

**PLANNING BOARD
of the TOWN OF MOREAU
SARATOGA, NEW YORK**

In the Matter of the Application of

Niagara Mohawk Power Corp. d/b/a National Grid

Premises: Mohican Substation
Located at 50 Farnan Road (a/k/a 240-262 Bluebird Rd and 262-280
Bluebird Rd)
Town of Moreau, Saratoga County, New York
Section 50, Block 4, Lots 1.2 & 1.3

**STATEMENT OF INTENT
APPLICATION FOR SITE PLAN APPROVAL**

NIAGARA MOHAWK POWER CORP. d/b/a National Grid ("National Grid") is proposing to upgrade its existing Mohican Substation, on land owned by both National Grid and Northern Electric Power Company LP. The subject parcel is located in the M-1 General Manufacturing & Industrial District and has been used as a public utility substation and corridor for over 80 years. The proposed upgrade includes expanding the northeast corner of the station footprint and fence to install a new 16' x 37' metal clad enclosure structure. National Grid will also be installing a new prefabricated control building in the southern portion of the existing ground grid. Additionally, electrical assets will be upgraded within the existing station.

National Grid is considered a public utility under New York law and is therefore entitled to a relaxed zoning standard. (*Matter of Consolidated Edison Co. v. Hoffman*, 43 NY2d 598 [1978]). National Grid respectfully submits this Statement of Intent and the accompanying application submissions in support of its application for site plan approval.

To facilitate the Town's review of these requests, we provide the following:

- Planning Board Application for Site Plan Review - Application is made for site plan approval pursuant to Town of Moreau Zoning Law 149 Attachment 12 requiring site plan review by the Planning Board for all uses in the M-1 District;
- Proposed Civil Site Plan Set- 10 sheets;
- Property Deeds and Signed Owner Authorization; and
- Short Environmental Assessment Form - The proposed action is exempt from review under the State Environmental Quality Review Act ("SEQRA") as the

project involves the construction or expansion of nonresidential structures involves less than 4,000 square feet of gross floor area, and can be deemed to be a "Type II" action. *See* 6 NYCRR 617.5(c)(9). Regardless, the Applicant has provided the attached Short Environmental Assessment Form ("Short EAF") for informational purposes.

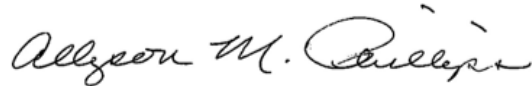
VI. Conclusion

The proposed substation upgrades comply in all material respects with the Town of Moreau Zoning Code, and issuance of site plan approval is appropriate under the circumstances. We ask that you kindly place this matter on the agenda for discussion at the next meetings of the Town of Moreau Planning Board. In the meantime, if you should have any questions or require any additional information, I can be reached at (518) 438-9907 x257

Thank you for your consideration.

Respectfully submitted,

YOUNG/SOMMER LLC

A handwritten signature in cursive script, reading "Allyson M. Phillips".

Allyson M Phillips, Esq.
Local Counsel National Grid

Dated: July 28, 2025