

### **3.17 Utilities – Other**

#### 3.17.1 Existing Conditions

The site is currently provided with electrical, telephone, internet and cable television service by local providers. Each of the barns is provided electrical and phone services via underground wires which generally follow the ring road. The electrical and phone service originates from overhead power lines located on Depot Hill Road.

##### Electric Power

Currently, there is electric power to the site. Electric power from the local power grid is proposed for electricity and lighting, and no capacity problems are known to exist. The site falls in the NYSEG power district and they maintain power lines to the site. Either NYSEG or Energy Services Providers, Inc. (ESPI), which provides power to users the Town of Amenia via existing power lines, will provide power for Depot Hill Farm.

##### Telephone/Cable

Local telephone service is provided by several carriers, of which Verizon, Optimum and Superior are the largest. Cable television for the area is provided by Dutchess County Cablevision Company.

##### Fuel/Gas/Propane

Numerous local providers of fuel are available in the Amenia area.

#### 3.17.2 Potential Impacts

The proposed project will be energy efficient. The homes will be constructed with high efficiency materials and low-E glass to minimize heating requirements (low-E glass has been treated with a coating that reflects heat back into a home, giving it insulating properties). Homes will be equipped with Energy Star appliances where applicable. Architectural renderings propose large windows to provide light throughout the homes. The energy sources proposed for use at Depot Hill Farm include geothermal for residences and the equestrian complex's climate controlled spaces.

Where possible, solar power will be used for the equestrian complex. If installed, these panels will have a southern orientation and will not be visible from outside the Depot Hill Farm community, because, according to the visual impacts analysis, the equestrian center is visible from Depot Hill Road and points to the north and west of the site, and solar panels installed on the southern side of the building will be blocked from view by the roofline of the structure. If solar panels are visible, they would appear as a black roof material; solar panels absorb light and do not have a reflective surface. Further, it should be noted that the portion of the equestrian center visible from Viewpoint 6 is the west-facing slope of the stable roof which will not have solar panels.

Proposed services for the site will be all located underground. The site will be served by local phone and cable providers such as Optimum and or Verizon. The site falls in the NYSEG power district and they will provide power and natural gas to the site. Back-up generators for the sewer lift station and waste water treatment facility will be located inside and will not contribute to additional visual impacts. Correspondence with NYSEG is included in Appendix C.

As an alternative, liquefied petroleum gas (LP), delivered by a local vendor and stored in buried tanks per building code, may be used on site. Satellite TV service may be provided via ground-level installation of a dish; however the dishes, if installed, will be landscaped to reduce visibility to adjacent residents within Depot Hill Farm, and to residents adjacent to the subject site. All other site utilities will be buried beneath the ground.

### 3.17.3 Proposed Mitigation Measures

Energy consumption is proposed to be limited by utilizing geothermal heating and cooling and by using energy-efficient lighting for all site lighting and equestrian center lighting. Multiple green practices are proposed for the project, including limits on disturbed area, high density housing, preservation of open space, and recycling both during construction and in site operation. However, LEED is not being pursued because of complexities and cost associated with the certification process.