

Special Use Permit Application Addendum – Brunswick CNG

Describe the Requested Use: National Grid proposes the construction and operation of an Energy Transfer Station (ETS) that will act as a supplemental natural gas supply point during cold weather events which put the existing system at risk of dropping below the minimum pressure. The ETS will include a paved area for compressed natural gas storage trailers which will be parked at bays (skids) and ready for use when needed. A new access road from Spring Avenue, within National Grid's existing transmission corridor is also proposed and will be used for construction vehicles and during operation of the facility.

- 1. Explain why the proposed Special Use is reasonably necessary for the public health or general interest of welfare:** The ETS is proposed to ensure a reliable supply of natural gas to nearly 27,000 customers in the Capital Region. The existing system is vulnerable to pressure drops causing outages, especially during peak demand (coldest days). The ETS will mitigate the risk of outages, ensuring continued heating and other essential services, which are crucial during the coldest days of the year.
- 2. Explain how the proposed Special Use is appropriately located with respect to transportation facilities, water supply, fire and police protection, water disposal and other similar facilities:** The ETS is appropriately located on land that is owned by National Grid, and which adjoins an existing public utility use/ transmission corridor. The proposed location is optimal due to its proximity to existing National Grid infrastructure. A new driveway access from Spring Avenue is proposed within National Grid's existing transmission corridor which will be used for construction and operation of the ETS. Public water and sewage disposal systems are proposed on site.
- 3. Explain how the proposed Special Use provides adequate parkin spaces to handle expected public attendance:** The ETS has been designed to accommodate tractor trailers that will deliver and remove compressed natural gas (CNG) storage trailers from the site when the facility is operational. During the winter season, the storage trailers will be parked at bays (skids) and ready for use during cold weather events. When not operational, traffic to and from the site will be minimal, typically limited to one or two light pickup trucks which will be parked on site. The ETS will not be open or accessible to the public.
- 4. Explain how the proposed Special Use provides reasonable safeguards for neighborhood character and surrounding property values:** The ETS is proposed on land adjoining an existing public utility transmission corridor. To mitigate potential visual impacts, a complete landscaping plan has been provided which includes a variety of proposed plantings to act as a visual buffer from adjoining parcels and public vantage points. A complete stormwater pollution prevention plan (SWPPP) has also been developed which includes post-construction stormwater controls that were designed to accord with NYSDEC's Stormwater Design Manual. Best management practices will also be used in the construction and operation of the facility. While

the ETS will generate noise above the existing ambient condition during operations, this condition will be infrequent and there will be extended periods during which no facility sound will occur. Area residents will also directly benefit from the increased reliability of their natural gas service. The project mitigates the risk of outages, ensuring continued heating and other essential services, which is crucial during the coldest days of the year and necessary to protect existing structures and uses in the area.

- 5. Explain why granting the requested Special Use will not cause undue traffic congestion or create a traffic hazard:** A new driveway access from Spring Avenue is proposed within National Grid's existing transmission corridor which will be used for construction and operation of the ETS. Access to and from the EST from Miller Road will be limited to facility personnel who will be entering and exiting in passenger vehicles or pick-up trucks for periodic visits and maintenance. When the ETS is in operation, storage trailers will be offloaded at the facility by employees to supplement the natural gas system and then removed from the site. During operation, new trailer deliveries will be staggered to minimize traffic. When inactive, the facility will not be staffed and will generate virtually no traffic. A Traffic Impact Study has been provided in support of the SUP application which concludes the proposed project will not have a significant adverse impact on the local road network and will not cause significant changes in the existing level of service at identified intersections.
- 6. Explain how the application for the Special use complies with standards prescribed in the Town of Brunswick Zoning Ordinances for ____ (use):** The proposed ETS is a public utility (community use group) which is permitted by Special Use Permit in the R-25 Zoning District. National Grid is also considered a public utility under New York law. (*Matter of Consolidated Edison Co. v. Hoffman*, 43 NY2d 598 [1978]). There are no standards prescribed in the Town of Brunswick Zoning Law for public utility uses. However, the facility has been designed to comply with applicable supplementary regulations which pertain to proposed lighting and landscaping and the general standards for special uses set forth in Section 160-65 of the Zoning Law. In addition, the application documents demonstrate there is a compelling need for an ETS at this location to ensure reliable natural gas delivery to thousands of homes and businesses in the Capital Region.
- 7. Explain whether the applicant for the Special Use Permit has also applied for all other necessary permits and/or approvals from other governmental authorities:** Other required state and local permits or approvals are identified in Part 1 of its FEAF with the anticipated application submission date.