Chapter 10: Energy and Telecommunications

A. INTRODUCTION

This chapter focuses on two infrastructure components of the Proposed Project: energy and telecommunications. The discussion of energy considers the electricity and heating fuel that would be required by the Proposed Project and development of Phase 1 and the ability of the local energy providers to meet this demand. The telecommunication section focuses on the demand for telecommunication services that would be generated by the Proposed Project and development of Phase 1, as well as the ability of local service providers to provide these services.

REGULATORY CONTEXT

The Code of the Town of Thompson, Section 250-27.2: Planned Resort Development, requires that all utility lines providing services to the CDP, including lines providing gas, power, and communications services, be installed underground and in compliance with State and local agency regulations. There are no specific requirements in the CDP for the EPT Concord Resort with respect to the provision of energy and telecommunications.

B. COMPREHENSIVE DEVELOPMENT PLAN (DGEIS)

ENERGY

EXISTING CONDITIONS

New York State Electric and Gas Corporation (NYSEG) currently serves the Project Site with overhead wires and poles located along the public roads and within several easements that traverse the Project Site. There are three nearby electrical substations which provide power to different parts of the property: the Kiamesha substation, the Concord substation, and the Rock Hill substation. The Kiamesha substation, located on Lanahan Road west of NYS Route 42, has a capacity of 12.5 KV. The Concord substation, located at the intersection of Chalet Road and Kiamesha Lake Road, has a capacity of 4.8 KV. The Rock Hill substation, located near Exit 107 off of NYS Route 17, has a capacity of 12.5 KV.

There are no natural gas lines in the vicinity of the Project Site and none are planned. The nearest natural gas transmission main is located approximately 10 miles south in the Town of Forestburgh. NYSEG has indicated to the Applicant that there is insufficient demand to warrant the investment to extend the gas line to the Project Site and that the cost of extending this service would be substantial.

THE FUTURE WITHOUT THE PROPOSED ACTIONS AND PROPOSED PROJECT

Without the Proposed Project, electric service would remain the same in terms of level of service in the study area. NYSEG has indicated that they can provide sufficient electric power for the Proposed Project.

It should be noted that, based on information contained within the DEIS prepared on behalf of CALP in 2006, additional high voltage KV lines were proposed to meet the needs of proposed development in the area.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS AND PROPOSED PROJECT

Development of the EPT Concord Resort would place an increased demand on the existing electric service provided by NYSEG. **Table 10-1** presents the estimated electrical demand that would be generated by the Proposed Project. The phases of the Proposed Project are described in Chapter 1, "Project Description." The electric loads assume that heat and air conditioning would be provided by propane gas.

Table 10-1
Proposed Project Electrical Demand

Project Phase	Total Area of Buildings (sf)	Design KVA	Design Amps (480V)	Total VA/SF	Total Watts/SF (PF=.85)
Phase 1 – Casino Resort A	568,117	6,148	7,395	11	9.2
Golf	56,000	395	476	7	6
Casino Resort B	145,000	1,138	1,423	8	6.9
Entertainment Village	388,000	2,535	3,049	7	5.6
Residential Village, Hospitality & Recreation	819,228	5,570	6,700	7	5.8
Hospitality, Commercial & Residential	1,225,000	7,582	9,120	6	5.3

Notes: This table is a summary of the Electric Load Letters provided to NYSEG on March 30, 2012 (Appendix I-1).
KVA=Kilovolt-ampere
V=Volt
VA/SF = Volt-ampere per square foot
PF= power factor
VA=Volt-ampere
Sources: AKRF Engineering P.C.

NYSEG has indicated that they would be able to extend their electric service to the Project Site and could accommodate the entire project's demand to meet the 10-year multi-phased development program.

To provide fuel for heating and cooking, propane gas would be incorporated into the design of the buildings. All propane gas fuel tanks would be installed to meet or exceed local, State, and Federal safety and environmental standards.

MITIGATION

Electricity

Energy would be provided to the Project Site in compliance with the requirements of the PRD, CDP, and other local and State regulation. Electricity would be provided by NYSEG. A meeting

was held on March 19, 2012, with representatives of NYSEG to discuss the Proposed Project. At this meeting, the Applicant requested that all overhead wires be buried within the EPT Concord Resort property.

NYSEG stated that one or more of the three existing substations would need to be upgraded to serve the program presented in the CDP. NYSEG is currently reviewing the project loads and developing a plan as to how they would bring service to the different areas of the Project Site. A new substation is not anticipated for the project. Any improvements to existing substations are not anticipated to require permitting since the expansion would be within the bounds of the existing disturbance. Prior to construction and the necessary upgrades, temporary service to the Project Site would be provided from the existing lines in Thompsonville Road and Joyland Road. The NYSEG representatives stated that they did not anticipate any problems with providing permanent power to the Proposed Project in the timeline outlined in the meeting.[1]

The Applicant is evaluating recapturing excess heat from the laundry facility at the Casino Resort for reuse. As the Project develops the Applicant will consider additional sources of renewable energy, including solar. In order to reduce the demand for electricity, Sustainable Design Strategies, as presented in Chapter 24, "Impacts on the Conservation and Use of Energy," will be considered for incorporation into the development of future phases.

Heating Energy

Since there are no natural gas lines in the vicinity of the Project Site, the energy required for heating, air conditioning, and other non-electrical energy needs is expected to be provided by propane stored in tank(s) on the Project Site.

TELECOMMUNICATIONS

EXISTING CONDITIONS

Time Warner Cable currently provides telephone, high-speed internet, and cable television services in the area of the Project Site via overhead wires in the public right-of-way along the major roadways.

Verizon provides telephone and high-speed internet service in the area of the Project Site but does not provide cable television or FIOS services.

THE FUTURE WITHOUT THE PROPOSED ACTIONS AND PROPOSED PROJECT

Verizon had previously indicated that they would provide sufficient capacity to support all development proposed by CALP, including both the area of the Project Site and the area within the PRD that is not part of the Proposed Project. It has also been documented that Time Warner Cable would make available their services for the previously proposed development. Thus, it is expected that in the future without the Proposed Project, Verizon and Time Warner Cable would be able to provide their services to the No Build projects.

[1] As per meetings with NYSEG representatives in March 2012.

PROBABLE IMPACTS OF THE PROPOSED ACTIONS AND PROPOSED PROJECT

The Proposed Project would not result in impacts to existing telecommunications services. These services are provided by private companies that would expand service areas as needed to accommodate customer demand.

MITIGATION

Telecommunications would be provided to the Project Site in compliance with the requirements of the PRD, CDP, and other local and State regulation. Existing Time Warner Cable infrastructure is located on the Project Site and could be used to provide telecommunications service to the Proposed Project. No upgrades would be required to the exiting off-site Time Warner Cable infrastructure to provide the highest level of service for the development. To connect to the proposed buildings, an underground conduit would be installed from the service in the roadway. The Applicant's cost for installation of the additional infrastructure would be based on the distance to the connection to the building. More detailed designs of the plans to provide services would be developed as the development design is finalized.[1]

A representative of Verizon has confirmed that they could provide telephone and high-speed internet service to the Project Site. No existing infrastructure is within the Project Site; therefore Verizon would connect to their closest location of service, their office at 15 St. John Street in Monticello.[2]

C. SITE-SPECIFIC DEVELOPMENT OF PHASE 1 (DEIS)

ENERGY

EXISTING CONDITIONS

There is no electrical infrastructure located within the Phase 1 development area. There are three nearby electrical substations: the Kiamesha substation, the Concord substation, and the Rock Hill substation. The Kiamesha substation, located on Lanahan Road west of NYS Route 42, has a capacity of 12.5 KV. The Concord substation, located at the intersection of Chalet Road and Kiamesha Lake Road, has a capacity of 4.8 KV. The Rock Hill substation, located near exit 107 off of NYS Route 17, has a capacity of 12.5 KV.

There are no natural gas lines in the vicinity of the Phase 1 site and none are planned.

THE FUTURE WITHOUT THE DEVELOPMENT OF PHASE 1

In the future without the development of Phase 1, the roughly 125 acres that comprise Phase 1 would remain as it is today – a primarily undeveloped piece of real estate. A small portion of the area attributed to the development area for Phase 1 would continue to be used as a fairway for the Monster Golf Course. This area would continue to be maintained by the Applicant, and minimal investment would be made to upgrade or improve the flooding and siltation from storm

[1] Per e-mail correspondence with Time Warner Cable representatives in April 2012.

[2] Per a phone call on April 9, 2012 and May 1, 2012 between AKRF Engineering P.C. and Verizon representative.

events. Therefore, in the future without the development of Phase 1, there would be no increase in demand for electricity.

In the future without the completion of Phase 1, the projects identified within the study area with projected completion dates of 2013 or 2014 include: Dunbar Towers, a 94-unit mid-rise residential building located on the south side of Broadway, just east of Route 17B, with an estimated completion date of 2013, and a portion of the CALP development along Concord Road. NYSEG has indicated that they can provide sufficient electric power to these developments (see Appendix I-2).

PROBABLE IMPACTS OF THE DEVELOPMENT OF PHASE 1

Table 10-1 presents the estimated electrical demand that would be generated by the Phase 1 development. The electric loads assume that heat and air conditioning would be provided by propane gas.

MITIGATION

Electricity

As stated above, NYSEG currently serves the Project Site. In addition, on June 7, 2012, NYSEG provided a 'will serve' letter for Phase 1 indicating that they are able to provide the necessary electricity to the Phase 1 Site. (Appendix I-2) NYSEG confirmed that the existing electrical infrastructure would require upgrades to serve the Phase 1 development. To that end, NYSEG is in the process of determining from which substation(s) the Phase 1 power would be provided. The upgrades to the electrical infrastructure described above would be required for the development of Phase 1, including upgrades to one or more of the existing substations and upgrades to the existing power lines. In addition, the demand for electricity would be reduced through incorporation of Sustainable Design Strategies as presented in Chapter 24, "Impacts on the Conservation and Use of Energy."

Heating Energy

The energy required for heating, air conditioning and other non-electrical energy needs would be provided by a 30,000-gallon propane tank located on the Project Site. The tank would be approximately 60 feet' long x 10 feet diameter and would be located at least 100 feet from the nearest occupied building. Refueling would likely occur two to four times each month in the winter season. Fuel would be brought to the site by tractor trailer. As safety precautions, emergency shutoff valves in the associated piping would be provided at the tank and 50 feet away from the tank. Bollards would be located around the tank adjacent to vehicle access points.

COMMUNICATIONS

EXISTING CONDITIONS

Time Warner Cable currently provides telephone, high-speed internet, and cable television services in the area of the Project Site via overhead wires in the public right-of-way along the major roadways.

Verizon provides telephone and high-speed internet service in the area of the Project Site but does not provide cable television or FIOS services.

THE FUTURE WITHOUT THE DEVELOPMENT OF PHASE 1

Verizon had previously indicated that they would provide sufficient capacity to support all development proposed by CALP, including both the area of the Project Site and the area within the PRD that is not part of the Proposed Project. It has also been documented that Time Warner Cable would make available their services for the previously proposed development in the project areas.

PROBABLE IMPACTS OF THE DEVELOPMENT OF PHASE 1

The Phase 1 development would not result in impacts to existing telecommunications services. These services are provided by private companies that would expand service areas as needed to accommodate customer demand.

MITIGATION

As stated above, no upgrades would be required to the existing off-site Time Warner Cable infrastructure to provide the highest level of service that would be required at a hotel and casino. Additionally, Verizon could bring service into Phase 1 from their closest location of service. Most likely, service would be brought up Joyland Road from Exit 106 off of NYS Route 17. Verizon confirmed that their telephone and high-speed internet would meet the level of service required for a hotel and casino development. The decision as to which company would provide services to the development would be made at a later date. ✷