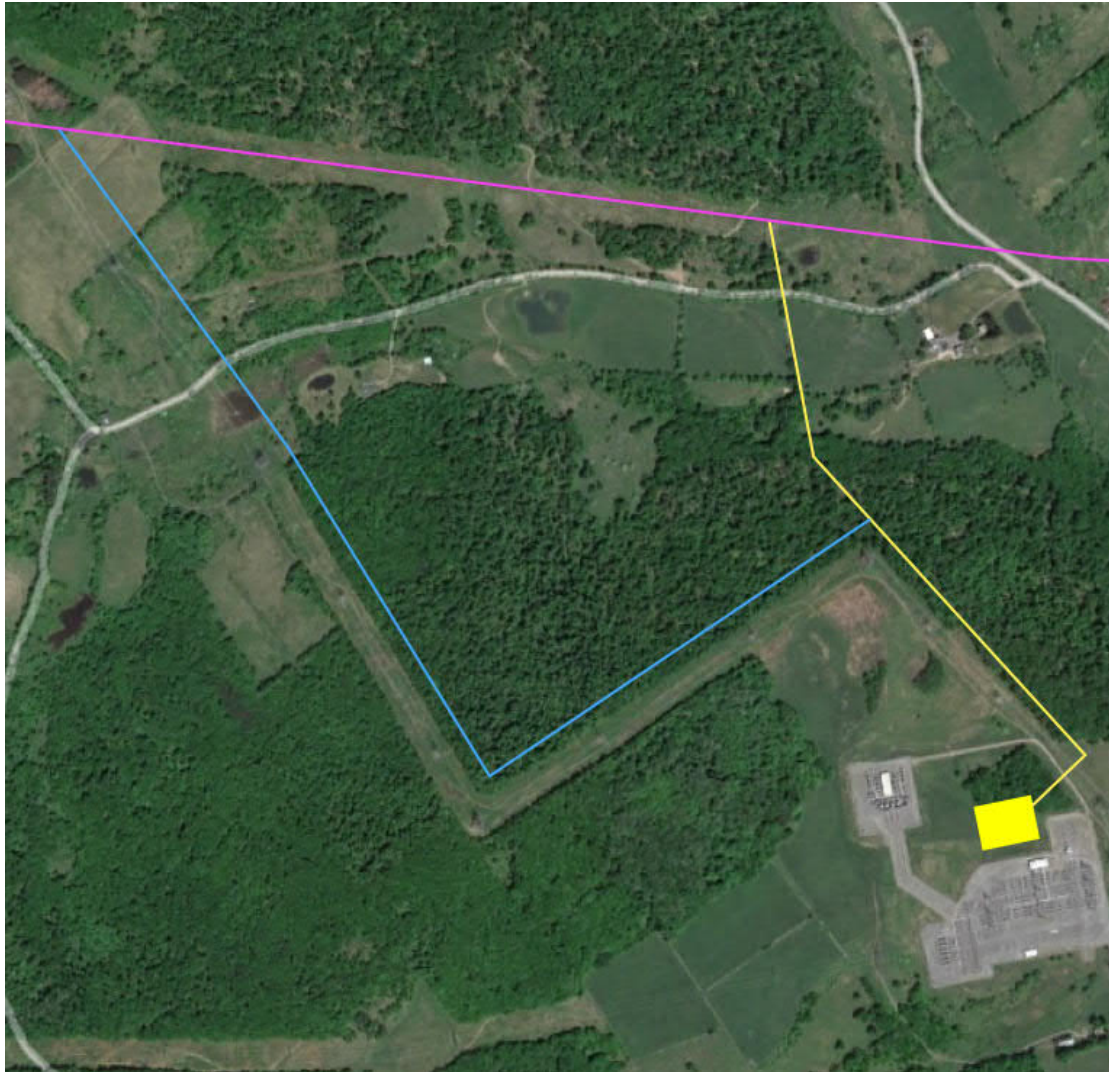
*excerpt from Civil Construction Plan Sheet: N000-T916-614



Alternatives Overview



Alternative 1



Reasoning for not choosing alternative:

- Approximately 0.9 miles longer than proposed route, additional cost for rate payers
- Would follow route of NYPA lines, similar to other proposed NYSEG lines which would “sandwich” NYPA lines making maintenance on those lines difficult

Alternative 2



Reasoning for not choosing alternative:

- More difficult terrain, resulting in larger custom structures
- Still crosses property protected by the Watershed Agricultural Council

Alternative 3



Reasoning for not choosing alternative:

- Approximately 1.2 miles longer than proposed route, significant additional cost for rate payers
- Much closer to residence near route 16 crossing

Eminent Domain Process

- Issue Findings and Determination
- Formal EDPL Offer
- File Petition for Permission to file Acquisition Maps
- Title Vests once Acquisition Maps are filed with County Clerk

Website



[About the Project](#) [NYSEG](#) [Document Library](#) [Contact](#)

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