

3.5 Electric and Gas Utilities

3.5.1 Existing Conditions

Utilities available to the project site include electrical service, telephone and cable service. No natural gas lines are available for the project site. The above utilities are located on Heiden Road and Park House Road in the Town of Fallsburg, New York.

The area surrounding the project site currently has electric service provided by New York State Electric & Gas (NYSEG). The existing transmission lines on Heiden Road and Park House Road provide electricity to the residences located to the west, north, east and south of the project site, as well as other seasonal developments.

3.5.2 Potential Impacts

The existing utility services, including electrical, telephone and cable are expected to be capable of servicing the Raleigh and Heiden Properties project site. Two written inquiries, one to the corporate office in Binghamton, NY and one to the local office in Liberty, NY, have been made to NYSEG regarding the capacity of the existing infrastructure to service the site, or whether changes or upgrades would be required to serve the proposed 236 residential units (see April 26, 2011 letters - Appendix A, Correspondence).

Heating for the development is proposed to be provided by either above ground fuel oil tanks or propane. Propane is also expected to be used for cooking unless electric is more marketable when the proposed development is being built. The above ground fuel oil storage tanks will be installed properly with proper secondary containment or will be placed on concrete slabs to protect the subsurface.

Where possible, joint trenches will be used for underground utilities, such as electric, cable and telephone service. Separation distances for these utilities will be determined by the specific companies providing service to the Raleigh and Heiden Properties project.

3.5.3 Mitigation Measures

Since the project is utilizing existing utility infrastructure, and no underground or above ground fuel oil storage tanks are proposed, no mitigation measures related to utilities are proposed. All utility lines will be installed underground, as required by the Town of Fallsburg Code.